

Meeting of Management Committee

Thursday 15 July 2021

AGENDA

Notice of Meeting

Councillors of the Tamala Park Regional Council Management Committee are advised that a meeting will be held in the Challenger Room, City of Stirling at 25 Cedric Street, Stirling on Thursday 15 July 2021 at 6:00pm.



TONY ARIAS
Chief Executive Officer

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MEMBERSHIP

OWNER COUNCIL	MEMBER
Town of Cambridge	Cr Andres Timmermanis (CHAIR)
City of Joondalup	Cr John Chester
City of Vincent	Cr Joanne Fotakis
City of Stirling	Cr Karen Caddy Cr David Lagan Cr Suzanne Migdale Cr Bianca Sandri
City of Wanneroo	Cr Brett Treby

Representatives from the Satterley Property Group will be in attendance at the meeting.

PRELIMINARIES

1. OFFICIAL OPENING

DISCLOSURE OF INTERESTS

2. PUBLIC STATEMENT/QUESTION TIME

3. APOLOGIES AND LEAVE OF ABSENCE

4. PETITIONS

5. CONFIRMATION OF MINUTES

That the Management Committee CONFIRMS and the Chair signs the minutes from the Management Committee meeting held 20 May 2021 as a true and accurate record of proceedings.

5A BUSINESS ARISING FROM MINUTES

6. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)

7. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 7.1 – 7.7)

7.1 BUSINESS REPORT – PERIOD ENDING 8 JULY 2021

Responsible Officer: Manager Project Coordination

Attachments: Nil

Voting Requirements: Simple Majority

RECOMMENDATION

That the Management Committee RECEIVES the Business Report to 8 July 2021.

PURPOSE

To advise the Management Committee of matters of interest not requiring formal resolutions.

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 2	Risk Rating:
Strategic - Stable and effective governance environment.	Moderate
Action:	
SPG and TPRC provide reports/information to Council Meetings.	

The report provides information to the Management Committee on key activities, programs and milestones.

BACKGROUND

The business of the Council requires adherence to many legislative provisions, policies and procedures that aim at best practice. There are also many activities that do not need to be reported formally to the Council but will be of general interest to Council members and will also be of interest to the public who may, from time to time, refer to Council minutes.

In the context of the above, a Business Report provides the opportunity to advise on activities that have taken place between meetings. The report will sometimes anticipate questions that may arise out of good governance concerns by Council members.

COMMENT

1. Civil Construction - Status

Stage 28

Construction of Stage 28 (35 lots) is expected to achieve practical completion on 15 July 2021. Wet weather has delayed completion by approximately one week. Titles are expected to issue August 2021.

Connolly Drive/Aviator Boulevard Roundabout

Gas relocation works associated with the Connolly Drive Roundabout were completed on 8 July 2021 by Atco. Civil works have commenced by RJ Vincent and are anticipated to be completed in early October 2021.

Catalina Beach Foreshore Access Road / Carpark

The Catalina Beach Foreshore Access Road and Carpark works have commenced. Clearing of vegetation has been completed and earthworks are well-progressed. Practical completion is anticipated for early December 2021.

Revegetation works are scheduled to commence by LD Total on 19 July 2021.

Portofino Promenade/Longbeach Promenade

RJ Vincent will commence the extension of Portofino Promenade on 19 July 2021, in conjunction with the Beach Access Road and Carpark.

The engineering design for Longbeach Promenade has been submitted to the City of Wanneroo for approval.

Stage 27B

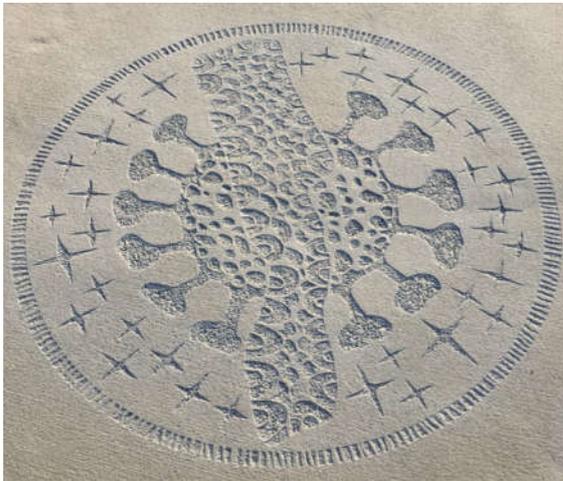
The engineering design for the Stage 27B civil works (32 lots) has been submitted to the City of Wanneroo for approval.

2. Landscape Works – Status

Public Art Greenlink

Public art has been installed along the Greenlink on Aviator Boulevard within Catalina Central. The artwork consists of six sandblasted images etched in the concrete footpath. The artwork represents an interpretation of traditional Noongar stories with a focus on Whadjuk country and the creation of key landforms in the Perth region and local area.

Several community workshops were held between the artists and representatives of the Noongar community to undertake a collaborative approach for the artwork designs, informed by personal stories, memories of connections to the local area and traditional stories that have been passed through generations of Noongar presence in the area.



Aviator Boulevard Greenlink

Landscape design for the Aviator Boulevard Greenlink extension from Roulettes Parade to Connolly Drive in Catalina Central is well-advanced. Landscape works are programmed to commence November 2021.

Portofino Promenade and Longbeach Promenade

Landscape designs for the Portofino Promenade extension and Longbeach Promenade construction are in progress. Landscape works will follow the civil construction of the road extensions.

Catalina Beach Park – Phase 2

Landscape design for Phase 2 of the Catalina Beach Park on Portofino Promenade has commenced. Landscape works are programmed to commence April 2022.

Foreshore Park

Landscape design for the first phase of the Foreshore Park has commenced. Landscape works are programmed to commence April 2022.

3. Housing Construction

The following table provides an overview of the current progress of housing construction to 1 July 2021:

Stage	Total Lots	Under Construction	Completed	Vacant
Stages 1 – 13, 18A, Stage 25 (Display Village), 25B	701	0	696	5
Stage 14	73	0	72	1
Stage 15	55	0	54	1
Stage 16A	17	6	0	11
Stage 17A	25	1	24	0
Stage 17B	36	15	16	5
Stage 18B	31	2	23	6
Stage 25	34	5	27	2
Stage 25 (Builders Release)	7	0	6	1
Stage 26	38	16	5	17
Stage 27A	20	6	0	14
Total	1,037	51	923	63

4. Community Events

A 'Clean Up Catalina' event scheduled for 20 June 2021 was cancelled due to inclement weather. Satterley's Community Development team are working on re-scheduling this event within the community development events program for FYE 2022.

5. Commercial Centres

Aviator Boulevard, Catalina Central

Site works and slab installation for the childcare centre at the corner of Aviator Boulevard and Roulettes Parade have been completed. Stage 2 of the local centre development will include several shop tenancies (300m² net lettable area) and a 170m² café.

Connolly Drive, Catalina Green

The first stage of civil works within Catalina Green will include the local centre site located on the entry to the precinct along Connolly Drive. A tender/expression of interest campaign is being prepared by Satterley to offer the site to market, consistent with the approved Annual Plan FYE 2022. Commercial terms and conditions for the sale of the site will be presented to the August 2021 Council Meeting for consideration.

6. Catalina Green

A Development Application has been lodged with the City of Wanneroo for bulk earthworks in preparation for the first phase of subdivision of Catalina Green. Approval is anticipated in July 2021, with earthworks to commence late September 2021, due to resourcing availability by the site contractor RJ Vincent.

A subdivision application has been lodged with the Western Australian Planning Commission for Phase 1 of Catalina Green consisting of 127 residential lots and a neighbourhood centre site. Approval of the application is anticipated in August 2021.

Landscape design for the proposed parkland adjacent to Neerabup Road, in addition to streetscapes and entry statements along Connolly Drive and Neerabup Road has commenced.

7. Stage 18C – Catalina Central

A subdivision application has been lodged with the Western Australian Planning Commission for Stage 18C of Catalina Central consisting of 28 residential lots. Approval of the application is anticipated in August 2021.

8. Stage 27C, 29 and 30 – Catalina Beach

A subdivision application has been lodged with the Western Australian Planning Commission for Stages 27C, 29 and 30 of Catalina Beach consisting of 117 residential lots. Approval of the application is anticipated in August 2021.

7.2 PROJECT FINANCIAL REPORT – MAY 2021

Responsible Officer: Chief Executive Officer

Attachments: Letter from Satterley Property Group dated 23 June 2021 with Financial Report

Voting Requirements: Simple Majority

RECOMMENDATION

That the Management Committee RECEIVES the Project Financial Report (May 2021) submitted by the Satterley Property Group.

PURPOSE

To consider the Project Financial Report for May 2021 submitted by the Satterley Property Group.

POLICY REFERENCE

N/A

LOCAL GOVERNMENT ACT/REGULATION

N/A

PREVIOUS MINUTES

N/A

FINANCIAL/BUDGET IMPLICATIONS

Review of Project Financial Report for May 2021.

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 2	Risk Rating:
Strategic - Stable and effective governance environment.	Moderate
Action:	
SPG and TPRC provide reports/information to Council Meetings.	

The report provides information to the Management Committee on Catalina Project financial outcomes in particular, revenue, expenditure and variances to ensure transparency and governance of financial activity.

BACKGROUND

At its meeting of 18 June 2020, the Council approved the Project Budget FYE 2021, submitted by the Satterley Property Group (Satterley), as the basis of financial planning for the TPRC Budget FYE 2021.

The Development Manager's Key Performance Indicators 2020 - Governance, requires the preparation of monthly progress reports.

COMMENT

Satterley has prepared a Financial Report for May 2021 for the Project. The report has been prepared on a cash basis and compares actual expenditure to approved budget expenditure for the period up to 31 May 2021 and is attached at Appendix 7.2.

The Financial Report identifies the following main areas of variance:

1. Settlement revenue was \$29.65M, which is \$1.54M favorable to budget due to 6 more residential settlements for the year to date.
2. Expenditure was \$17.41M under budget, in the following areas:
 - Land Payment (WAPC land) \$5.10M;
 - Lot Production \$6.77M;
 - P&L expenditure \$1.93M.
 - Infrastructure \$2.84M.
 - Landscaping \$0.77M.
3. Lot Sales Value was \$32.87M which is \$3.89M favourable to budget due to 9 more lot sales year to date and higher average selling price.

The Satterley Financial Report provides detail on the variations.

Satterley representatives will be in attendance to present the report.

7.3 SALES AND SETTLEMENT REPORT – PERIOD ENDING 8 JULY 2021

Responsible Officer: Manager Project Coordination

Attachments: Staging Plan

Voting Requirements: Simple Majority

RECOMMENDATION

That the Management Committee RECEIVES the Sales and Settlement Report to 8 July 2021.

PURPOSE

To advise the Management Committee of the status of sales, settlements and sales releases.

POLICY REFERENCE

N/A

LOCAL GOVERNMENT ACT/REGULATION

Local Government Act 1995: Sect 3.58 – Disposal of Property.

PREVIOUS MINUTES

N/A

FINANCIAL/BUDGET IMPLICATIONS

Income under this matter will be posted under item I145011 (Income on Lot Sales):

Budget Amount:	\$ 29,575,138
Received to Date:	\$ 0
Balance:	\$ 29,575,138

Note: Refers to Budget FYE 2022, not yet adopted.

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 2	Risk Rating:
Strategic - Stable and effective governance environment.	Moderate
Action:	
SPG and TPRC provide reports/information to Council Meetings.	

The report provides information on Catalina Project sales/settlements and variances to ensure the Management Committee is well informed on sales and market trends.

BACKGROUND

The Sales and Settlement Report provides the Management Committee with a status update of sales and settlements for the Project. The Staging Plan provided under Appendix 7.3 identifies the extent of the stage boundaries referenced within the report.

COMMENT

Table 1 provides a summary of the Catalina Estate Sales and Settlement position for lots released up to 8 July 2021.

Table 1: Summary of Sales and Settlement of Lots – Catalina Estate

Stage/ Release Date	Release Date	Lots Released	Lot Sizes (m ²)	Sold*	Stock	Settled
Completed Stages	-	976	174 - 658	976	0	976
Stage 16A	Aug-20	17	375 - 450	15	2	14
Stage 17B (2)	Sep-19	8	245 - 450	8	0	7
Stage 26 (3)	Dec-19	7	367 - 481	7	0	6
Stage 26 (4)	Dec-19	9	315 - 539	9	0	8
Stage 27A (1)	Aug-20	12	225 - 450	12	0	11
Stage 27A (2)	Sep-20	8	300 - 450	8	0	8
Stage 27B (1)	Jun-21	11	300 - 617	10	1	0
Stage 28 (1)	Nov-20	10	357 - 450	10	0	1
Stage 28 (2)	Feb-21	10	370 - 450	10	0	1
Stage 28 (DV)	Mar-21	12	375 - 474	0	12	0
Stage 28 (3)	Apr-21	6	375 - 449	6	0	0
Total		1,086	174 - 658	1,071	15	1,032

Table 2: Summary of Net Sales for FYE 2021 against Budget – Catalina Estate

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FYE21
Budget#	34	3	17	6	6	6	2	4	4	4	4	4	94
Actual	34	3	16	10	6	3	-2	9	6	10	3	7	105
Variance	0	0	-1	4	0	-3	-4	5	2	6	-1	3	11

Budgeted sales reflect the amended Project Budget FYE 2021, approved by the Council in December 2020 as part of the mid-year review.

The Project currently holds 39 contracts, six unconditional, 28 conditional and five pending advertising and acceptance. Three of the five pending sales were made in the first week of FYE 2022 and are not recorded in Table 2.

The Project has a current released stock position of 15 lots, comprised of the following:

- Stage 16A (Central Precinct) – 2 lots (titled).
- Stage 28 (Beach Precinct) Builders Display Village – 12 lots (under construction).
- Stage 27B (Beach Precinct) – 1 lot (untitled).

Table 3: Summary of Settlements for FYE 2021 against Budget – Catalina Estate

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FYE21
Budget#	3	9	11	2	1	7	8	13	12	11	11	7	95
Actual	3	9	11	18	6	3	6	8	22	6	2	2	96
Variance	0	0	0	16	5	-4	-2	-5	10	-5	-9	-5	1

Budgeted settlements reflect the amended Project Budget FYE 2021, approved by the Council in December 2020 as part of the mid-year review.

No settlements occurred in the first week of FYE 2022.

Northern Corridor Estates Analysis

Table 4 provides a summary of sales at developments in the northern corridor.

Table 4: Summary of Sales in Northern Corridor (June 2020 to May 2021)

ESTATE	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	April	May	12 Month Total Sales
NORTH-WEST METRO													
Alkimos Beach (Alkimos)	43	20	5	0	7	5	7	5	12	7	5	5	121
Alkimos Vista (Alkimos)	28	17	13	3	2	7	7	3	-1	11	10	3	103
Allara (Eglington)	29	9	14	13	2	3	-3	3	3	7	8	2	90
Amberton (Eglington)	41	30	24	15	18	10	10	5	7	13	13	15	201
Beumaris (Iluka)	5	2	0	0	2	1	3	1	0	0	0	0	14
Burns Beach (Burns Beach)	86	0	0	0	0	0	0	0	0	0	0	0	86
Catalina (Clarkson-Mindarie)	6	34	3	16	10	6	3	-2	9	6	10	3	104
East of the Beach (Eglington)	32	18	4	0	-1	3	3	8	7	12	12	5	1031
Eden Beach (Jindalee)	32	20	22	7	8	7	13	12	5	15	5	4	150
Shorehaven (Alkimos)	62	14	26	5	10	7	8	10	9	15	15	7	188
Trinity (Alkimos)	43	20	25	20	8	11	1	12	7	15	15	8	185
TOTAL	407	184	136	79	66	60	52	57	58	101	93	52	1345
CATALINA SHARE (%)	1.5 %	18.5 %	2.2 %	20.3 %	15.2 %	10.0 %	5.8 %	0%	15.5 %	5.9 %	10.75 %	3%	7.77 %

Note 1: Satterley reporting is based on 'mid-month' sales period.

Note 2: Satterley has expressed caution that these sales results are indicative only based on information obtained in the marketplace and supplied on a voluntary basis.

Table 5 provides a summary of available stock in the northern corridor.

Table 5: Summary of Price of Available Lots in Northern Corridor Estates

Estate	225sqm Price (\$)	300sqm Price (\$)	375sqm Price (\$)	450sqm Price (\$)	500sqm + Price (\$)	Total Dwellings	Stock
Allara	n/a	n/a	190,000	220,000	230,000-255,000	3,405	18
Alkimos Beach	n/a	n/a	262,000-266,000	n/a	n/a	2,413	13
Amberton	n/a	n/a	212,000-222,000	262,000	269,000-290,000	2,500	22

Burns Beach	n/a	n/a	445,000	545,000-565,000	540,000-610,000	1,580	20
Catalina Central	n/a	n/a	n/a	n/a	n/a	2,480	2
Catalina Beach	n/a	330,000	370,000-375,000	n/a	n/a		1
Eden Beach	n/a	n/a	299,000	339,00-347,000	n/a	1,100	26
Shorehaven	222,000	215,000-221,000	253,000	n/a	n/a	2,800	31
Trinity	n/a	225,000	207,000	272,000-282,000	258,000-265,000	2,500	23

Lot Releases

Stage 28 – Catalina Beach

All lots have now been sold in Stage 28. Civil works are complete and titles are expected issue in August 2021.

New Catalina Beach Builders' Display Village

Contracts are being prepared for builders to acquire 12 lots in the new Catalina Beach Builders' Display Village, adjacent to Marmion Avenue, in Stage 28. Satterley has recommended the modification of the eligibility requirements for the builders' rebate for practical completion of Display Homes in the Catalina Beach Display, due to the current delays being experienced within the construction industry. This matter is subject to a separate report, Item 7.4 of this Agenda.

An application for planning approval of the Display Village is being prepared. City of Wanneroo approval is expected to be issued in late August 2021.

Stage 27B – Catalina Beach

11 lots, ranging in area from 300m² to 617m², were released in Stage 27B in mid-June 2021, and only one lot remains to sell.

Arrangements are currently being made to release a further 12 lots in Stage 27B in mid-July 2021.

Marketing

Digital marketing for the Project is continuing with search engine optimisation (SEO) and lead generation and brand awareness campaigns through social media (primarily Google and Facebook) as a key part of the promotion of the upcoming sales launch of lots in Catalina Green.

Catalina brand assets such as the estate brochure, masterplan and digital marketing materials are being updated to reflect the Catalina Green branding and latest project developments.

Signage is being installed to promote the Foreshore Beach Access that is currently under construction.

7.4 CATALINA BEACH BUILDERS DISPLAY VILLAGE 2 – MODIFICATION TO DISPLAY BUILDERS REBATE TERMS

Responsible Officer:	Manager Project Coordination
Attachments:	Satterley correspondence dated 30 June 2021.
Voting Requirements:	Simple Majority

RECOMMENDATION

That Council **APPROVES** the modification of Condition 4 of the commercial terms and conditions for the sale of lots in the Catalina Beach Builders Display Village 2, (approved by the Council on 10 December 2020) as follows:

4. Practical completion of the Display Home is to be 65 weeks for a single-storey dwelling and 73 weeks for a double-storey dwelling from settlement or the date of development approval for the Catalina Beach Display Village 2, whichever occurs the latest.
-

PURPOSE

To consider modification to the rebate terms for the sale of lots in the Catalina Beach Builders Display Village 2.

POLICY REFERENCE

N/A

LOCAL GOVERNMENT ACT/REGULATION

Local Government Act 1995: Sect 3.58 – Disposal of Property

PREVIOUS MINUTES

10 December 2020 – Catalina Beach Builders Display Village 2 – Commercial Terms and Lot Allocation Process (Item 8.13)

FINANCIAL/BUDGET IMPLICATIONS

Expenditure under this matter will be incurred under Item E145216 (Direct Selling Expenses):

Budget Amount:	\$ 4,224,632
Spent to Date:	\$ 0
Balance:	\$ 4,224,632

Note: Refers to Budget FYE 2022, not yet adopted.

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 3	Risk Rating:
Development Project – Development Manager Ability to deliver	Moderate
Action:	
Development Manager to prepare for approval strategies and plans.	

Approval of the terms and conditions of the sale of lots in the Catalina Beach Display Village will establish contractual requirements for builders in developing the lots.

BACKGROUND

At its meeting of 10 December 2020, the Council approved commercial terms and conditions, the lot allocation process and the criteria for the sale of lots to builders in the Catalina Beach Builders Display Village 2 (Stage 28).

A tender for the allocation to builders of the 12 Display Village lots was advertised in March 2021, with all lots now allocated to builders in accordance with the approved selection criteria.

The approved commercial terms and conditions included provision for the payment of a rebate to builders of 2.5% of the lot purchase price (inclusive of GST) subject to builders achieving practical completion of the Display Homes no later than 57 weeks from the date of settlement or the date outlined in the approved development application for the Display Village.

COMMENT

Satterley has been liaising with the successful builders to finalise contracts for the sale of the Display Village lots and has advised of builders concern in being able to meet the 57 week practical completion requirement due to a skilled labour and materials shortage being experienced in the building construction industry. Builders have requested additional time to achieve practical completion, ranging between four weeks and six months to qualify for the builders' rebate.

Satterley expects that building construction delays are likely to persist for some time and recommends that the eligibility requirements for practical completion of 57 weeks be modified to provide 65 weeks for a single-storey dwelling (additional 8 weeks) and 73 weeks for double-storey construction (additional 16 weeks).

CONCLUSION

The recommended modification to the eligibility requirements of the builders' rebate for practical completion of Display Homes in the Catalina Beach Display Village 2 is considered to be a reasonable response to an emerging issue related to building construction timeframes.

While an extension to building completion timeframes will potentially delay full completion of the Display Village by up to 16 weeks, this is unlikely to have any significant impact on the Project.

It is recommended that the Council approve modification to the eligibility requirements for the builders' rebate for practical completion of Display Homes in the Catalina Beach Display, approved on 10 December 2020, to 65 weeks for a single-storey dwelling and 73 weeks for a double-storey dwelling from settlement or the date of development approval for the Catalina Beach Display Village 2, whichever occurs the latest.

7.5 PURCHASER TERMS AND CONDITIONS – CATALINA GREEN

Responsible Officer:	Manager Project Coordination
Attachments:	Satterley correspondence dated 30 June 2021
Voting Requirements:	Simple Majority

RECOMMENDATION

That Council:

1. **APPROVES** the following Purchaser Terms/Conditions and Incentives for all public and builder release lots in Catalina Green for the period to August 2022:
 - 1.1 **Use of the REIWA Offer and Acceptance Contract with Special Conditions and Annexure.**
 - 1.2 **A \$2,000 deposit to be used in the Sales Contracts.**
 - 1.3 **A finance approval period of 60 days, where finance is required.**
 - 1.4 **A 21-day settlement period from finance approval or the issue of titles, whichever is the later.**
 - 1.5 **A waterwise landscaping package to the front garden.**
 - 1.6 **A \$2,000 rebate for all homes constructed with a minimum 3.0kW capacity photovoltaic solar power system, with an additional \$1,000 rebate paid where the system includes integrated battery storage.**
 - 1.7 **Side and rear boundary fencing (behind the building line).**
 - 1.8 **A \$1,000 rebate for all homes that include appropriate WELS rated fittings and fixtures.**
 - 1.9 **Sales incentives (Items 1.5 – 1.8) subject to homes being constructed in accordance with the approved Catalina Green Design Guidelines within 24 months of settlement for single storey homes and 30 months of settlement for two storey homes.**
 2. **REQUESTS** the Satterley Property Group to review the Purchaser Terms/Conditions and Incentives for Catalina Green lots and provide a report to the Council for consideration in August 2022.
-

PURPOSE

To consider Purchaser Terms, Conditions and Incentives for the sale of Catalina Green lots for the period between the launch of sales in September 2021 and September 2022.

POLICY REFERENCE

N/A

LOCAL GOVERNMENT ACT/REGULATION

Local Government Act 1995: Sect 3.58 – Disposal of Property.

PREVIOUS MINUTES

Council Meeting – 10 December 2020 (Item 8.10 Review of Purchaser Terms and Conditions)

FINANCIAL/BUDGET IMPLICATIONS

Expenditure under this matter will be incurred under the following budget items:

Item E145216 (Direct Selling Expenses):

Budget Amount: \$ 4,224,632
Spent to Date: \$ 0
Balance: \$ 4,224,632

Note: Refers to Budget FYE 2022, not yet adopted.

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 3	Risk Rating:
Development Project – Development Manager Ability to deliver	Moderate
Action:	
Development Manager to prepare for approval strategies and plans.	

Approval of the terms and conditions of the sale of lots in Catalina Green will establish contractual requirements for purchasers.

BACKGROUND

At its meeting of 10 December 2020, the Council approved purchaser terms, conditions and incentives to apply to the sale of lots in Catalina Beach and Catalina Central between December 2020 and December 2021. The Council also resolved to request that the Satterley Property Group (Satterley) provide a report on the recommended purchaser terms, conditions and incentives for public and builder release lots in Catalina Green lots prior to the launch of lot sales in the Precinct.

COMMENT

Satterley has proposed Purchaser Terms, Conditions and Incentives for the public release of Catalina Green lots for the Council's consideration. The sale of lots in Catalina Green is expected to commence in September 2021. A copy of Satterley's correspondence (dated 30 June 2021) is attached under Appendix 7.5.

The proposed Purchaser Terms, Conditions and Incentives are similar to the approved terms in Catalina Central, however there are differences proposed to the rebate paid for installation of solar energy systems and the timeframe allowed for redemption of rebate incentives. The following table outlines the proposed Purchaser Terms, Conditions and Incentives for Catalina Green and includes a comparison to those in operation in Catalina Central.

	Catalina Green	Catalina Central
Deposit	\$2,000	\$2,000
Period for finance approval	60 days	60 days
Period for finance extension	28 days	28 days
Settlement	21 days	21 days
Fencing	Side and Rear	Side and Rear
Landscaping	Front	Front
Solar (PV)	\$2,000 (min 3.0kW); or \$3,000 (min 3.0kW with battery)	\$2,000 (1.5kW)
Water (WELs)	\$1,000	\$1,000

Satterley considers that the Purchaser Terms, Conditions and Incentives for Catalina Central have operated well, noting that:

- The majority of sales are currently being sourced through builder contracts, which usually involves the purchaser obtaining finance for a house and land package. Satterley recommends a 60-day finance approval period for Catalina Green
- The \$2,000 deposit has been well-received by prospective purchasers and in line with a number of competing estates and the same approach is recommended for Catalina Green.
- A 21-day settlement period from the time of titles being issued or finance approval being obtained (whichever is the later) has worked well.
- Revisions to the rebate for installation of solar energy systems are recommended for Catalina Green. The minimum size of the system to be eligible for the \$2,000 rebate is proposed to increase from 1.5kW to 3.0kW, as contemporary solar installations typically incorporate power generation capabilities of at least 3.0kW, and an additional \$1,000 rebate is proposed where battery storage is included. This approach is intended to increase the sustainability credentials of Catalina Green.

Satterley recommends that the period of eligibility for redemption of sales incentives, such as fencing and landscaping packages and solar and water efficient fittings/appliances rebates, is increased. Council's approved eligibility criteria requires purchasers to complete the construction of dwellings within 18 months of settlement for single-storey homes and 24 months for double-storey homes to receive the incentive packages and rebates. Satterley proposes increasing the eligibility periods to 24 months for single-storey homes and 30 months for double-storey homes because of increased building construction timeframes due to increased sales and skilled labour and materials shortages resulting from Government building stimulus grants and other COVID-related impacts, following consultation with many of the major volume home builders in Perth.

Satterley considers that the current sales incentives offered in Catalina have been well received by purchasers, incentivise the early construction of homes, encourage sustainability and promote quality streetscapes.

CONCLUSION

Satterley has recommended that Catalina Green be subject to a similar set of Purchaser Terms, Conditions and Incentives as have applied in recent years in Catalina Central, which have operated well under varying market conditions. Changes are proposed in respect to the rebate paid for installation of solar energy systems and the timeframe allowed for redemption of rebate incentives, which are considered to be acceptable.

The recommended Purchaser Terms, Conditions and Incentives generally reflect industry and competing estates' standards. They are considered appropriate in qualifying purchasers entering into the purchase of a lot, while recognising the timeframes typically involved in obtaining finance approval. It is recommended that the proposed Purchaser Terms, Conditions and Incentives be applied from the commencement of lot sales in Catalina Green to August 2022, as recommended by Satterley.

The costs associated with the Purchaser Terms, Conditions and Incentives are accommodated in the approved Catalina Project Budget FYE 2022 and proposed to be included in the draft TPRC Budget FYE 2022.

It is further recommended that Satterley be requested to review the Purchaser Terms, Conditions and Incentives for Catalina Green lots for the Council's consideration in August 2022.

7.6 LOT PRICING POLICY 2021

Responsible Officer: Chief Executive Officer

Attachments: Lot Pricing Policy 2021

Voting Requirements: Simple Majority

RECOMMENDATION

That the Council APPROVES the Lot Pricing Policy 2021 for public release lots at Catalina.

PURPOSE

To review the Lot Pricing Policy for public release lots at Catalina.

POLICY REFERENCE

Lot Pricing Policy 2021

LOCAL GOVERNMENT ACT/REGULATION

N/A

PREVIOUS MINUTES

Council Meeting – 20 August 2020 (Item 9.7 - Project Budget FYE 2021)

FINANCIAL/BUDGET IMPLICATIONS

Income under this matter will be posted under item I145011 (Income on Lot Sales):

Budget Amount: \$ 29,575,138
Received to Date: \$ 0
Balance: \$ 29,575,138

Note: Refers to Budget FYE 2022, not yet adopted.

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 7	Risk Rating:
TPRC Operations - Internal Controls	Moderate
Action:	
Management policies and procedures reviewed annually and approved by Council.	

The report relates to a review of the Lot Pricing Policy to ensure appropriate controls are in place to establish lot prices.

BACKGROUND

At its meeting of 18 April 2019, the Council approved the Lot Pricing Policy for public release lots at Catalina (dated March 2019).

The approved lot pricing policy at Catalina involves obtaining recommended lot pricing from the Development Manager and a lot valuation from the Council appointed Valuer, with the higher value determining the sale price. In the event that the lot pricing, based on the lot pricing practice, is less than the lot values for a stage in the Project Budget then lot pricing is referred to Council for approval.

The Council has delegated to the CEO approval to determine lot pricing based on the approved lot pricing practice, provided it is not less than the lot values for a stage in the Project Budget. In the event this occurs then lot pricing is referred to Council for approval.

COMMENT

The Lot Pricing Policy for public release lots at Catalina (dated March 2019) has been reviewed in light of experience to date and the impact of market conditions.

Since October 2011 lot pricing has been based on the approved Lot Pricing Policy and over 1,000 lots have been sold within the Catalina Project. The basis of lot pricing at Catalina has been based on the approved Lot Pricing Policy, since 2011, even before the Policy was formally approved by Council.

The Council has previously received advice from McLeods - Barristers & Solicitors, indicating that the overriding legal obligation is for the TPRC to exercise its judgment in determining how best to achieve the regional purpose, as set out in its Establishment Agreement, for the good government of persons in the region.

The Lot Pricing Policy reflects current regulatory frameworks and continues to operate satisfactorily, no changes are proposed at this time. The Lot Pricing Policy 2021 is recommended for adoption.

7.7 PROJECT FORECAST (2021)

Responsible Officer:	Manager Project Coordination
Attachments:	1. Project Forecast (2021) 2. Letter from Satterley Property Group dated 8 July 2021
Voting Requirements:	Simple Majority

RECOMMENDATION

That the Council:

1. **RECEIVES** the Project Forecast (2021), prepared by the Satterley Property Group.
2. **REQUESTS** the Satterley Property Group to identify opportunities to increase lot income and reduce development costs in order to maximise financial returns to the member Councils while delivering environmental, social and economic objectives and provide a report on this matter for consideration at the Council's October 2021 meeting.

PURPOSE

To consider the Project Forecast (June 2021), as prepared by the Satterley Property Group (Satterley).

POLICY REFERENCE

N/A

LOCAL GOVERNMENT ACT/REGULATION

N/A

PREVIOUS MINUTES

- Council Meeting – 15 April 2021 (Item 8.1 – Project Forecast Review)
- Council Meeting – 18 June 2020 (Item 9.5 – Project Forecast 2020)

FINANCIAL/BUDGET IMPLICATIONS

Input into TPRC project and financial planning.

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 1	Risk Rating:
Strategic – Common vision	Moderate
Action:	
Council to determine Project Forecast 2020 (Scenarios) which will provide a guide to the long term cashflow direction of the Project and to provide the basis of Project and financial planning and project profit.	

An updated Project Forecast will assist to guide project and financial planning.

BACKGROUND

At its meeting of 20 June 2018, the Council approved the Project Forecast (2018).

The Project Forecast is intended as a general guide to the long term cashflow direction of the Project and to provide the basis of project and financial planning and the forecasted profit and distributions for the TPRC and member local governments.

At its meeting of 18 June 2020, the Council considered the Project Forecast (2020), as prepared by Satterley, which contained three long-term scenarios to assist the Council in determining the strategic direction of the Catalina Project, particularly in relation to lot sales rates and pricing. The Council resolved to defer consideration of the Project Forecast (2020) and request Satterley to update the Project Forecast Scenarios (2020) in light of amended lot pricing and supporting analysis. The Council also authorised engagement of an independent consultant to review the Project Forecast (2020), undertake a benchmarking exercise on key project elements and provide advice and recommendations to the Council.

A consideration for the review was the substantial reduction in project profit and distributions between the Project Forecast (2018) and the Project Forecast (2020), noting the \$84.2M cashflow reduction between the Project Forecast (2018) and the preferred Scenario 2 of the Project Forecast (2020).

In October 2020, CBRE (Valuers) was engaged to undertake an independent review of the Project Forecast (July 2020), undertake a benchmarking exercise on key project elements and provide advice and recommendations to the Council. CBRE's review concluded that the Project Forecast (July 2020) is an appropriate general guide for the Project and financial planning, providing only a very slight bias to conservatism with lot prices and escalations and the outlook of the market indicates the prospect for buoyant conditions in the short to medium term.

At its meeting of 15 April 2021, the Council received the CBRE report (December 2020) on the review of Project Forecast (July 2020) and requested Satterley to provide an updated Project Forecast that accounts for changing market conditions experienced in the later part of 2020 and early 2021.

COMMENT

Satterley has provided an updated Project Forecast (2021), which is informed by market conditions, expectations on development costs and lot pricing and Project direction, as contained in Appendix 7.7 and summarised below.

Project Forecast Assumptions

Satterley has made the following assumptions in preparing the Project Forecast (2021):

Lot Design/Yield

Design changes made since the Project Forecast (2018) have reduced total residential lot yield by 94 lots, despite a 1.84ha increase in residential saleable area. The reduction is primarily due to changes made in Catalina Green in respect to wider road reserves to accommodate tree retention and increased lot sizes, partially offset by an increase in lots in Catalina Central resulting from Stage 18C being subdivided for green-titled lots instead of being sold or developed as a grouped housing site. The breakdown by Precinct is shown below:

CHANGES TO PROJECT FORECAST	RESIDENTIAL YIELD			RESIDENTIAL SALEABLE AREA		
	2021	2018	VARIANCE	2021	2018	VARIANCE
Central	1,254	1,226	28	419,990m ²	411,598m ²	8,392m ²
Beach	496	492	4	178,803m ²	171,405m ²	7,398m ²
Green	645	771	(126)	206,322m ²	203,758m ²	2,564m ²
TOTAL	2,395	2,489	(94)	805,115m²	786,761m²	18,354m²

Saleable area for special sites has reduced by 38,475m², due also to lots previously identified for grouped housing sites now intended for green-title lot subdivision.

Escalation

The Project Forecast (2021) uses 3% income escalation commencing July 2021 for the remainder of the Project, with cost escalation set at 7% over FYE 2022, reducing to 2% from July 2022 for the remainder of the project.

The Project Forecast (2021) assumed 4.0% income escalation and 2.5% cost escalation.

Pricing

Standard base prices used in the Project Forecast (2021) are as follows:

PRECINCT PRICES - 2021 PROJECT FORECAST	375m ²	450m ²
Central	235,000	265,000
Beach	345,000	385,000
Green Phase 1 (stages 36 and 37)	<i>Individually priced</i>	
Green Balance	<i>Avg. \$225,000 for avg. 312m² lot size</i>	

This compares to standard base pricing in the Project Forecast (FYE 2018):

PRECINCT PRICES - 2018 PROJECT FORECAST	375m ²	450m ²
Central	298,000	335,000
Beach	360,000	422,000
Green	269,000	n/a

Consequently, as detailed below, there is a significant reduction in lot income (\$54.3M) between the Project Forecast (2018) and Project Forecast (2021).

The base lot price reductions vary from between 4% and 8% in Catalina Beach to 7% in Catalina Green and 21% in Catalina Central. The basis for this is questionable given that:

- There has been a dramatic change in the state of the WA property market since 2019. Market conditions have improved dramatically and residential lot stock levels are now well below historical levels.
- Lot pricing in the most recent stage releases for 375m² lots has been approximately \$258,000 to \$270,000 in Catalina Central and \$365,000 to \$380,000 in Catalina Beach and for 450m² lots approximately \$280,000 to \$290,000 in Catalina Central and \$420,000 to \$440,000 in Catalina Beach.

Sales Rates

The new long-term sales rate in the Project Forecast (2021) has been set at eight per month, compared to a long-term average of 16 per month in the Project Forecast (2018), increasing the Project duration by seven years to FYE 2035.

Other Assumptions

- Marketing budget after FYE 2022 is set at 2.25% of lot income for project duration, community development at \$1,500 per lot sold.
- High quality estate presentation will be key to achieving the sales rates in the Project Forecast (2021). As such, unescalated maintenance budgets have been set at \$850,000 per annum.
- All Internal Rate of Return (IRR) calculations assume a notional land payment based on historical valuation estimate of \$77.4M at commencement of the Project, consistent with IRR methodology for other residential development projects.

Comparison between Project Forecast (2018) and Project Forecast (2021)

The Project Forecast (2021) indicates a significant reduction in project profit of \$100,376,897 since the Project Forecast (2018), with income reduced by \$54.3M and development costs increased by \$46.0M. The main drivers of variances in cashflow are detailed below:

Revenue

- The reduction in lot income is mainly attributable to the reduction to yield and lower base selling prices accounting for a \$40.6M unescalated reduction.
- Special site income has reduced by \$15.5M, of which \$15M relates to unescalated movements driven by a 38,475m² reduction in saleable area and the reduction of m² revenue rates for Catalina Green group housing sites.

Development Costs

- The increase to consultancy costs (\$1.5M) is due to the extended Project duration.
- Infrastructure costs have increased by \$8.3M.
- Lot production costs have increased by \$8.8M, with a \$9.3M escalation variance due to the deferral of works and extended duration from the Project Forecast (2018).
- Landscape costs have increased by \$10.8M from the Project Forecast (2018), mostly attributable to an increased scope of works for Catalina Green.
- Marketing and community development costs have increased by a combined \$3.3M, due to the extended Project duration.
- Administration costs have increased by \$12.7M, due the extended Project duration resulting in higher holding costs, such as rates, taxes, audits and maintenance.

IRR

The reduced Project profit and extended Project duration has resulted in a reduction of capital IRR from 16.4% to 9.2% and the Project IRR from 18.4% to 14.2%.

Distributions

Forecast distributions are typically smaller and paid over a longer period in the Project Forecast (2021) than indicated in the Project Forecast (2021) due to reduced cashflow and extended Project duration.

Risks to Achieving Project Forecast (2021)

Satterley advises the following are key risks to achieving the outcomes of the Project Forecast (2021):

- Adverse impacts of the COVID-19 pandemic.
- Assumptions on sales rate and price escalation. A negative change in market sentiment due to micro or macro-economic factors could reduce sales rates and/or projected price escalation that would impact the size and timing of profit distributions.
- Delay in rezoning of the southern portion of the Project area for development currently within the landfill site buffer.
- Amendment to the requirements of local, state or federal government which could affect the lot yield and development costs.
- Environmental risks discovered during development including but not limited to archaeological, rare flora or fauna, native vegetation and contamination.
- The Project Forecast (2021) assumes that the WAPC will sell its landholding in the eastern cell to the TPRC for an assumed price of \$10.2m.

Satterley recommends that the Council accepts the Project Forecast (2021), whilst also acknowledging the inherent risk factors associated with this form of forecasting.

CONCLUSION

The key objective of the Economic pillar of the Strategic Community Plan (2020), adopted by the Council at its February 2020 meeting, is to maximise returns for member Councils while delivering environmental, social and economic objectives.

The Project Forecast (2021) is a general guide to the long term cashflow direction of the Project due to the inherent uncertainties associated with forecasting over the lengthy timeframe of the Project's lifecycle. However, there is a reasonable expectation that the Project Forecast can be used by the TPRC as the basis of Project and financial planning and that the forecasted Project profit and distributions can be relied upon by the member local governments.

There has been a significant and concerning decline in Project profit since the first Project Forecast was undertaken, including a \$100.3M reduction between the 2018 and 2021 forecasts. It was noted in CBRE's review of the Project Forecast (July 2020) that Satterley has been conservative in its assumptions on lot prices and cost escalations and this appears to have continued in the updated Project Forecast (2021).

While it is open to the Council to approve the Project Forecast (2021), prepared by Satterley, for the purposes of the TPRC's financial and project planning, it is recommended that it not be approved in its current form and Satterley be requested to identify opportunities to increase lot income and reduce development costs in order to maximise financial returns to the member Councils while delivering environmental, social and economic objectives.

8. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN
9. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN
10. URGENT BUSINESS APPROVED BY THE CHAIR
11. GENERAL BUSINESS
12. DECISION TO MOVE TO CONFIDENTIAL SESSION

That the Management Committee:

Move into Closed Session and exclude members of the press and public from the meeting of the Closed Session and access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld. This action is taken in accordance with Section 5.23 of the *Local Government Act 1995*, as items 12.1 - Annual Marketing Plan FYE 2022, 12.2 - Civil Works Contract Extension, 12.3 - Development Management Agreement - Key Personnel, 12.4 MRC Landfill Buffer - Groundwater Monitoring Results Update and 12.5 Sale of TPRC Landholding come within the following provisions:

- c) *a contract entered into, or which may be entered into, by the TPRC and which relates to a matter to be discussed at a meeting (section 5.23(2)(c));*
- d) *legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting; or*
- e) *a matter that if disclosed, would reveal –*
 - i) *Information that has a commercial value to a person; or*
 - ii) *Information about the business, professional, commercial or financial affairs of a person where the information is held by, or is about, a person other than the TPRC (section 5.23(2)(e)).*

13. FORMAL CLOSURE OF MEETING

APPENDICES

Appendix 7.2

23 June 2021

Mr Tony Arias
Chief Executive Officer
Tamala Park Regional Council
PO Box 655
INNALOO WA 6918

Dear Tony

Catalina Financial Report for May 2021

Please find attached the Catalina Financial Report for May 2021. This report has been prepared on a cash basis and compares actual income and expenditure to the December 2020 approved budget for the period 1 May 2021 to 31 May 2021.

Residential settlement revenue for the year to date to 31 May 2021 is \$29.7m which is \$1.5m favourable to the approved 'December 2020' budget due to 6 more settlements.

Sales for FYE2021 are \$3.9m ahead of budget due to 9 more sales to date and favourable selling prices \$10k/lot.

Overall FYE2021 expenditure is \$17.4m under budget per the approved 'December 2020' budget, with \$6.7m spent against a budget of \$24.1m. The main areas of variances are summarised below:

- Land payment of \$5.1m budgeted for May not yet required
- Lot Production is \$6.8m under budget, noting the following variances:
 - Stages 28-31 Earthworks \$0.9m under budget as earthworks now undertaken a stage at a time;
 - Stages 36-40 Earthworks \$0.4m under budget;
 - Stage 16A \$1.5m under budget due to re-configuration of the stage;
 - Stage 18B \$0.5m under budget as works yet to commence;
 - Stage 18C \$0.3m under budget due to timing of invoice payments;
 - Stage 27A \$1.2m under budget due to timing of invoice payments;
 - Stage 28 \$1.5m under budget due to timing of invoice payments;
 - \$0.5m combined minor variances.
- Landscaping is \$773k under budget due to minor variances across multiple jobs.
- Infrastructure Spend is \$2.8m under budget, noting the following variances:
 - Connolly Drv Aviator Blvd Intersection \$1.1m under budget;
 - Foreshore Access Rd \$0.7m under budget;
 - Portofino Extension \$0.4m under budget;
 - Longbeach Promenade Extension \$0.6m under budget as works now scheduled to commence in Oct-21;
 - \$0.1m combined minor variances

- Indirect Consultants are \$39k under budget due to timing of invoice payments.
- P&L expenditure is \$1.9m under budget, noting the following variances:
 - Sales & Marketing \$224k under budget due to favourable selling conditions and limited stock;
 - Community and Development \$103k under budget due timing of invoice payments;
 - Maintenance \$177k under budget due to timing of invoice payments;
 - Rates & Taxes \$174k under budget as full provisional amounts not yet required;
 - Contingency \$1,095k not required;
 - \$155k Combined minor variances for other Overheads.

Please refer to the attached Cashflow Analysis for a more detailed analysis of actual to budget variances. Should you have any queries on this report, please do not hesitate to contact me.

Yours faithfully



Ross Carmichael
General Manager Finance

Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2021		Actual MTD Vs Budget May 2021			Year to date Vs Budget to May 2021			Project to date Vs Budget to May 2021			Bud Comparison: Dec 20 Approved	
Job Description	Account Description	Actual 1 month to May 2021	Budget 1 month to May 2021	Variance	YTD to May 2021	YTD budget	Variance	PTD to May 2021	PTD budget	Variance	Comments regarding variance	
REVENUE												
Settlements	Settlement revenue	600,000	3,569,228	(2,969,228)	29,654,500	28,116,493	1,538,007	274,038,000	272,499,993	1,538,007	94 settlements YTD ex GST Margin scheme. GST Margin as detailed in Burgess Rawson valuations Includes Commission and Management Fees Penalty interest income on settlements Construction Recycling, Fencing, Landscape, Shared Bore, Solar, and Display Builder Rebates	
Margin GST	Margin GST	(6,521)	(50,000)	43,479	(322,391)	(383,975)	61,584	(3,907,027)	(3,968,612)	61,584		
Direct Selling Costs		(27,047)	(164,061)	137,015	(1,347,510)	(1,289,311)	(58,199)	(12,508,198)	(12,414,000)	(94,199)		
Interest Income		0	0	0	5,799	0	5,799	90,913	85,114	5,799		
Forfeited Deposits		0	0	0	4,545	4,545	0	27,273	27,273	0		
Other Income	Special sites revenue	0	0	0	0	0	0	3,728,594	3,728,594	0		
Rebate Allowance		(7,041)	(113,892)	106,851	(181,619)	(1,208,776)	1,027,157	(6,120,129)	(7,686,906)	1,566,777		
		559,391	3,241,275	(2,681,884)	27,813,325	25,238,976	2,574,349	255,349,425	252,271,456	3,077,969		
LOT PRODUCTION												
Completed Earthworks		0	0	0	0	0	0	13,529,541	13,529,541	(0)		
Earthworks Stages 25-27	Siteworks / Earthworks	0	0	0	0	0	0	3,603,087	3,603,087	(0)		
	Direct Consultants	0	0	0	0	3,335	3,335	186,216	192,859	6,643		
Total Earthworks Stage 25-27		0	0	0	0	3,335	3,335	3,789,303	3,795,945	6,643		
Earthworks Stages 28-31	Siteworks / Earthworks	0	273,396	273,396	0	820,189	820,189	0	820,189	820,189		
	Direct Consultants	0	0	0	0	121,925	121,925	0	121,925	121,925		
Total Earthworks Stage 28-31		0	273,396	273,396	0	942,114	942,114	0	942,114	942,114		
Earthworks Stages 36-40	Siteworks / Earthworks	0	368,662	368,662	14,720	368,662	353,942	14,720	368,662	353,942		
	Direct Consultants	0	9,375	9,375	0	85,625	85,625	0	85,625	85,625		
Total Earthworks Stage 36-40		0	378,037	378,037	14,720	454,287	439,567	14,720	454,287	439,567		
Completed Stages		0	0	0	0	0	0	46,092,294	46,092,295	1		
Stage 14B	Siteworks / Earthworks	0	0	0	0	0	0	482,855	500,850	17,995		
	Authorities Fees	0	0	0	0	0	0	110,991	110,991	0		
	Direct Consultants	0	0	0	0	0	0	17,639	17,639	0		
Total Stage 14B		0	0	0	0	0	0	611,485	629,480	17,995		
Stage 16A	Siteworks / Earthworks	0	0	0	1,352,625	2,651,400	1,298,775	1,352,625	2,651,400	1,298,775		
	Authorities Fees	0	0	0	121,461	336,256	214,796	131,304	346,100	214,796		
	Direct Consultants	0	14,041	14,041	77,531	112,754	35,223	95,136	130,359	35,223		
Total Stage 16A		0	14,041	14,041	1,551,617	3,100,410	1,548,794	1,579,066	3,127,859	1,548,794		
Stage 16B	Direct Consultants	0	0	0	0	0	0	26,000	26,000	0		
Total Stage 16B		0	0	0	0	0	0	26,000	26,000	0		
Stage 17A	Siteworks / Earthworks	0	0	0	0	0	0	732,033	732,033	0		
	Authorities Fees	0	0	0	0	0	0	161,279	161,279	0		
	Direct Consultants	0	0	0	0	5,000	5,000	110,250	115,250	5,000		
Total Stage 17A		0	0	0	0	5,000	5,000	1,003,563	1,008,563	5,000		
Stage 17B	Siteworks / Earthworks	0	0	0	0	0	0	1,273,015	1,273,015	0		
	Authorities Fees	0	0	0	0	0	0	194,411	194,411	0		
	Direct Consultants	0	0	0	0	11,320	11,320	180,869	192,189	11,320		
Total Stage 17B		0	0	0	0	11,320	11,320	1,648,295	1,659,615	11,320		
Stage 18B	Siteworks / Earthworks	0	0	0	0	481,909	481,909	1,486,381	1,968,290	481,909		
	Authorities Fees	0	0	0	0	3,510	3,510	267,438	270,948	3,510		
	Direct Consultants	0	0	0	0	0	0	191,390	191,390	0		
Total Stage 18B		0	0	0	0	485,419	485,419	1,945,209	2,430,628	485,419		
Stage 18C	Siteworks / Earthworks	0	152,650	152,650	0	152,650	152,650	0	152,650	152,650		
	Authorities Fees	5,539	0	(5,539)	5,539	0	(5,539)	5,539	0	(5,539)		
	Direct Consultants	0	24,156	24,156	4,250	169,089	164,839	4,250	169,089	164,839		
Total Stage 18C		5,539	176,806	171,267	9,789	321,739	311,950	9,789	321,739	311,950		
Stage 25	Siteworks / Earthworks	0	0	0	0	63,266	63,266	5,523,981	5,587,247	63,266		
	Authorities Fees	0	0	0	0	0	0	212,929	212,929	0		
	Direct Consultants	0	0	0	0	21,020	21,020	280,279	297,991	17,713		
Total Stage 25		0	0	0	0	84,286	84,286	6,017,188	6,098,167	80,979		
Stage 26	Siteworks / Earthworks	0	0	0	2,202	163,792	161,590	1,273,228	1,199,122	(74,106)		
	Authorities Fees	0	0	0	0	32,851	32,851	239,777	498,507	258,729		
	Direct Consultants	0	0	0	0	17,532	17,532	144,968	162,500	17,532		
Total Stage 26		0	0	0	2,202	214,175	211,973	1,657,973	1,860,129	202,155		

Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2021		Actual MTD Vs Budget May 2021			Year to date Vs Budget to May 2021			Project to date Vs Budget to May 2021			Bud Comparison: Dec 20 Approved
Job Description	Account Description	Actual 1 month to May 2021	Budget 1 month to May 2021	Variance	YTD to May 2021	YTD budget	Variance	PTD to May 2021	PTD budget	Variance	Comments regarding variance
Stage 27A	Siteworks / Earthworks	0	0	0	702,811	1,757,811	1,055,000	702,811	1,765,993	1,063,182	
	Authorities Fees	0	0	0	121,204	197,050	75,846	131,379	207,225	75,846	
	Direct Consultants	0	8,656	8,656	78,248	104,750	26,502	78,248	104,750	26,502	
Total Stage 27A		0	8,656	8,656	902,264	2,059,611	1,157,347	912,439	2,077,968	1,165,529	
	Authorities Fees	1,074	0	(1,074)	1,074	0	(1,074)	1,074	0	(1,074)	
Stage 27B	Direct Consultants	6,788	0	(6,788)	13,575	0	(13,575)	13,575	0	(13,575)	
Total Stage 27B		7,861	0	(7,861)	14,649	0	(14,649)	14,649	0	(14,649)	
Stage 28	Siteworks / Earthworks	0	470,520	470,520	1,112,748	2,352,602	1,239,853	1,112,748	2,354,238	1,241,490	
	Authorities Fees	5,196	0	(5,196)	63,553	286,100	222,547	63,553	286,100	222,547	
	Direct Consultants	12,113	16,989	4,876	117,499	147,967	30,468	117,499	147,967	30,468	
Total Stage 28		17,309	487,509	470,200	1,293,800	2,786,668	1,492,868	1,293,800	2,788,305	1,494,504	
	Authorities Fees	3,221	0	(3,221)	3,221	0	(3,221)	3,221	0	(3,221)	
Total Stage 29		3,221	0	(3,221)	3,221	0	(3,221)	3,221	0	(3,221)	
	Authorities Fees	2,928	0	(2,928)	2,928	0	(2,928)	2,928	0	(2,928)	
Total Stage 30		2,928	0	(2,928)	2,928	0	(2,928)	2,928	0	(2,928)	
	Authorities Fees	4,197	0	(4,197)	4,197	0	(4,197)	4,197	0	(4,197)	
Total Stage 31		4,197	0	(4,197)	4,197	0	(4,197)	4,197	0	(4,197)	
Stage 36	Direct Consultants	0	20,525	20,525	0	102,623	102,623	0	102,623	102,623	
Total Stage 36		0	20,525	20,525	0	102,623	102,623	0	102,623	102,623	
Various Stages	Clearance Bonds	0	(350,000)	(350,000)	653,287	599,757	(53,530)	896,155	842,625	(53,530)	
TOTAL LOT PRODUCTION		41,057	1,008,969	967,912	4,452,674	11,170,744	6,718,070	81,051,815	87,787,881	6,736,066	Within budget
LANDSCAPING											
Completed Landscaping		0	0	0	0	0	0	7,149,264	7,149,264	0	
Stage 11 Landscape Consultancy	Landscape Construction	0	0	0	0	0	0	1,332,634	1,328,968	(3,666)	Within total FY21 Landscaping budget
Stage 11 Landscape Consultancy	Landscape Consulting	0	0	0	570	570	0	162,929	162,929	0	
Stage 12 Landscaping	Landscape Construction	0	0	0	0	6,553	6,553	236,650	243,203	6,553	
Stage 12 Landscaping	Landscape Consulting	0	0	0	0	0	0	27,377	27,377	0	
Stage 14A Landscaping	Landscape Construction	0	0	0	0	0	0	553,652	553,652	0	
Stage 14A Landscaping	Landscape Consulting	0	0	0	0	0	0	12,013	8,430	(3,583)	
Stage 14B Landscaping	Landscape Construction	0	0	0	0	0	0	216,700	216,700	0	
Stage 14B Landscaping	Landscape Consulting	0	0	0	0	0	0	15,457	15,457	0	
Stage 15 Landscaping	Landscape Construction	0	0	0	0	0	0	115,933	115,933	0	
Stage 15 Landscaping	Landscape Consulting	0	0	0	0	0	0	18,838	18,838	0	
Stage 16A Landscaping	Landscape Construction	0	0	0	47,600	0	(47,600)	47,600	0	(47,600)	
Stage 16A Landscaping	Landscape Consulting	0	0	0	0	0	0	11,303	11,303	0	
Stage 17 Landscaping	Landscape Construction	0	0	0	10,542	0	(10,542)	213,992	203,449	(10,542)	
Stage 17 Landscaping	Landscape Consulting	0	0	0	0	0	0	2,720	2,720	0	
Stage 10 Biodiversity Conservation Area	Landscape Construction	0	0	0	0	36,961	36,961	228,092	265,053	36,961	
Stage 10 Biodiversity Conservation Area	Landscape Consulting	0	0	0	0	0	0	28,012	28,012	0	
Seed Collection	Landscape Construction	0	0	0	10,697	0	(10,697)	22,797	0	(22,797)	
School Oval	Landscape Construction	0	0	0	0	0	0	44,219	44,219	0	
Marmion Ave Eastern Verge Upgrade	Landscape Construction	0	0	0	0	0	0	269,451	269,451	0	
Marmion Ave Eastern Verge Upgrade	Landscape Consulting	0	0	0	0	0	0	19,688	19,688	0	
Western Cell POS2	Landscape Consulting	0	0	0	0	0	0	64,091	64,091	0	
Catalina Beach Foreshore Node / Beach Connect	Landscape Construction	0	0	0	889	0	(889)	889	0	(889)	
Catalina Beach Portofino Medians	Landscape Construction	0	0	0	506	0	(506)	506	0	(506)	
Catalina Beach Greenlink Stage 25	Landscape Construction	0	0	0	22	166,095	166,073	3,941,470	4,107,543	166,073	
Catalina Beach Greenlink Stage 25	Landscape Consulting	0	0	0	2,000	2,000	(0)	120,249	118,508	(1,741)	
Preliminary Landscaping Consultancy	Landscape Consulting	9,235	17,674	8,439	78,875	94,278	15,403	341,618	357,021	15,403	
Northern Biodiversity Conservation Area	Landscape Construction	0	0	0	5,735	35,000	29,266	354,111	383,377	29,266	
Northern Biodiversity Conservation Area	Landscape Consulting	0	0	0	0	0	0	19,093	19,093	0	
Public Open Space - Lot 8009	Landscape Construction	0	0	0	0	0	0	166,728	166,728	0	
Public Open Space - Lot 8009	Landscape Consulting	0	0	0	0	0	0	11,504	11,504	0	
Environmental Landscaping	Landscape Construction	2,000	0	(2,000)	32,157	58,826	26,669	283,522	364,271	80,749	
Public Art	Landscape Construction	0	66,667	66,667	15,000	133,333	118,333	171,764	290,097	118,333	
Public Art	Landscape Consulting	0	0	0	0	0	0	13,105	13,105	0	
Fauna Relocation	Landscape Construction	0	0	0	0	0	0	37,080	(0)	(37,080)	
Stage 11 Landscape Phase 2	Landscape Construction	0	0	0	47,579	65,389	17,810	743,690	761,500	17,810	
Catalina Grove Initial Scoping Works	Landscape Consulting	0	0	0	0	3,197	3,197	16,803	20,000	3,197	
Catalina Central Landscape Upgrade	Landscape Construction	0	6,606	6,606	0	59,458	59,458	821,012	880,470	59,458	

Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2021		Actual MTD Vs Budget May 2021			Year to date Vs Budget to May 2021			Project to date Vs Budget to May 2021			Bud Comparison: Dec 20 Approved	
Job Description	Account Description	Actual 1 month to May 2021	Budget 1 month to May 2021	Variance	YTD to May 2021	YTD budget	Variance	PTD to May 2021	PTD budget	Variance	Comments regarding variance	
Catalina Central Landscape Upgrade	Landscape Consulting	0	0	0	0	0	0	63,128	63,128	0	↓	
Stage 12/13 Greenlink New Bore	Landscape Construction	0	43,215	43,215	0	129,646	129,646	70,354	200,000	129,646		
Marmion Ave Shrub Planting	Landscape Construction	0	0	0	1,469	0	(1,469)	18,751	17,282	(1,469)		
Bore 6	Landscape Construction	0	0	0	0	0	0	30,906	30,906	0		
Catalina Beach Stage 26 Landscaping	Landscape Construction	0	667	667	0	2,000	2,000	40,000	42,000	2,000		
Catalina Beach Stage 27 Landscaping	Landscape Construction	0	54,583	54,583	0	163,750	163,750	0	163,750	163,750		
Catalina Beach Stage 28 Landscaping	Landscape Construction	0	5,000	5,000	0	10,000	10,000	0	10,000	10,000		
Aviator Blvd Roundabouts Upgrade	Landscape Construction	0	0	0	0	60,000	60,000	0	60,000	60,000		
TOTAL LANDSCAPING		11,235	194,412	183,177	253,641	1,027,056	773,415	18,059,693	18,829,019	769,325		Within budget
INDIRECT CONSULTANTS												
Planning - indirect	Planning	31,575	21,170	(10,405)	225,726	234,205	8,479	2,607,511	2,625,890	18,379	↓	
	Architect	0	744	744	0	6,695	6,695	15,100	22,795	7,695		
	Environmental	0	1,654	1,654	24,969	17,273	(7,696)	362,859	355,162	(7,696)		
	Geotechnical	0	642	642	0	5,779	5,779	12,300	18,079	5,779		
	Title - Survey & Legal fees	0	1,500	1,500	4,500	13,500	9,000	159,420	168,420	9,000		
	Engineering fees	1,076	4,272	3,196	51,813	46,171	(5,642)	291,073	285,431	(5,642)		
	Traffic planning	0	91	91	0	816	816	84,181	84,997	816		
	Landscaping consultancy	0	0	0	8,936	0	(8,936)	9,936	0	(9,936)		
	Miscellaneous Consultants	0	2,499	2,499	748	22,491	21,743	6,260	28,002	21,743		
	Planning - fire & safety	0	75	75	10,425	2,426	(8,000)	10,575	2,576	(8,000)		
	Planning - Hydrology	1,120	2,200	1,080	7,848	20,244	12,396	126,923	139,319	12,396		
	Planning - Sustainability	0	938	938	0	8,438	8,438	26,805	35,243	8,438		
	Acoustic & Noise Consult	0	0	0	6,065	0	(6,065)	6,065	0	(6,065)		
	Tree Mapping	0	200	200	0	1,800	1,800	1,616	3,416	1,800		
TOTAL INDIRECT CONSULTANTS		33,771	35,983	2,212	341,031	379,836	38,806	3,720,624	3,769,330	48,706	Within budget	
INFRASTRUCTURE												
Completed Infrastructure		0	0	0	0	0	0	11,110,854	11,110,854	-0	↓	
Neerabup Rd Maroochydore Way Intersection		0	0	0	0	0	0	1,498,274	1,480,279	(17,995)		Within total FY21 Infrastructure budget
Neerabup Rd Maroochydore Way Intersection		0	0	0	0	0	0	97,321	97,321	0		
Connolly Drive Aviator Blvd Intersection		0	396,320	396,320	93,119	1,188,960	1,095,841	102,519	1,198,360	1,095,841		
Connolly Drive Aviator Blvd Intersection		0	6,590	6,590	5,203	19,769	14,566	104,822	119,388	14,566		
Asbestos and rubbish removal - Gen Allowance		0	0	0	0	1,630	1,630	25,801	48,617	22,816		
Foreshore Access Road		0	214,233	214,233	0	642,700	642,700	2,600	645,300	642,700		
Foreshore Access Road		0	3,577	3,577	10,524	35,198	24,675	37,584	62,259	24,675		
Portofino Extension		0	129,750	129,750	0	389,250	389,250	1,500	390,750	389,250		
Portofino Extension		0	561	561	2,363	7,407	5,045	42,292	47,337	5,045		
Main 01 Bulk Earthworks Stg 20-24 Primary School & GHS		0	0	0	0	0	0	57,021	57,021	0		
Catalina Beach North/South Dual Use Path		0	0	0	680,742	730,000	49,258	680,742	730,000	49,258		
Catalina Beach North/South Dual Use Path		0	0	0	0	35,000	35,000	0	35,000	35,000		
Longreach Prom Extension		0	270,000	270,000	0	540,000	540,000	0	540,000	540,000		
Longreach Prom Extension		0	5,850	5,850	0	40,950	40,950	0	40,950	40,950		
Rubbish removal - General Allowance		0	0	0	0	0	0	17,314	17,314	0		
INFRASTRUCTURE		0	1,026,880	1,026,880	791,950	3,630,865	2,838,915	13,778,643	16,620,748	2,842,105	Within budget	
INFRASTRUCTURE REFUNDS												
Neerabup Road Reimbursement		0	0	0	0	0	0	(432,548)	(432,548)	0		
Waste Water Pump Station (West)		0	0	0	0	0	0	(1,397,613)	(1,397,613)	0		
INFRASTRUCTURE REFUNDS		0	0	0	0	0	0	(1,830,161)	(1,830,161)	0		
TOTAL INFRASTRUCTURE		0	1,026,880	1,026,880	791,950	3,630,865	2,838,915	11,948,482	14,790,587	2,842,105	Within budget	

Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2021		Actual MTD Vs Budget May 2021			Year to date Vs Budget to May 2021			Project to date Vs Budget to May 2021			Bud Comparison: Dec 20 Approved
Job Description	Account Description	Actual 1 month to May 2021	Budget 1 month to May 2021	Variance	YTD to May 2021	YTD budget	Variance	PTD to May 2021	PTD budget	Variance	Comments regarding variance
SPECIAL SITES & FIXED ASSETS											
Lot 1 Group Housing Site Construction		0	0	0	0	0	0	172,782	172,782	0	
Removal of temp sales office		0	0	0	0	0	0	8,636	8,636	0	
Sales Office Building		0	0	0	0	0	0	573,050	573,981	932	
Sales Office Retrofit		0	0	0	0	0	0	11,186	3,440	(7,746)	
Sales Office Carparks		0	0	0	0	0	0	98,087	98,087	0	
Temp Sales office services		0	0	0	0	0	0	3,812	3,812	0	
Sales Office Construction Western		0	0	0	0	730	730	624,762	625,505	744	
Sales office carparks Western		0	0	0	0	0	0	240,000	240,000	0	
Security Cameras		0	1,667	1,667	0	11,667	11,667	19,560	31,227	11,667	
TOTAL SPECIAL SITES & FIXED ASSETS		0	1,667	1,667	0	12,396	12,396	1,751,875	1,757,471	5,596	Within budget
TOTAL CONSTRUCTION		86,062	2,267,911	2,181,849	5,839,296	16,220,898	10,381,602	116,532,489	126,934,287	10,401,798	Within budget
LAND											
		0	5,103,000	5,103,000	0	5,103,000	5,103,000	0	5,103,000	5,103,000	
PROFIT & LOSS EXPENDITURE											
Sales & Marketing											
Brand Development		0	8,000	8,000	41,085	72,000	30,915	260,939	292,498	31,559	
Sales Office & Builder Rel.		0	1,714	1,714	906	15,429	14,523	111,667	132,736	21,069	
Brochures		500	1,600	1,100	7,720	14,400	6,680	147,613	154,293	6,680	
Advertising		3,719	16,550	12,832	78,923	178,878	99,956	942,072	1,048,192	106,120	
Signage		0	6,628	6,628	10,678	61,943	51,265	452,544	505,127	52,582	
Website		0	2,286	2,286	0	20,571	20,571	9,891	31,766	21,875	
Promotions		0	0	0	0	0	0	19,550	28,903	9,353	
Public Relations		300	0	(300)	300	0	(300)	7,424	13,198	5,775	
Total Sales and Marketing		4,519	36,779	32,260	139,611	363,221	223,610	1,951,700	2,206,713	255,013	Within budget
Total Community Development	Comm Dev - Resident Dev	7,414	17,841	10,428	57,385	160,659	103,274	484,610	603,768	119,157	Within budget
Administration											
Audit and Tax		1,120	0	(1,120)	19,276	21,710	2,434	269,355	260,421	(8,935)	
Cleaning		0	1,000	1,000	5,912	10,408	4,495	44,476	48,995	4,519	
Computer Costs		0	500	500	0	4,763	4,763	0	7,164	7,164	
Couriers		0	300	300	0	2,857	2,857	1,338	12,690	11,352	
Electricity & Gas		0	1,000	1,000	12,913	10,866	(2,046)	124,378	122,364	(2,014)	
Insurance		0	500	500	0	4,500	4,500	3,184	7,684	4,500	
Legal fees		0	5,000	5,000	0	45,000	45,000	199,392	244,401	45,009	
Licenses & Fees		0	500	500	0	4,500	4,500	470	5,782	5,312	
Postage, Print & Stationery		0	500	500	0	4,500	4,500	2,244	33,491	31,248	
Rent - Sales Office & Cprk		0	0	0	0	0	0	467,350	467,350	0	
Sundry Office Expenses		0	1,500	1,500	0	13,500	13,500	1,076	29,777	28,700	
Training		0	2,500	2,500	0	22,500	22,500	0	22,500	22,500	
Valuations		2,000	3,890	1,890	19,000	36,110	17,110	186,563	203,673	17,110	
Rates & Taxes		3,280	0	(3,280)	112,074	285,891	173,817	704,320	1,144,915	440,595	
Maintenance		0	67,566	67,566	475,758	652,434	176,676	2,351,791	2,515,046	163,256	
Maint- Carpark Makegood		0	0	0	0	0	0	53,798	53,798	0	
Security		0	3,600	3,600	320	32,400	32,080	28,877	61,377	32,501	
Total Administration		6,400	88,356	81,957	645,253	1,151,939	506,686	4,438,612	5,241,429	802,817	Within budget
Finance											
Contingency		0	393,194	393,194	12,834	1,108,194	1,095,360	2,188,164	1,095,360	(1,092,804)	Actual Contingency spend applied to cost types above.
Contingency Offset Transfer		0	0	0	(12,834)	(12,834)	0	(2,188,164)	0	2,188,164	
Total Finance		0	393,194	393,194	0	1,095,360	1,095,360	0	1,095,360	1,095,360	
Total P&L Expenditure		18,332	536,171	517,839	842,249	2,771,179	1,928,929	6,874,922	9,147,270	2,272,348	
Grand Expense Total		104,394	7,907,082	7,802,688	6,681,545	24,095,077	17,413,531	123,407,411	141,184,557	17,777,146	Within budget

Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2021		Actual MTD Vs Budget May 2021			Year to date Vs Budget to May 2021			Project to date Vs Budget to May 2021			Bud Comparison: Dec 20 Approved
Job Description	Account Description	Actual 1 month to May 2021	Budget 1 month to May 2021	Variance	YTD to May 2021	YTD budget	Variance	PTD to May 2021	PTD budget	Variance	Comments regarding variance

Contingency Summary

YTD Budget	1,108,194	123,303,017
Contingency Transferred (Actual & Budget)	(12,834)	
Contingency not yet used	<u>1,095,360</u>	104,394
		0

List of Contingency items transferred year to date

<u>Period</u>	<u>Job Description</u>	<u>Amount</u>
Mar-21	Foreshore Revegetation	12,834
		<u>12,834</u>

Budget Transfers

List of Budget items transferred year to date

<u>Period</u>	<u>Job Description</u>	<u>Amount</u>
Mar-21	Landscape Consultancy	(50,084)
Mar-21	Maintenance	50,084
		<u>0</u>

Note: Actual Contingency spend in prior years is reported against the job that the spend relates to.

1.0 Management Accounts

1.1 KEY STATISTICS

1.1.1 RESIDENTIAL LOTS & DISTRIBUTIONS

	Lots Produced (titles)		Sales		Settlements		Distributions	
	Actual	Budget (Dec-20)	Actual	Budget (Dec-20)	Actual	Budget (Dec-20)	Actual	Budget (Dec-20)
Prior Years	1,004	1,004	960	960	936	936	78,000,000	78,000,000
Jul-2020	-	-	34	34	3	3	-	-
Aug-2020	-	-	3	3	9	9	-	-
Sep-2020	-	-	17	17	11	11	-	-
Sep Qtr	-	-	54	54	23	23	-	-
Oct-2020	-	-	10	6	18	2	-	-
Nov-2020	-	-	6	6	6	1	-	-
Dec-2020	-	17	3	6	3	7	-	-
Dec Qtr	-	17	19	18	27	10	-	-
Jan-2021	17	20	(2)	2	6	8	-	-
Feb-2021	20	-	9	4	8	13	-	-
Mar-2021	-	-	6	4	22	12	-	-
Mar Qtr	37	20	13	10	36	33	-	-
Apr-2021	-	35	10	4	6	11	-	-
May-2021	-	-	3	4	2	11	-	-
Jun-2021	-	-	-	4	-	7	-	3,000,000
Jun Qtr	-	35	13	12	8	29	-	3,000,000
PTD	1,041	1,076	1,059	1,046	1,030	1,013	78,000,000	78,000,000
Full 2019/20 Year	37	72	99	94	94	95	-	3,000,000
2021/22		81		90		78		3,000,000
2022/23		123		96		91		23,000,000

- There were 3 sales and 2 residential settlements for May.

1.2 Sales & Settlements

	MTH Act	MTH Bgt (Dec-20)	YTD Act	YTD Bgt (Dec-20)	PTD Act	PTD Bgt (Dec-20)
Residential						
- Sales #	3	4	99	90	1,059	1,050
- Sales \$	1,230,000	1,402,073	32,874,500	28,984,391	284,556,500	280,666,391
- Sales \$/lot	410,000	350,518	332,066	322,049	268,703	267,301
- Settlements #	2	11	94	88	1,030	1,024
- Settlements \$	600,000	3,569,228	29,654,500	28,116,495	274,038,000	272,499,995
- Settlements \$/lot	300,000	324,475	315,473	319,506	266,056	266,113
Special Sites						
- Sales #	-	-	-	-	4	4
- Sales \$	-	-	-	-	3,772,000	3,772,000
- Sales \$/lot	-	-	-	-	943,000	943,000
- Settlements #	-	-	-	-	4	4
- Settlements \$	-	-	-	-	3,772,000	3,772,000
- Settlements \$/lot	-	-	-	-	943,000	943,000
Lots Under Contract						
- Unsettled sales #	29		Unconditional	1	Titled	
- Unsettled sales \$	10,518,500		Conditional	28	1,046 incl. Spec sites	
- Unsettled sales \$/lot	362,707					

1.3 Cashflow - MTD Actuals to budget

	<u>MTD Act</u>	<u>MTD Bgt</u> <i>(Dec-20)</i>	<u>Variance</u>
<i>Income</i>			
Settlement Revenue	600,000	3,569,228	(2,969,228)
Margin GST	(6,521)	(50,000)	43,479
Direct selling costs	(27,047)	(164,061)	137,015
Interest Income	-	-	-
Forfeited Deposits	-	-	-
Other Income	-	-	-
Rebate Allowance	(7,041)	(113,892)	106,851
	<u>559,391</u>	<u>3,241,275</u>	<u>(2,681,884)</u>
<i>Development costs</i>			
WAPC Land Acq.	-	5,103,000	5,103,000
Lot production	41,057	1,358,969	1,317,912
Clearance Bonds	-	(350,000)	(350,000)
Landscaping	11,235	194,412	183,177
Consultants	33,771	35,983	2,212
Infrastructure	-	1,026,880	1,026,880
Sales office building	-	1,667	1,667
	<u>86,062</u>	<u>7,370,911</u>	<u>7,284,849</u>
<i>Overheads</i>			
Sales & marketing	4,519	36,779	32,260
Community Develop.	7,414	17,841	10,428
Administration	6,400	88,356	81,957
Finance/Contingency	-	393,194	393,194
	<u>18,332</u>	<u>536,171</u>	<u>517,839</u>
Net Cashflow	<u>454,997</u>	<u>(4,665,807)</u>	<u>5,120,804</u>

1.4 Cashflow - YTD Actuals to budget

	<u>YTD Act</u>	<u>YTD Bgt</u> <i>(Dec-20)</i>	<u>Variance</u>
<i>Income</i>			
Settlement Revenue	29,654,500	28,116,493	1,538,007
Margin GST	(322,391)	(383,975)	61,584
Direct selling costs	(1,347,510)	(1,289,311)	(58,199)
Interest Income	5,799	-	5,799
Forfeited Deposits	4,545	4,545	0
Other Income	-	-	-
Rebate Allowance	(181,619)	(1,208,776)	1,027,157
	<u>27,813,325</u>	<u>25,238,976</u>	<u>2,574,349</u>
<i>Development costs</i>			
WAPC Land Acq.	-	5,103,000	5,103,000
Lot production	3,799,387	10,570,987	6,771,600
Clearance Bonds	653,287	599,757	(53,530)
Landscaping	253,641	1,027,056	773,415
Consultants	341,031	379,836	38,806
Infrastructure	791,950	3,630,865	2,838,915
Sales office building	-	12,396	12,396
	<u>5,839,296</u>	<u>21,323,898</u>	<u>15,484,602</u>
<i>Overheads</i>			
Sales & marketing	139,611	363,221	223,610
Community Develop.	57,385	160,659	103,274
Administration	645,253	1,151,939	506,686
Finance/Contingency	-	1,095,360	1,095,360
	<u>842,249</u>	<u>2,771,179</u>	<u>1,928,929</u>
Net Cashflow	<u>21,131,780</u>	<u>1,143,900</u>	<u>19,987,880</u>

1.5 Bonds

	<u>Last Year</u>	<u>Last Month</u>	<u>This Month</u>
City of Wanneroo	242,868	896,155	896,155
	<u>242,868</u>	<u>896,155</u>	<u>896,155</u>

Bonds relate to stages 25, 16A & 27A early clearances.

2.0 PROFIT & LOSS

	<u>MTH Act</u>	<u>MTH Bgt</u> (Dec-20)	<u>Var</u>	<u>YTD Act</u>	<u>YTD Bgt</u> (Dec-20)	<u>Var</u>	<u>PTD Act</u>	<u>PTD Bgt</u> (Dec-20)
- Revenue \$ (Stlmnts)	600,000	3,569,228	(2,969,228)	29,654,500	28,116,495	1,538,005	274,038,000	272,499,995
- Revenue \$/lot	300,000	324,475		315,473	319,506		266,056	266,113
- Selling & GST \$	58,668	356,337	297,669	3,356,601	2,922,902	(433,699)	24,869,215	24,435,516
- Selling & GST \$/lot	29,334	32,394		35,709	33,215		24,145	23,863
- Cost of sales \$	178,852	1,545,230	1,366,378	9,281,664	10,063,390	781,727	96,593,618	97,375,344
- Cost of sales \$/lot	89,426	140,475		98,741	114,357		93,780	95,093
- Gross profit \$	362,481	1,667,661	(1,305,181)	17,016,236	15,130,203	1,886,033	152,575,167	150,689,135
- Gross profit \$/lot	181,240	151,606		181,024	171,934		148,131	147,157
- Gross profit Mgn %	60.41%	46.72%		57.38%	53.81%		55.68%	55.30%
- Special Sites \$	-	-	-	-	-	-	2,091,959	2,091,959
- Other income \$	-	-	-	10,345	4,545	5,799	265,756	259,957
- Sales & Marketing \$	13,451	55,128	41,677	198,550	528,276	329,726	2,421,948	2,751,673
- Administration \$	65,469	116,304	50,835	713,973	1,126,926	412,953	5,033,213	5,446,166
- Finance/Other \$	-	-	-	-	-	-	198,181	198,181
- Contingency \$	-	138,044	138,044	-	853,044	853,044	-	853,044
- Net profit \$	283,561	1,358,186	(1,074,625)	16,114,057	12,626,502	3,487,555	147,279,541	143,791,986
- Net profit \$/lot	141,780	123,471		171,426	143,483		142,990	140,422

- Year to date Gross profit is \$1.9m favourable to budget due to 6 more settlements to date, and favourable cogs/lot.
- Year to date Overheads are \$1.6m below budget due to:
 - Marketing \$330k favourable due to stock limitations and favourable selling conditions provided by Govt Grants;
 - Admin \$412k favourable (full provisional amounts for Rates & Taxes not yet required);
 - Unused Contingency \$853k.

YEAR TO DATE VERSUS FULL YEAR BUDGET

	<u>YTD Act</u>	<u>FY20</u> <u>Full Year Bgt</u>	<u>Var</u>
- Revenue \$ (Stlmnts)	29,654,500	30,462,570	(808,070)
- Revenue \$/lot	315,473	320,659	
- Selling & GST \$	3,356,601	3,152,913	(203,687)
- Selling & GST \$/lot	35,709	33,189	
- Cost of sales \$	9,281,664	10,924,394	1,642,731
- Cost of sales \$/lot	98,741	114,994	
- Gross profit \$	17,016,236	16,385,262	630,973
- Gross profit \$/lot	181,024	172,476	
- Gross profit Mgn %	57.38%	53.79%	
- Special Sites \$	-	-	-
- Other income \$	10,345	4,545	5,799
- Sales & Marketing \$	198,550	583,404	384,853
- Administration \$	713,973	1,243,230	529,257
- Finance \$	-	-	-
- Contingency \$	-	964,411	964,411
- Net profit \$	16,114,057	13,598,763	2,515,294
- Net profit \$/lot	171,426	143,145	

2.1 GROSS PROFIT ANALYSIS

Actual

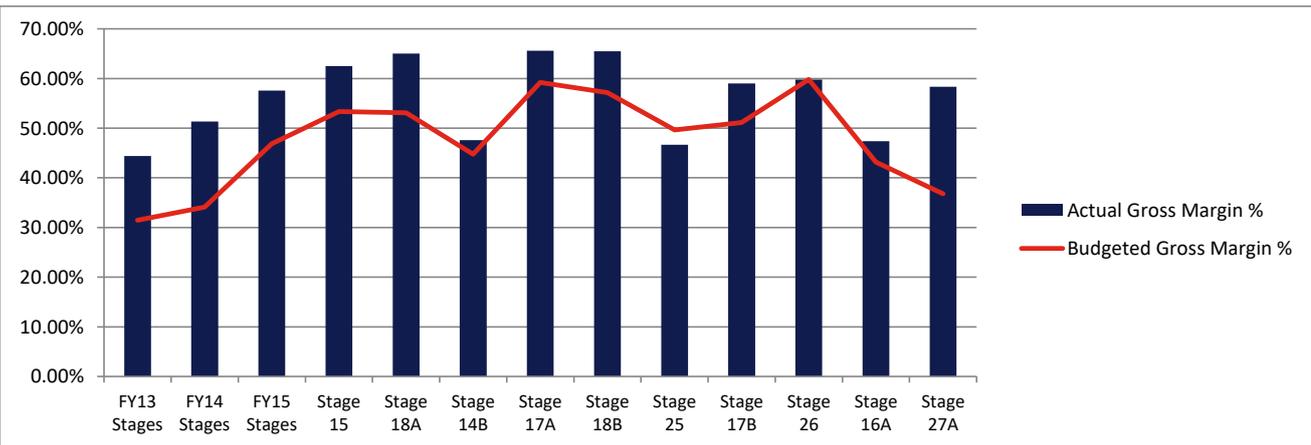
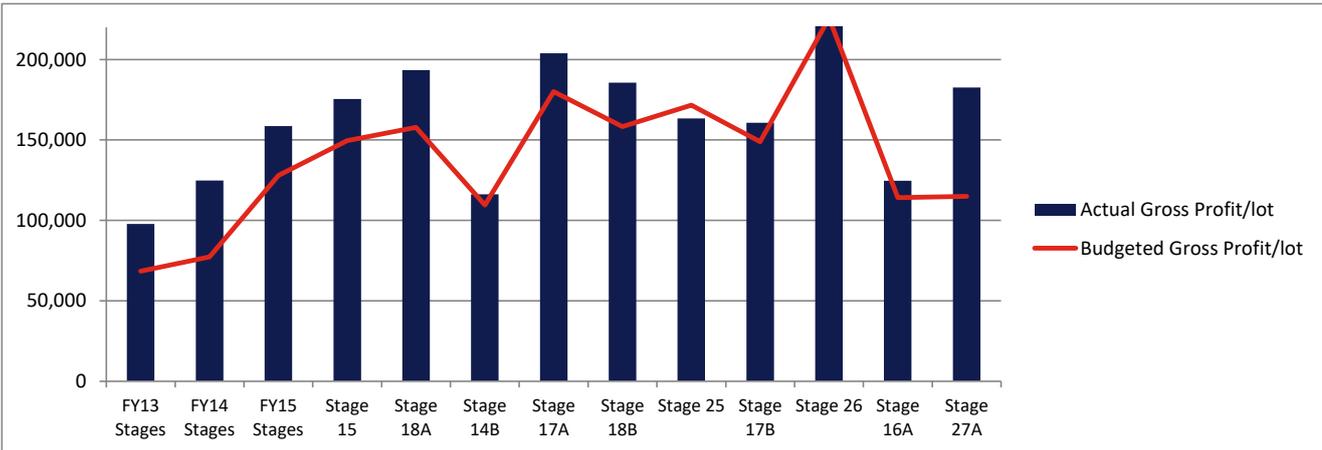
Stages	Title Issue Date	Revenue	Revenue/lot	Direct Selling & COGS (incl. GST)		Direct Costs/lot	Actual Gross	Actual Gross	Actual Gross
				COGS	GST		Profit	Profit/lot	Margin %
Incentives Writeback				-4,253,385			4,253,385		
FY13 Stages	2012 / 2013	51,375,500	220,496	28,570,159		122,619	22,805,341	97,877	44.39%
FY14 Stages	2013 / 2014	50,325,000	243,116	24,477,309		118,248	25,847,691	124,868	51.36%
FY15 Stages	2014 / 2015	77,688,000	275,489	32,963,408		116,892	44,724,592	158,598	57.57%
Stage 15	15-Dec-15	15,444,000	280,800	5,791,567		105,301	9,652,433	175,499	62.50%
Stage 18A	27-May-16	8,626,000	297,448	3,015,429		103,980	5,610,571	193,468	65.04%
Stage 14B	28-Oct-16	2,444,000	244,400	1,281,011		128,101	1,162,989	116,299	47.59%
Stage 17A	20-Feb-17	7,774,000	310,960	2,674,295		106,972	5,099,705	203,988	65.60%
Stage 18B	13-Jun-17	8,792,000	283,613	3,035,185		97,909	5,756,815	185,704	65.48%
Stage 25	8-Aug-17	19,256,000	350,109	10,270,411		186,735	8,985,589	163,374	46.66%
Stage 17B	22-May-18	9,528,000	272,229	3,905,045		111,573	5,622,955	160,656	59.02%
Stage 26	26-Sep-19	13,417,500	372,708	5,396,444		149,901	8,021,056	222,807	59.78%
Stage 16A	25-Jan-21	3,422,000	263,231	1,801,034		138,541	1,620,966	124,690	47.37%
Stage 27A	24-Feb-21	5,946,000	312,947	2,476,253		130,329	3,469,747	182,618	58.35%
		<u>274,038,000</u>		<u>121,404,164</u>			<u>152,633,836</u>		

- Values for actuals are based on 'settled lots only' for the relevant stages.

Budget

Stages	Budget Version	Revenue	Revenue/lot	Direct Selling & COGS (incl. GST)		Direct Costs/lot	Budgeted Gross	Budgeted Gross	Budgeted Gross
				COGS	GST		Profit	Profit/lot	Margin %
FY13 Stages	May-12	51,358,953	217,623	35,200,675		149,155	16,158,278	68,467	31.46%
FY 14 Stages	Jun-13	46,931,935	226,724	30,917,421		149,360	16,014,514	77,365	34.12%
FY 15 Stages	Aug-14	76,167,089	273,000	40,469,170		145,051	35,697,919	127,950	46.87%
Stage 15	Aug-15	15,433,000	280,600	7,203,599		130,975	8,229,401	149,625	53.32%
Stage 18A	Jun-16	8,626,000	297,448	4,048,854		139,616	4,577,146	157,833	53.06%
Stage 14B	Jun-16	2,448,087	244,809	1,352,232		135,223	1,095,855	109,585	44.76%
Stage 17A	Jun-16	9,427,756	304,121	3,845,430		124,046	5,582,326	180,075	59.21%
Stage 18B	Jun-16	8,584,690	276,925	3,677,414		118,626	4,907,276	158,299	57.16%
Stage 25	Aug-17	19,696,448	345,552	9,915,141		173,950	9,781,307	171,602	49.66%
Stage 17B	Dec-17	10,496,494	291,569	5,131,807		142,550	5,364,687	149,019	51.11%
Stage 26	Jun-19	14,347,000	377,553	5,766,060		151,738	8,580,940	225,814	59.81%
Stage 16A	Dec-20	4,498,002	264,588	2,555,841		150,344	1,942,161	114,245	43.18%
Stage 27A	Dec-20	6,251,840	312,592	3,951,378		197,569	2,300,462	115,023	36.80%
		<u>274,267,294</u>		<u>154,035,023</u>			<u>120,232,272</u>		

- Values for budget are based on 'total lots' for the relevant stages.



- Stage 27A Gross profit / lot is \$64k above budget due to savings on construction. Stage 27A was originally budgeted as a single stage 27 but when it was split into 2, the construction budget was split 50/50. We therefore expect extra costs for stage 27B.

Catalina

Finished Lots & Cost of Lots Sold calculations to 31 May 2021

Title date:	Completed	Completed	7-Nov-12	7-Nov-12	28-Oct-16	20-Feb-17	13-Jun-17	8-Aug-17	8-Aug-17	8-Aug-17	22-May-18	26-Sep-19	25-Jan-21	24-Feb-21	TOTAL
	Spec Sites	Resi Stages	Stage 2	Central Cell Sales Office	Stage 14B	Stage 17A	Stage 18B	Stage 25	Stage 25 Sales Office	Stage 25 GHS Lot 2179	Stage 17B	Stage 26	Stage 16A	Stage 27A	
Direct costs															
Civil Construction			3,312,998	89,540	633,835	795,104	794,550	4,918,686	83,260	253,163	968,747	1,238,569	945,403	707,388	
Sewer headwks			209,432	5,660	51,015	116,369	136,672	261,837	4,514	4,514	174,117	183,682	101,201	113,955	
Local authority fees			161,433	4,363	1,911	6,839	10,835	35,653	615	615	12,684	12,947	28,623	17,424	
Local authority scheme costs			100,077	2,705	27,000	67,500	83,700	156,600	-	-	97,200	13,620	-	-	
Survey & legal fees			37,093	1,003	13,139	25,550	29,762	54,801	945	945	35,586	34,200	16,150	19,000	
Engineering fees			205,607	5,557	18,200	85,250	97,962	159,500	2,750	12,341	100,839	104,500	77,057	58,349	
Sales Office Build Cost				330,780											
Finished Goods Adjustments	- 31,206	- 1,282,787	- 1,044,810	- 28,238	- 11,250	- 25,549	- 39,478	- 220,060				82,824			
	420,826	43,233,645	2,981,830	411,370	733,850	1,071,063	1,114,003	5,367,017	92,084	271,578	1,389,173	1,670,342	1,168,434	916,116	
Earthworks Allocation	260,179	11,806,198	447,375	12,091	50,570	123,078	152,616	1,077,304	18,574	66,681	166,059	672,342	112,605	303,183	
Indirect Costs															
Land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Infrastructure	84,898	6,012,456	265,106	7,165	70,224	235,295	282,496	620,746	7,879	31,674	351,671	521,532	176,806	245,746	
Landscape	118,628	8,518,643	333,226	9,006	154,123	495,646	594,017	1,308,860	16,613	66,785	871,324	1,270,179	409,039	568,530	
TOTAL COST	884,530	69,570,942	4,027,536	439,633	1,008,767	1,925,082	2,143,132	8,373,927	135,150	436,718	2,778,227	4,134,395	1,866,884	2,033,575	
Lots	3	769	37	1	10	25	31	58	1	1	36	38	17	20	
COST PER LOT	294,843	90,469	108,852	439,633	100,877	77,003	69,133	144,378	135,150	436,718	77,173	108,800	109,817	101,679	
Lots settled	3	769	37	1	10	25	31	55	-	-	35	36	13	19	1,034
COST OF LOTS SETTLED	884,530	69,570,942	4,027,536	439,633	1,008,767	1,925,082	2,143,132	7,940,793	-	-	2,701,054	3,916,795	1,427,617	1,931,896	97,917,777
Stage Area (m2)	10,900	261,394	6,849	320	2,926	10,128	11,236	11,236	255	1,795	13,154	15,904	6,632	6,615	
Cost per m2	81	266	588	1,374	345	190	191	745	530	243	211	260	281	307	
Avg lot size	3,633	340	185	320	293	405	362	194	255	1,795	365	419	390	331	
Other cash expenditure															
Direct Selling & Proj Mgt Costs															25,225,094
Marketing costs															2,421,948
Administration															5,033,213
Finance															198,181
Contingency															0
TOTAL COSTS															130,796,212

PERIODIC ANALYSIS	Month	YTD	PTD	PY Jun-20
Lots settled	2	94	1,034	917
Cost of lots settled	178,852 *	9,281,664	97,917,780	88,636,117
Direct selling costs	58,668	3,356,601	25,225,094	21,868,493
Marketing costs	13,451	198,550	2,421,948	2,223,397
Administration	65,469	713,973	5,033,213	4,319,240
Finance	-	-	198,181	198,181
Contingency	-	-	-	-
TOTAL COSTS	316,439	13,550,788	130,796,215	117,245,428

*Stage 26 late cost increase from additional retaining walls.

Catalina COGS Calc

31-May-21

Job	Titled Date	Direct Cost	Indirect Cost	COGS Total	Lot #	Titled	Untitled	COGS/Lot	Settled Lots	PTD COGS	Finished Goods	FG/Lot
140-01-001	17-Oct-2012	4,004,839	637,443	4,642,282	35	35	-	132,637	35	4,642,282	-	-
140-01-002	7-Nov-2012	3,429,204	598,332	4,027,537	37	37	-	108,852	37	4,027,537	-	-
140-01-003	14-Jan-2013	3,002,658	554,241	3,556,899	43	43	-	82,719	43	3,556,899	-	-
140-01-004	20-Mar-2013	3,371,482	800,585	4,172,067	47	47	-	88,767	47	4,172,067	-	-
140-01-005	20-May-2013	4,894,899	968,068	5,862,967	63	63	-	93,063	63	5,862,967	-	-
140-01-06A	18-Jan-2013	483,435	179,725	663,160	8	8	-	82,895	8	663,160	-	-
140-01-06B	19-Jan-2015	1,100,352	510,130	1,610,482	24	24	-	67,103	24	1,610,482	-	-
140-01-06C	3-Apr-2014	671,286	211,296	882,581	10	10	-	88,258	10	882,581	-	-
140-01-007	31-Oct-2013	4,146,749	938,488	5,085,238	63	63	-	80,718	63	5,085,238	-	-
140-01-008	16-Jan-2014	4,389,068	881,805	5,270,874	53	53	-	99,450	53	5,270,874	-	-
140-01-009	8-May-2014	4,640,905	814,395	5,455,300	51	51	-	106,967	51	5,455,300	-	-
140-01-010	8-May-2014	2,460,031	595,126	3,055,157	30	30	-	101,839	30	3,055,157	-	-
140-01-011	1-Oct-2014	4,797,823	1,320,873	6,118,696	64	64	-	95,605	64	6,118,696	-	-
140-01-012	3-Dec-2014	3,225,081	1,064,585	4,289,666	49	49	-	87,544	49	4,289,666	-	-
140-01-13A	30-Mar-2015	2,965,498	717,571	3,683,069	37	37	-	99,542	37	3,683,069	-	-
140-01-13B	11-May-2015	2,739,324	986,155	3,725,479	45	45	-	82,788	45	3,725,479	-	-
140-01-014	4-Jun-2015	3,619,629	1,347,229	4,966,858	63	63	-	78,839	63	4,966,858	-	-
140-01-015	15-Dec-2015	3,073,171	1,243,145	4,316,316	55	55	-	78,478	55	4,316,316	-	-
140-01-18A	27-May-2016	1,453,614	760,239	2,213,853	29	29	-	76,340	29	2,213,853	-	-
140-01-14B	28-Oct-2016	784,420	224,347	1,008,767	10	10	-	100,877	10	1,008,767	-	-
140-01-017	20-Feb-2017	1,194,140	730,941	1,925,081	25	25	-	77,003	25	1,925,081	-	-
140-01-18B	13-Jun-2017	1,266,620	876,513	2,143,133	31	31	-	69,133	31	2,143,133	-	-
140-02-025	8-Aug-2017	6,444,321	1,929,606	8,373,927	58	58	-	144,378	55	7,940,792	433,134	144,378
140-01-17B	22-May-2018	1,555,232	1,222,995	2,778,227	36	36	-	77,173	35	2,701,054	77,173	77,173
140-02-026	26-Sep-2019	2,342,687	1,791,711	4,134,398	38	38	-	108,800	36	3,916,798	217,600	108,800
140-01-16A	25-Jan-2021	1,281,039	585,845	1,866,884	17	17	-	109,817	13	1,427,617	439,267	109,817
140-02-27A	24-Feb-2021	1,219,300	814,276	2,033,576	20	20	-	101,679	19	1,931,897	101,679	101,679
140-70-001	7-Nov-2012	423,461	16,171	439,633	1	1	-	439,633	1	439,633	-	-
140-70-004	12-Dec-2013	20,322	41,798	62,119	1	1	-	62,119	1	62,119	-	-
140-70-005	8-Aug-2017	110,657	24,492	135,149	1	1	-	135,149	-	-	135,149	135,149
140-70-007	17-Oct-2012	222,150	87,611	309,761	1	1	-	309,761	1	309,761	-	-
140-70-008	1-Oct-2014	438,532	74,117	512,649	1	1	-	512,649	1	512,649	-	-
140-70-028	8-Aug-2017	338,259	98,459	436,718	1	1	-	436,718	-	-	436,718	436,718
76,110,186		23,648,314		99,758,500	1,047	1,047	-		1,034	97,917,780	1,840,720	

Appendix 7.3

LEGEND

-  CATALINA ESTATE BOUNDARY
-  TITLED LOTS
-  LOTS TO BE TITLED
-  CIVIL CONSTRUCTION COMMENCED BUT NOT TITLED
-  CONSERVATION AREA - CONFIRMED
-  CONSERVATION AREA - SUBJECT TO FUTURE PLANNING
-  SUBJECT TO FUTURE PLANNING AND/OR RESOLUTION OF TAMALA PARK REFUSE FACILITY BUFFER

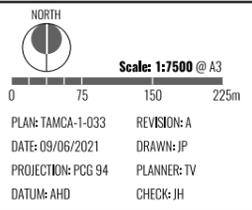


CATALINA FYE 2021 OPERATIONS

Catalina Estate. TAMALA PARK

A Tamala Park Regional Council Project

NORTH



Scale: 1:7500 @ A3

0 75 150 225m

PLAN: TAMCA-1-033 REVISION: A
 DATE: 09/06/2021 DRAWN: JP
 PROJECTION: PCG 94 PLANNER: TV
 DATUM: AHD CHECK: JH



cdp
 Town Planning & Urban Design

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Appendix 7.4

30 June 2021

Mr Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Unit 2, 369 Scarborough Beach Road
INNALOO WA 6018

Dear Tony

CATALINA ESTATE - REVIEW OF PURCHASER TERMS AND CONDITIONS

During its meeting on the 10 December 2020, the Tamala Park Regional Council considered the Purchaser Terms and Conditions for the upcoming Display Village within Catalina Beach. During this meeting, the Council resolved to approve the following Terms/Conditions and Incentives:

1. Deposit: \$5,000 payable within 5 working days of acceptance
2. Settlement: 21 days from the issue of title
3. Contract Terms: Cash unconditional
4. Practical completion of the Display Home is to be no later than 57 weeks from settlement or from the outlined date in the approved development application for the Catalina Beach Display Village.
5. The Display Home being open for the minimum of 2pm to 5pm on Wednesdays, 1pm to 5pm Saturday, Sunday and Public Holidays (or as agreed by the TPRC).
6. The Display Home to be designed and constructed in accordance with the Catalina Beach Design Guidelines and Estate Covenants.
7. The Display Home to incorporate all of the sustainability initiatives listed below:
 - Installation of a gas boosted solar hot water system;
 - Installation of solar panels with a minimum 3kw system;
 - Installing high star rated electrical and water using appliances;
 - Achieving an energy rating of 7 stars or greater.Sustainability initiatives listed above may be substituted with other sustainability initiatives proposed by the Tender at the TPRC's absolute discretion.
8. The builder will be required to undertake landscaping of the lot including reticulation to the verge. A landscape plan must be provided for TPRC's approval prior to landscape works being undertaken within the building setback. The seller to provide verge landscaping (including street tree) upon the installation of reticulation.
9. The Display Home is to be open for a minimum of 2 years, with an option to extend for a further year at the discretion of the TPRC.
10. A Building Rebate of 2.5% of the purchase price (inclusive of GST) will be paid to participating builders subject to compliance with Conditions 1 - 8 as listed above within 60 days of the opening of the Display Home.
11. A Building Rebate of 2.5% of the purchase price (inclusive of GST) will be paid to participating builders subject to compliance with Condition 9 listed above.



Following the tender and allocation process the successful builders have raised their inability to meet the proposed opening timeframe of 57 weeks (item 4 in previous list). The construction industry is suffering from a skilled labour and materials shortage with no immediate end in sight. This has caused the construction timeframe for project homes to significantly increase. Builders have advised that even by prioritising the construction of their display home they are still highly unlikely to achieve the 57-week timeframe.

Requests from builders to extend the opening timeframes range from 4 weeks to 6 months. Satterley have reviewed these requests and believe that a consistent extension should be provided to builders to ensure that the incentive to open early is still achievable and therefore not just ignored. Satterley recommend that an 8 week extension be provide to single storey construction and a 16 week extension be provide to two storey construction.

RECOMMENDATION

Satterley recommend that item 4 in the approved purchaser terms and conditions for the Catalina Beach Display Village be amended to the following;

4. Practical completion of the Display Home is to be no later than 65 weeks for single storey construction and 73 weeks for double storey construction, from settlement or from the outlined date in the approved development application for the Catalina Beach Display Village.

Should you require any clarification or further information regarding the above please don't hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Carl Buckley'.

Carl Buckley
Project Director

Appendix 7.5

30 June 2021

Mr Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Unit 2, 369 Scarborough Beach Road
INNALOO WA 6018

Dear Tony

CATALINA ESTATE - REVIEW OF PURCHASER TERMS AND CONDITIONS

During its meeting on the 10 December 2020, the Tamala Park Regional Council considered the Review of the Purchaser Terms and Conditions. During this meeting the Council resolved to:

1. APPROVES the following Purchaser Terms/Conditions and Incentives for all public and builder release lots for the period December 2020 to December 2021:
 - 1.1 Use of the REIWA Offer and Acceptance Contract with Special Conditions and Annexure.
 - 1.2 A \$2,000 deposit to be used in the Sales Contracts for Catalina Central and a \$5,000 deposit to be used in the Sales Contracts for Catalina Beach.
 - 1.3 A finance approval period of 60 days for Catalina Central and 45 days for Catalina Beach, where finance is required.
 - 1.4 A 21-day settlement period from finance approval or the issue of titles, whichever is the later.
 - 1.5 A waterwise landscaping package to the front garden.
 - 1.6 A \$2,000 rebate for all homes constructed with a minimum 1.5kW capacity photovoltaic solar power system.
 - 1.7 Side and rear boundary fencing (behind the building line).
 - 1.8 A \$1,000 rebate for all homes in Catalina Central and Beach Precincts which include appropriate WELS rated fittings and fixtures.
 - 1.9 Sales incentives (Items 1.5 – 1.8) subject to homes being constructed in accordance with the approved Catalina Design Guidelines within 18 months of settlement for single storey homes and 24 months of settlement for two storey homes.

Further to the above the council requested Satterley to review the purchaser terms and conditions and report to Council in December 2021 and provide recommendation on the purchaser terms and conditions for Catalina Green prior to launch.

As requested, Satterley have reviewed the terms and conditions currently being implemented for the sale of lots at Catalina Central and Catalina Beach to inform the terms and conditions for Catalina Green.

This letter outlines proposed purchaser terms and conditions within Catalina Green.

DEPOSIT, FINANCE APPROVALS AND SETTLEMENT

The below table has been prepared to show the approved and recommended terms and conditions across all precincts of Catalina.

	Catalina Central Approved	Catalina Beach Approved	Catalina Green Recommended
Deposit	\$2,000	\$5,000	\$2,000
Period for finance approval	60 days	45 days	60 days
Period for finance extension	28 days	28 days	28 days
Settlement*	21 days	21 days	21 days

* from issue of titles and / or acceptance / formal finance approval

Deposit

It is recommended that Catalina Green adopt the same deposit used within Catalina Central due to the similar financial buyer profile.

The \$2,000 deposit at Catalina Central has been well received by prospective purchasers and key stakeholders since the TRPC approved a reduction from \$5,000 at the 15 August 2015 Council meeting. The reduced deposit has brought Catalina into line with a number of competing estates. The \$2,000 facilitates entry level purchasers securing a lot.

The \$5,000 deposit at Catalina Beach ensures that committed and qualified purchasers with sufficient finance capacity will register for lots and mitigate the risk of prospective purchasers with insufficient borrowing capacity registering for lots and subsequently being unable to obtain finance approvals.

Finance Approval Period

It is recommended that Catalina Green adopt the same timing used within Catalina Central due to the anticipated similar financial buyer profile.

Current sales at Catalina Central are comparatively slow with a limited supply of lots available to the market. Many sales are being sourced through builder contracts on the basis of the purchaser obtaining finance for a house and land package. The current finance approval terms have had the effect of attracting builders to sell house and land packages at Catalina. However, builders are generally requesting up to 90 day finance approval period based on an 8 week period to prepare and finalise building plans and a further 4 weeks to obtain finance approval. It is Satterley's understanding that this timeframe can be condensed to 60 days.

Satterley consider that Catalina Beach 45 day finance terms are comparative to other premium coastal estates, including Beaumaris, who offer 28 day finance terms. The timeframes for obtaining finance approval will assist in identifying qualified and finance ready purchasers. The Catalina Beach Estate appeals to a different buyer profile than lots available within Catalina Central and Catalina Green. The median house and land value in Catalina Beach is considerably higher than in Catalina Central and Catalina Green with purchasers having greater finance capacity.

Settlement Period

The current settlement periods at both Catalina Central and Catalina Beach are recommended to be extended to Catalina Green.

Following the August 2013 TPRC Management Committee meeting, the settlement period was reduced from 28 days after the issue of titles or finance approval (whichever is the later) to 21 days after the issue of titles

or finance approval (whichever is the later). This revised settlement period has worked well and resulted in quicker settlements, improving the TPRC's cashflow.

SALES INCENTIVES

The below table has been prepared to summarise the approved and recommended sales incentives across all precincts of Catalina.

	Central and Beach Approved	Green Recommended
Fencing	Side and Rear	Side and Rear
Landscaping	Front	Front
Solar (PV)	\$2,000	\$2,000 PV or \$3,000 Battery
Water (WEL's)	\$1,000	\$1,000

Fencing

Colorbond side (behind the front building line) and rear fencing to all lots, with Colorbond fencing (Catalina Green), brushwood fencing (Catalina Central) and solid masonry fencing (Catalina Beach) to the side boundary of lots abutting a road.

Landscaping

Water wise landscaping to front garden and verge areas, including the side boundary of lots abutting a road is recommended for all precincts.

Solar

Catalina Central and Catalina Beach have a \$2,000 rebate available to all purchasers who install a minimum 1.5 kW solar PV system. It is recommended that this rebate be changed for Catalina Green to target a higher sustainability target. It is recommended that a \$2,000 rebate be provided for all purchasers who install a minimum 3.0 kW solar PV system and further increased to \$3,000 if the system includes an integrated battery storage. This approach to increase the minimum size of the system and further encourage the installation of batteries will raise the sustainability credentials of the Catalina Green precinct.

Water

Catalina Central and Catalina Beach include a \$1,000 rebate to all purchasers who install WEL's fixtures, fittings and appliances with the following minimum WEL's ratings:

- 3 star rated shower head/s
- 4 star rated toilet/s
- 6 star rated taps
- 6 star rated dishwasher
- 4 star rated washing machine

This rebate has been slowly getting a greater up take over the past two years with buyers becoming more aware of water consumption and the impact on the environment. The growth in the uptake of this rebate shows that it is positioned well to encourage the correct installation of water efficient appliances, fixtures and fittings and it is recommended that this is extended to Catalina Green.



SUMMARY

The below table summarises the purchaser terms and conditions across the three different precinct of Catalina.

	Catalina Central	Catalina Beach	Catalina Green
Deposit	\$2,000	\$5,000	\$2,000
Period for finance approval	60 days	45 days	60 days
Period for finance extension	28 days	28 days	28 days
Settlement*	21 days	21 days	21 days
Fencing	Side and Rear	Side and Rear	Side and Rear
Landscaping	Front	Front	Front
Solar (PV)	\$2,000 (1.5kW)	\$2,000 (1.5kW)	\$2,000 (3.0kW) or \$3,000 Battery
Water (WEL's)	\$1,000	\$1,000	\$1,000

RECOMMENDATION

Satterley recommend the following purchaser terms and conditions are adopted for Catalina Green.

Deposit: \$2,000
Period for finance approval: 60 days
Period for finance extension: 28 days
Settlement: 21 days from issue of titles and / or acceptance / formal finance approval
Fencing: Colorbond
Landscaping: Water wise front garden and verges
Solar (PV): \$2,000 (minimum 3kW)
\$3,000 (including a battery storage)
Water (WEL's): \$1,000

Should you require any clarification or further information regarding the above please do not hesitate to contact the undersigned.

Yours sincerely

Carl Buckley
Project Director

Appendix 7.6

Responsible Officer	Chief Executive Officer
Relevant delegations	
Initial Council adoption	18 April 2019
Amendments	
Last Council adoption	18 April 2019
Review due	2022

PURPOSE/OBJECTIVE

To provide clarity and direction in terms of lot pricing requirements.

SCOPE

This Policy applies to public release lots at Catalina.

POLICY STATEMENT

The Regional Purpose for which the TPRC is established is to undertake, in accordance with the objectives, the rezoning, subdivision, development, marketing and sale of the Land.

The objectives of the TPRC are:

- (i) To develop and improve the value of the Land;
- (ii) To maximise, within prudent risk parameters, the financial return to the Participants;
- (iii) To balance economic, social and environmental issues; and
- (iv) To produce a quality development demonstrating the best urban design and development practice.

The *Local Government Act 1995* does not preclude the Council from selling land for less than the market value of that land as ascertained by a valuation. Although a local government (or regional local government) may generally seek a sale price that is higher than the market value, there is no obligation, legal or otherwise, to pursue that outcome.

The legal obligation is for the TPRC to exercise its judgment in determining how best to achieve the regional purpose, as set out in its Establishment Agreement, for the good government of persons in the region.

The Policy is intended to demonstrate a high degree of independence and be able to be subject to third-party review in the administration of setting lot prices for sale to the public. It should demonstrate good practice in terms of probity and accountability.

LOT PRICING PROCESS

When the TPRC intends to release lots to the public for sale it will obtain recommended lot pricing from the Development Manager and lot valuations from the Council appointed Valuer. The lot sale price will be determined by the higher value from the Development Manager and the Council appointed Valuer, unless otherwise determined by Council. In the event that the lot pricing, based on the lot pricing practice, is less than the lot values for a stage in the Project Budget then lot pricing is referred to Council for approval.

LEGISLATION / LOCAL LAW REQUIREMENTS

Local Government (Financial Management) Regulations 1996

Appendix 7.7

08 July 2021

Mr. Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Unit 2, 369 Scarborough Beach Road
INNALOO WA 6019

Dear Tony,

Catalina 2021 Project Forecast

Please find attached the Catalina 2021 Project Forecast. The review is discussed under the following headings:

1. Introduction
2. WA Market Conditions
3. Project Forecast Outcome
4. Project Forecast Net Present Value Analysis
5. Project Forecast Assumptions
6. Risks to Achieving Project Forecast
7. Comparison to 2018 Project Forecast
8. Satterley Recommendation

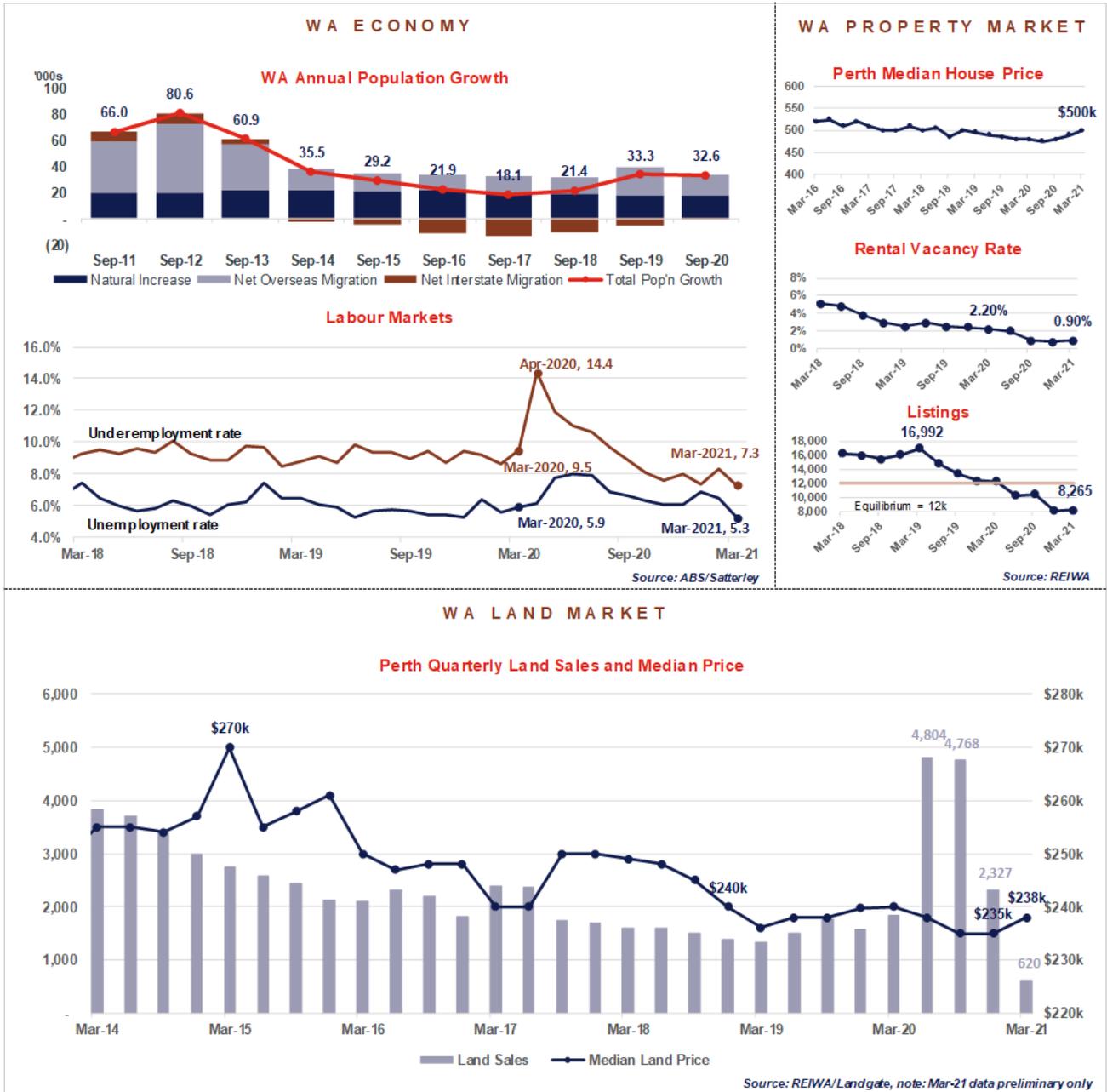
1. Introduction

The Tamala Park Regional Council (TPRC) has requested Satterley provide an updated Project Forecast (2021 Project Forecast) and memo with comparisons to the 2018 Project Forecast.

The 2018 Project Forecast was based on assumptions set in 2017 but updated for a change in escalation rates following a third-party review by CBRE in 2018 (from 3% income / 2% cost to 4% income / 2.5% cost). Since the 2018 Project Forecast, the whole of life budget has been updated several times and the outcomes provided to TPRC.

2. WA Market Conditions

The graphic below provides a snapshot of the state of the WA property market at present and a brief history leading up to this point. It provides some context to the assumptions used in the Proposed 2021 Project Forecast.



- Population growth was improving with reduced net outflow of interstate migrants. Migration now on hold until at least well into 2022 according to the 2021 Federal Budget.

- Quicker than expected recovery of unemployment and underemployment figures over past 9 months following initial COVID-19 shock. Employment a key focus of the 2021 Federal Budget.
- Official cash rate remains at 0.10%. RBA still no desire to raise rates in the short term until unemployment improves.
- Stock levels in WA now well below the historical equilibrium.
- Perth median house prices have risen over the past three quarters.
- Rent increases following the end of the rent moratorium and an extremely low vacancy rate of 0.9%.
- The 2021 Federal budget included the following measures which will help the sector:
 - › Additional 10,000 places available under the First Home Loan Deposit Scheme
 - › New Family Home Guarantee initiative for eligible single parents with dependants to build a new home or purchase an existing home with a deposit of 2%
 - › First home buyers can put away an extra \$20,000 extra in voluntary contributions as part of the First Home Super Saver Scheme
 - › HomeBuilder scheme deadlines extended
- Recent snap lockdowns across the country serve as a reminder the COVID-19 pandemic still has a while to play out.

3. Project Forecast Outcome

The summary outcome of the 2021 Project Forecast is as follows:

CATALINA Summary			
CATEGORY	CURRENT	2018 PROJECT FORECAST	VARIANCE
Total Lots	2,395	2,489	(94)
Residential area	805,115m ²	786,761m ²	18,354m ²
Special sites area	72,357m ²	110,832m ²	(38,475m ²)
GROSS INCOME			
Income - Lots	680,162,140	724,700,240	(44,538,100)
Income - Special Sites	25,119,915	40,589,540	(15,469,625)
Income - Other	263,843	147,570	116,273
Direct Selling Expenses	78,122,661	83,661,510	5,538,849
GROSS INCOME	627,423,237	681,775,840	(54,352,603)
DEVELOPMENT COSTS			
Land	10,206,000	10,206,000	-
Consultants	10,574,132	9,106,160	(1,467,972)
Infrastructure	24,114,062	15,821,974	(8,292,088)
Special Sites/Other Development	4,410,106	4,853,544	443,438
Lot Production	221,984,848	213,183,896	(8,800,952)
Landscape	63,769,895	52,971,398	(10,798,496)
Marketing	11,580,222	8,664,422	(2,915,801)
Community Development	2,613,609	2,224,981	(388,627)
Administration	25,403,772	12,722,435	(12,681,337)
Finance/Bonds	-	-	-
Contingency	12,648,759	11,526,301	(1,122,458)
DEVELOPMENT COSTS	387,305,405	341,281,111	(46,024,294)
PROJECT PROFIT	240,117,832	340,494,729	(100,376,897)
Capital IRR	9.2%	16.4%	(7.2%)
Project IRR	14.2%	18.4%	(4.2%)
Profit on Cost	62.0%	99.8%	(37.8%)
Profit /Lot	100,258	136,800	(36,542)

4. Project Forecast Net Present Value (NPV) Analysis

Please find below an NPV analysis to accompany the 2021 Project Forecast. The analysis calculates project NPV at discount rates between 6% – 10% based on an adjustment to price and the anticipated resulting change to sales rates. In all scenarios, pricing has only been adjusted on Catalina Central and Catalina Green. This retains the assumption that Catalina Beach should trade stock throughout the entire duration of the project and therefore maximise price growth for the project's premium land.

Outcome

CATALINA NPV ANALYSIS	PROPOSED BUDGET	SCENARIO 1	SCENARIO 2
ASSUMPTIONS			
Prices	Per Proposed Budget	+5% Central / Green	-5% Central / Green
Sales rate	8 per month	6 per month	10 per month
NPV OUTCOMES			
NPV @ 6%	\$65.7m	\$65.9m	\$62.9m
NPV @ 8%	\$54.5m	\$52.5m	\$53.3m
NPV @ 10%	\$45.5m	\$42.1m	\$45.3m
PROJECT CASHFLOW			
Gross Income	\$627.4m	\$667.4m	\$603.2m
Development Costs	\$387.3m	\$409.2m	\$376.2m
Net Cashflow	\$240.1m	\$258.2m	\$227.0m
Final settlement date	Nov-35	Sep-40	Oct-32

Evaluating the three scenarios the following conclusions are made:

- The current proposed budget strikes the right balance between cashflow profitability and speed of returns, generally achieving the best NPV outcomes
- A 5% increase to prices that reduces sales by 2 lots or more per month would be detrimental to the NPV of the project at a discount rate higher than 6%
- A 5% price reduction would need to result in more than 2 sales per month to achieve an improved NPV at a discount rate of 10% or lower

5. Project Forecast Assumptions

Design & Yield

With design changes since the 2018 Project Forecast, overall residential yield has reduced by (94) lots despite an increase in residential saleable area. The breakdown by precinct is shown below:

CHANGES TO PROJECT FORECAST	RESIDENTIAL YIELD			RESIDENTIAL SALEABLE AREA		
	2021	2018	VARIANCE	2021	2018	VARIANCE
Central	1,254	1,226	28	419,990m ²	411,598m ²	8,392m ²
Beach	496	492	4	178,803m ²	171,405m ²	7,398m ²
Green	645	771	(126)	206,322m ²	203,758m ²	2,564m ²
TOTAL	2,395	2,489	(94)	805,115m²	786,761m²	18,354m²

Saleable area for special sites has reduced by (38,475m²) as shown below:

CHANGES TO PROJECT FORECAST	SPECIAL SITES AREA		
	2021	2018	VARIANCE
Central	27,292m ²	37,755m ²	(10,463m ²)
Beach	10,558m ²	12,564m ²	(2,006m ²)
Green	34,507m ²	60,513m ²	(26,006m ²)
TOTAL	72,357m²	110,832m²	(38,475m²)

Escalation

The proposed Project Forecast uses 3% income escalation commencing July 2021 for the remainder of the project, with cost escalation set at 7% over FY22, lowering to 2% from July 2022 for the remainder of the project.

The changes to escalation rates and timing from the 2018 Project Forecast are shown below:

CATALINA Escalation Rates					
INCOME					
From	Jan-11	Jul-19	Jul-21	Jul-22	Jul-23
To	Jun-19	Jun-21	Jun-22	Jun-23	End
Current	0.0%	0.0%	3.0%	3.0%	3.0%
2018 Project Forecast	0.0%	4.0%	4.0%	4.0%	4.0%
COST					
From	Jan-11	Jul-19	Jul-21	Jul-22	Jul-23
To	Jun-19	Jun-21	Jun-22	Jun-23	End
Current - Jun-20	0.0%	0.0%	7.0%	2.0%	2.0%
2018 Project Forecast	0.0%	2.5%	2.5%	2.5%	2.5%

Pricing

Standard base prices used in the 2021 Project Forecast are as follows:

PRECINCT PRICES - 2021 PROJECT FORECAST	375m ²	450m ²
Central	235,000	265,000
Beach	345,000	385,000
Green Phase 1 (stages 36 and 37)	<i>Individually priced</i>	
Green Balance	<i>Avg. \$225,000 for avg. 312m² lot size</i>	

This compares to standard base pricing in the 2018 Project Forecast shown below.

PRECINCT PRICES - 2018 PROJECT FORECAST	375m ²	450m ²
Central	298,000	335,000
Beach	360,000	422,000
Green	269,000	n/a

Additionally, as a direct comparison, pricing for a 312m² lot in Catalina Green was \$242,000 in the 2018 Project Forecast, compared to \$225,000 now.

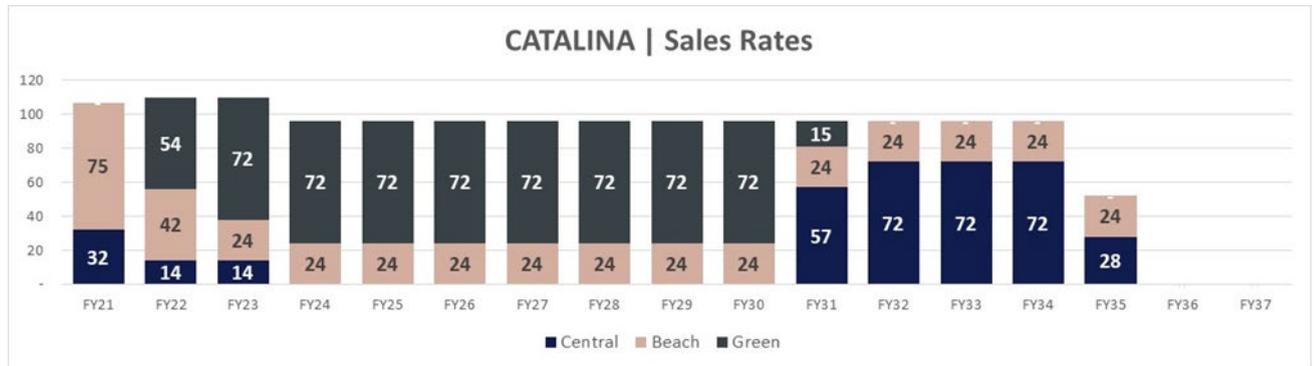
Sales Rates

Sales Rates – Following increased competition over recent years for a shrinking WA land market and the onset of COVID-19, the new long-term sales rate in the 2021 Project Forecast has been set at 8 per month, compared to a long-term average of 16 per month in the 2018 Project Forecast. In the current environment, with lower migration expected for an extended period, the project duration has increased by 7 years.

The FY21 stimulus-led year has resulted in a sharp increase in sales with 107 sales forecast for the financial year (off a low base of 32 in FY20). This however is still lower than the 150 sales budgeted for FY21 in the 2018 Project Forecast. Overall sales rates for the remainder of project are shown below:

CATALINA Sales Rates			
SALES RATES	2021 PROJECT FORECAST	2018 PROJECT FORECAST	VARIANCE
PTD FY2020	960	1,164	(204)
FYE2021	107	150	(43)
FYE2022	110	163	(53)
FYE2023	110	203	(93)
FYE2024	96	193	(97)
FYE2025	96	195	(99)
FYE2026	96	199	(103)
FYE2027	96	185	(89)
FYE2028	96	37	59
FYE2029	96	-	96
FYE2030	96	-	96
FYE2031	96	-	96
FYE2032	96	-	96
FYE2033	96	-	96
FYE2034	96	-	96
FYE2035	52	-	52
Total	2,395	2,489	(94)

Budgeted sales rates are slightly higher than the long-term average in FY22 and FY23 as Catalina trades across three precincts. The sales rates breakdown by precinct in the 2021 Project Forecast are shown below:



Other Assumptions

The following assumptions have been used in the 2021 Project Forecast:

- WAPC land acquisition split in two payments, \$5.1m Dec-21, \$5.1m in Dec-22
- Beach sales equate to approximately a 25-30% split to finish at same time as the final Central stage 23 to extract maximum value from premium land
- Stage 16B and Primary School GHS deferred until the project returns to Catalina Central once Grove sales complete, assumes buffer restrictions lifted
- Marketing budget after FY2022 set at 2.25% of lot income for project duration, community development at \$1,500 per lot sold
- High quality estate presentation will be key to achieving the sales rates in the Project Forecast. As such, unescalated maintenance budgets have been set at \$850,000 per annum.
- All IRR calculations assume a notional land payment based on historical valuation estimate of \$77.4m at commencement of the project, consistent with IRR methodology for other residential development projects.

6. Risks to Achieving Recommended Project Forecast

The following are key risks to achieving the outcomes of the recommended Project Forecast:

- Any adverse impacts flowing from the COVID-19 pandemic, in particular those affecting employment and borrowing capacity. Reduced migration could have an effect over the medium term.
- The project forecast contains assumptions on sales rate and price escalation. A negative change in market sentiment due to micro or macro-economic factors could reduce sales rates and/or projected price escalation that would impact the size and timing of profit distributions.
- The southern portion of the Catalina development is affected by a landfill buffer which has resulted in the land being zoned Urban Deferred. The rezoning of the land from Urban Deferred to Urban could be delayed for many reasons including but not limited to a slowdown of filling of the landfill, environmental risks from the landfill, a change in policy regarding landfill buffers or other factors required for the rezoning of this land.
- Amendment to the requirements of local, state or federal government which could affect the lot yield for reasons including but not limited to the retention of additional vegetation, buffers for nearby uses, bushfire management, public open space requirements, community or school requirements and requirements for the installation of additional servicing infrastructure.

- Amendment to the requirements of local, state or federal government agencies and other servicing authorities which may affect costs including but not limited to additional developer contributions, passing on taxes incurred by these agencies, and additional studies required for OHS.
- Environmental risks discovered during development including but not limited to archaeological, rare flora or fauna, native vegetation and contamination could result in a reduction of the lot yield of the project, delays to the project or additional costs to overcome these risks.
- The project forecast assumes that the Western Australian Planning Commission (WAPC) will sell its landholding in the eastern cell to the TPRC for an assumed price of \$10.2m. If the WAPC decides not to sell its landholding to the TPRC, requires a higher price or an amendment to the timing of payment, the size and timing of the forecast profit distributions will be affected.

7. Comparison to 2018 Project Forecast

The cashflow variances from the 2018 Project Forecast are shown below:

CATALINA | Summary

CATEGORY	2021 PROJECT FORECAST	2018 PROJECT FORECAST	VARIANCE
Total Lots	2,395	2,489	(94)
Residential area	805,115m ²	786,761m ²	18,354m ²
Special sites area	72,357m ²	110,832m ²	(38,475m ²)
GROSS INCOME			
Income - Lots	680,162,140	724,700,240	(44,538,100)
Income - Special Sites	25,119,915	40,589,540	(15,469,625)
Income - Other	263,843	147,570	116,273
Direct Selling Expenses	78,122,661	83,661,510	5,538,849
GROSS INCOME	627,423,237	681,775,840	(54,352,603)
DEVELOPMENT COSTS			
Land	10,206,000	10,206,000	-
Consultants	10,574,132	9,106,160	(1,467,972)
Infrastructure	24,114,062	15,821,974	(8,292,088)
Special Sites/Other Development	4,410,106	4,853,544	443,438
Lot Production	221,984,848	213,183,896	(8,800,952)
Landscape	63,769,895	52,971,398	(10,798,496)
Marketing	11,580,222	8,664,422	(2,915,801)
Community Development	2,613,609	2,224,981	(388,627)
Administration	25,403,772	12,722,435	(12,681,337)
Finance/Bonds	-	-	-
Contingency	12,648,759	11,526,301	(1,122,458)
DEVELOPMENT COSTS	387,305,405	341,281,111	(46,024,294)
PROJECT PROFIT	240,117,832	340,494,729	(100,376,897)
Capital IRR	9.2%	16.4%	(7.2%)
Project IRR	14.2%	18.4%	(4.2%)
Profit on Cost	62.0%	99.8%	(37.8%)
Profit /Lot	100,258	136,800	(36,542)

The main drivers of variances in cashflow and other metrics are detailed below:

Revenue

- The reduction in lot income is mainly attributable to the reduction to yield and lower base selling prices accounting for a (\$40.6m) unescalated reduction. The overall escalation movement to lot income is around (\$4m) representing the compounding effect of 2 years escalation deferral and rate decreasing from 4% to 3%, partially offset by the extended project duration.
- Special site income has reduced by (\$15.5m), of which (\$15m) relates to unescalated movements driven by a reduction of (38,475m²) in saleable area and the reduction of m² revenue

rates for Catalina Green group housing sites (from \$380 /m² to \$300 /m²) and the Catalina Green Commercial site (from \$350 /m² to \$250 /m²). (\$0.5m) of the variance is due to escalation.

Direct Selling

- The reduction in total direct selling costs of \$5.5m is largely driven by the reduction in revenue described above. With a more competitive sales environment, the implementation of campaign incentives has increased direct selling costs by (\$1.7m), which is substantially offset by a \$1.2m reduction in packages and rebates due to the yield reduction.

Development Costs

- The increase to consultants of (\$1.5m) is due to the extended project duration.
- Overall infrastructure costs have increased by (\$8.3m) overall which includes a (\$0.6m) escalation variance. The main movements are (\$5.6m) in costs for the Catalina Green Aviator Extension costs transferred from lot production and a (\$2.0m) increase in the cost for the Portofino extension.
- Overall lot production costs have increased by (\$8.8m) with a (\$9.3m) escalation variance due to the deferral of works and extended duration from the 2018 Project Forecast. The unescalated reduction to lot production is \$0.5m, however allowing for the \$5.6m transfer of Aviator Extension costs to infrastructure, there is an underlying adverse variance of lot production which is largely driven by cost increases for Catalina Green tree retention as advised in the FY2022 Approved Budget (June 2021).
- Landscape costs have increased by (\$10.8m) from the 2018 Project Forecast of which (\$3.7m) relates to escalation due to deferred works. The underlying (\$7.1m) increase to unescalated landscape costs is largely attributable to an increased scope of works for Catalina Green under the latest design and following the appointment of a new consultant.
- Marketing and community development costs have increased by a combined (\$3.3m) which is due to the extended project duration.
- Administration costs have increased by (\$12.7m). The extended project duration results in higher holding and administration costs such as rates and taxes, audit and maintenance. The per annum maintenance costs have also been increased in the 2021 Project Forecast, to improve estate presentation and achieve sales.

IRR

- The reduced project profit and extended project duration has resulted in a reduction of capital IRR from 16.4% to 9.2% and the project IRR from 18.4% to 14.2%.

Distributions

- In keeping with the previous Project Forecast, approximately \$15m is maintained as a minimum ongoing cash throughout the duration of the project. Life of project distributions are now forecast as follows;

CATALINA | Profit Distributions

FINANCIAL YEAR	CURRENT	2018 PROJECT FORECAST	VARIANCE	CUMULATIVE VARIANCE
PTD FY20	64,700,000	77,700,000	(13,000,000)	(13,000,000)
FY21	9,000,000	21,000,000	(12,000,000)	(25,000,000)
FY22	10,000,000	24,000,000	(14,000,000)	(39,000,000)
FY23	6,000,000	23,000,000	(17,000,000)	(56,000,000)
FY24	8,000,000	28,000,000	(20,000,000)	(76,000,000)
FY25	15,000,000	34,000,000	(19,000,000)	(95,000,000)
FY26	11,000,000	31,000,000	(20,000,000)	(115,000,000)
FY27	7,000,000	46,000,000	(39,000,000)	(154,000,000)
FY28	11,000,000	39,000,000	(28,000,000)	(182,000,000)
FY29	8,000,000	16,000,000	(8,000,000)	(190,000,000)
FY30	9,000,000	794,729	8,205,271	(181,794,729)
FY31	5,000,000	-	5,000,000	(176,794,729)
FY32	7,000,000	-	7,000,000	(169,794,729)
FY33	16,000,000	-	16,000,000	(153,794,729)
FY34	12,000,000	-	12,000,000	(141,794,729)
FY35	24,000,000	-	24,000,000	(117,794,729)
FY36	3,000,000	-	3,000,000	(114,794,729)
FY37	14,417,832	-	14,417,832	(100,376,897)
TOTAL	240,117,832	340,494,729	(100,376,897)	(100,376,897)

8. Satterley Recommendation

Satterley recommends that TPRC adopt the outlined 2021 Project Forecast, whilst also acknowledging the inherent risk factors associated with the Project Forecast.

Should you have any queries on this report, please do not hesitate to contact me.

Yours sincerely



Carl Buckley
Project Director

CATALINA | Summary

CATEGORY	2021 PROJECT FORECAST	2018 PROJECT FORECAST	VARIANCE
Total Lots	2,395	2,489	(94)
Residential area	805,115m ²	786,761m ²	18,354m ²
Special sites area	72,357m ²	110,832m ²	(38,475m ²)
GROSS INCOME			
Income - Lots	680,162,140	724,700,240	(44,538,100)
Income - Special Sites	25,119,915	40,589,540	(15,469,625)
Income - Other	263,843	147,570	116,273
Direct Selling Expenses	78,122,661	83,661,510	5,538,849
GROSS INCOME	627,423,237	681,775,840	(54,352,603)
DEVELOPMENT COSTS			
Land	10,206,000	10,206,000	-
Consultants	10,574,132	9,106,160	(1,467,972)
Infrastructure	24,114,062	15,821,974	(8,292,088)
Special Sites/Other Development	4,410,106	4,853,544	443,438
Lot Production	221,984,848	213,183,896	(8,800,952)
Landscape	63,769,895	52,971,398	(10,798,496)
Marketing	11,580,222	8,664,422	(2,915,801)
Community Development	2,613,609	2,224,981	(388,627)
Administration	25,403,772	12,722,435	(12,681,337)
Finance/Bonds	-	-	-
Contingency	12,648,759	11,526,301	(1,122,458)
DEVELOPMENT COSTS	387,305,405	341,281,111	(46,024,294)
PROJECT PROFIT	240,117,832	340,494,729	(100,376,897)
Capital IRR	9.2%	16.4%	(7.2%)
Project IRR	14.2%	18.4%	(4.2%)
Profit on Cost	62.0%	99.8%	(37.8%)
Profit /Lot	100,258	136,800	(36,542)

2021 PROJECT FORECAST PER LOT	2018 PROJECT FORECAST PER LOT	PER LOT VARIANCE
2,395	2,489	(94)
336m ²	316m ²	20m ²
283,993	291,161	(7,169)
10,488	16,308	(5,819)
32,619	33,612	993
261,972	273,916	(11,994)
4,261	4,100	(161)
4,415	3,659	(757)
10,069	6,357	(3,712)
1,841	1,950	109
92,687	85,650	(7,036)
26,626	21,282	(5,344)
4,835	3,481	(1,354)
1,091	894	(197)
10,607	5,111	(5,496)
-	-	-
5,281	4,631	(650)
161,714	137,116	(24,598)
100,258	142,169	(41,911)

Note: All IRR calculations assume a notional land payment of \$77.4m at commencement of the project.

FEASIBILITY	VARIANCE
2,310	85
828,075m ²	(22,960m ²)
7,826m ²	64,531m ²
797,371,531	(117,209,391)
2,997,655	22,122,260
130,908,852	52,786,191
669,460,334	(42,300,940)
-	(10,206,000)
5,672,600	(4,901,532)
26,107,961	1,993,899
935,121	(3,474,985)
245,536,927	23,552,079
36,363,281	(27,406,613)
11,234,127	(346,096)
2,904,656	291,047
11,881,589	(13,522,183)
-	-
17,031,813	4,383,054
357,668,075	(29,637,330)
311,792,259	(71,674,427)
17.4%	(8.1%)
18.2%	(4.0%)
87.2%	(25.2%)
134,975	(34,717)

CATALINA | NPV Analysis

DISCOUNT RATE	6%	8%	10%
Prospective NPV of project cashflows	\$65.7m	\$54.5m	\$45.5m

CATALINA | Profit Distributions

FINANCIAL YEAR	2021 PROJECT FORECAST	2018 PROJECT FORECAST	VARIANCE	CUMULATIVE VARIANCE
PTD FY20	64,700,000	77,700,000	(13,000,000)	(13,000,000)
FY21	9,000,000	21,000,000	(12,000,000)	(25,000,000)
FY22	10,000,000	24,000,000	(14,000,000)	(39,000,000)
FY23	6,000,000	23,000,000	(17,000,000)	(56,000,000)
FY24	8,000,000	28,000,000	(20,000,000)	(76,000,000)
FY25	15,000,000	34,000,000	(19,000,000)	(95,000,000)
FY26	11,000,000	31,000,000	(20,000,000)	(115,000,000)
FY27	7,000,000	46,000,000	(39,000,000)	(154,000,000)
FY28	11,000,000	39,000,000	(28,000,000)	(182,000,000)
FY29	8,000,000	16,000,000	(8,000,000)	(190,000,000)
FY30	9,000,000	794,729	8,205,271	(181,794,729)
FY31	5,000,000	-	5,000,000	(176,794,729)
FY32	7,000,000	-	7,000,000	(169,794,729)
FY33	16,000,000	-	16,000,000	(153,794,729)
FY34	12,000,000	-	12,000,000	(141,794,729)
FY35	24,000,000	-	24,000,000	(117,794,729)
FY36	3,000,000	-	3,000,000	(114,794,729)
FY37	14,417,832	-	14,417,832	(100,376,897)
TOTAL	240,117,832	340,494,729	(100,376,897)	(100,376,897)

* Included in the distributions shown above on the left hand side are GST amounts withheld from settlement proceeds and claimed directly by member Councils.

CATALINA | GST Withheld

FINANCIAL YEAR	GST WITHHELD (claimed direct by member Councils)	DISTRIBUTIONS NET OF GST CLAIMED DIRECTLY
PTD FY20	-	64,700,000
FY21	-	9,000,000
FY22	2,524,805	7,475,195
FY23	1,974,187	4,025,813
FY24	2,085,101	5,914,899
FY25	2,372,239	12,627,761
FY26	2,021,509	8,978,491
FY27	2,047,336	4,952,664
FY28	1,947,690	9,052,310
FY29	2,111,295	5,888,705
FY30	2,313,818	6,686,182
FY31	1,972,641	3,027,359
FY32	1,754,124	5,245,876
FY33	2,366,978	13,633,022
FY34	2,327,440	9,672,560
FY35	2,064,328	21,935,672
FY36	350,658	2,649,342
FY37	-	14,417,832
TOTAL	30,234,149	209,883,683

CATALINA | Annual Cashflow (2021 Project Forecast)

CATEGORY	PROJECT TOTAL	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
STOCK											
Sales Release	2,395	1,000	75	174	85	103	117	37	125	74	125
Sales	2,395	960	107	110	110	96	96	96	96	96	96
Titles	2,395	1,004	37	175	81	103	117	74	125	74	88
Settlements	2,395	936	97	98	108	104	96	96	96	96	96
Closing Stock	-	40	8	72	47	54	75	16	45	23	52
Contracts on Hand	-	24	34	46	48	40	40	40	40	40	40
AVERAGE SETTLEMENT PRICE	283,993	261,093	316,165	301,787	238,489	275,843	286,668	289,027	294,101	289,835	298,404
GROSS INCOME											
Income - Lots	680,162,140	244,383,500	30,667,961	29,575,138	25,756,764	28,687,713	27,520,099	27,746,593	28,233,707	27,824,137	28,646,796
Income - Special Sites	25,119,915	4,479,500	-	5,000,000	1,883,346	846,576	4,904,158	871,721	780,743	-	1,166,208
Income - Other	263,843	255,411	8,432	-	-	-	-	-	-	-	-
Direct Selling Expenses	78,122,661	21,228,692	2,719,972	4,244,632	3,875,627	3,520,877	3,956,051	4,228,756	3,428,455	3,360,438	3,610,980
GROSS INCOME	627,423,237	227,889,719	27,956,421	30,330,506	23,764,484	26,013,412	28,468,205	24,389,559	25,585,995	24,463,699	26,202,024
DEVELOPMENT COSTS											
Land	10,206,000	-	-	5,103,000	5,103,000	-	-	-	-	-	-
Consultants	10,574,132	3,389,493	417,794	433,863	454,204	470,007	467,648	485,719	491,368	501,286	511,404
Infrastructure	24,114,062	11,102,701	876,633	7,816,331	6,038,015	2,202,502	(2,372,120)	-	-	-	-
Special Sites/Other Development	4,410,106	1,798,873	730	-	561,784	745,351	-	-	-	-	-
Lot Production	221,984,848	76,347,156	8,943,972	17,638,758	5,964,933	9,712,680	9,828,127	8,353,223	11,474,095	6,973,885	10,963,016
Landscape	63,769,895	17,801,963	141,812	7,171,015	10,207,126	1,377,610	2,568,767	2,697,615	3,176,027	3,605,877	2,843,046
Marketing	11,580,222	2,486,673	244,000	400,000	579,527	645,474	619,202	624,298	635,258	626,043	644,553
Community Development	2,613,609	443,109	178,500	165,000	165,000	144,000	144,000	144,000	144,000	144,000	144,000
Administration	25,403,772	4,035,692	912,853	1,258,573	1,477,925	1,486,384	1,495,389	1,505,800	1,516,022	1,526,043	1,535,851
Finance/Bonds	-	408,971	926,679	(546,155)	-	499,278	-	(700,000)	350,000	(350,000)	350,000
Contingency	12,648,759	-	372,025	1,999,327	1,527,576	839,200	637,551	690,533	871,838	668,857	832,093
DEVELOPMENT COSTS	387,305,405	117,814,632	13,014,998	41,439,712	32,079,090	18,122,486	13,388,563	13,801,187	18,658,608	13,695,990	17,823,963
CASHFLOW	240,117,832	110,075,087	14,941,423	(11,109,206)	(8,314,606)	7,890,926	15,079,642	10,588,372	6,927,386	10,767,709	8,378,061
Capital Calls	(13,300,000)	(13,300,000)	-	-	-	-	-	-	-	-	-
Capital Returns	13,300,000	13,300,000	-	-	-	-	-	-	-	-	-
PROFIT DISTRIBUTIONS	240,117,832	64,700,000	9,000,000	10,000,000	6,000,000	8,000,000	15,000,000	11,000,000	7,000,000	11,000,000	8,000,000
Cash Balance at Year End	-	45,375,087	51,316,510	30,207,304	15,892,698	15,783,624	15,863,266	15,451,638	15,379,025	15,146,733	15,524,794

CATALINA | Annual

CATEGORY	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37	FY38	FY39	FY40
STOCK											
Sales Release	74	154	50	142	60	-	-	-	-	-	-
Sales	96	96	96	96	96	52	-	-	-	-	-
Titles	74	143	98	41	161	-	-	-	-	-	-
Settlements	96	102	90	96	96	82	10	-	-	-	-
Closing Stock	30	88	42	88	52	-	-	-	-	-	-
Contracts on Hand	40	34	40	40	40	10	-	-	-	-	-
AVERAGE SETTLEMENT PRICE	307,770	262,983	278,432	339,491	346,345	359,639	436,004	-	-	-	-
GROSS INCOME											
Income - Lots	29,545,881	26,824,229	25,058,919	32,591,114	33,249,146	29,490,400	4,360,043	-	-	-	-
Income - Special Sites	2,701,674	1,044,391	-	941,598	-	-	500,000	-	-	-	-
Income - Other	-	-	-	-	-	-	-	-	-	-	-
Direct Selling Expenses	3,916,204	3,653,993	3,350,544	3,721,657	3,780,012	3,573,351	1,778,941	173,478	-	-	-
GROSS INCOME	28,331,351	24,214,626	21,708,375	29,811,055	29,469,134	25,917,049	3,081,102	(173,478)	-	-	-
DEVELOPMENT COSTS											
Land	-	-	-	-	-	-	-	-	-	-	-
Consultants	521,726	535,119	540,081	553,960	398,021	402,438	-	-	-	-	-
Infrastructure	(1,550,000)	-	-	-	-	-	-	-	-	-	-
Special Sites/Other Development	1,303,369	-	-	-	-	-	-	-	-	-	-
Lot Production	13,392,604	10,295,644	11,017,973	8,946,689	12,132,094	-	-	-	-	-	-
Landscape	2,990,388	4,119,017	915,303	781,485	3,318,560	54,286	-	-	-	-	-
Marketing	664,782	603,545	563,826	733,300	748,106	663,534	98,101	-	-	-	-
Community Development	144,000	144,000	144,000	144,000	144,000	78,000	-	-	-	-	-
Administration	1,545,433	1,554,777	1,562,474	1,572,692	757,097	748,711	535,802	376,254	-	-	-
Finance/Bonds	(350,000)	350,000	(350,000)	700,000	(700,000)	(350,000)	(238,773)	-	-	-	-
Contingency	950,615	862,605	737,183	636,606	874,894	97,348	31,695	18,813	-	-	-
DEVELOPMENT COSTS	19,612,917	18,464,707	15,130,841	14,068,732	17,672,772	1,694,317	426,826	395,066	-	-	-
CASHFLOW	8,718,435	5,749,919	6,577,534	15,742,323	11,796,363	24,222,732	2,654,277	(568,545)	-	-	-
Capital Calls	-	-	-	-	-	-	-	-	-	-	-
Capital Returns	-	-	-	-	-	-	-	-	-	-	-
PROFIT DISTRIBUTIONS	9,000,000	5,000,000	7,000,000	16,000,000	12,000,000	24,000,000	3,000,000	14,417,832	-	-	-
Cash Balance at Year End	15,243,229	15,993,148	15,570,682	15,313,005	15,109,368	15,332,100	14,986,377	-	-	-	-

CATALINA | Cashflow | 2021 Project Forecast

DESCRIPTION	MISCDESC	MISCDESC	MISCDESC	MISCDESC	MISCDESC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
ACTUAL OR FORECAST																
OPENING STOCK								0	12	24	36	48	60	72	84	96
Stage 1	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 2	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 3	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 4	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 5	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 6A	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 6C	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 6B	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 7	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 8	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 9	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 10	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 11	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 12	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 13A	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 13B	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 14A	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 14B	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 15	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 16A	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 16B	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 17A	Catalina Central							2	2	-	-	-	-	-	-	-
Stage 17B	Catalina Central							11	11	-	-	-	-	-	-	-
Stage 18A	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 18B	Catalina Central							2	2	-	-	-	-	-	-	-
Stage 18C	Catalina Central							-	-	-	14	-	-	-	-	-
Stage 19	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 20	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 21	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 22	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 23	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 24	Catalina Central							-	-	-	-	-	-	-	-	-
Stage 25	Catalina Beach							2	2	-	-	-	-	-	-	-
Stage 26	Catalina Beach							23	23	-	-	-	-	-	-	-
Stage 27A	Catalina Beach							-	-	-	-	-	-	-	-	-
Stage 28	Catalina Beach							-	-	8	-	-	-	-	-	-
Stage 27B	Catalina Beach							-	-	-	6	-	-	-	-	-
Stage 29	Catalina Beach							-	-	-	27	9	-	-	-	-
Stage 30	Catalina Beach							-	-	-	-	-	14	-	-	-
Stage 31	Catalina Beach							-	-	-	-	-	-	33	9	-
Stage 32	Catalina Beach							-	-	-	-	-	-	-	-	36
Stage 33	Catalina Beach							-	-	-	-	-	-	-	-	-
Stage 34	Catalina Beach							-	-	-	-	-	-	-	-	-
Stage 35	Catalina Beach							-	-	-	-	-	-	-	-	-
Stage 36	Catalina Green							-	-	-	25	-	-	-	-	-
Stage 37	Catalina Green							-	-	-	-	1	-	-	-	-
Stage 38	Catalina Green							-	-	-	-	37	-	-	-	-
Stage 39	Catalina Green							-	-	-	-	-	3	-	-	-
Stage 40	Catalina Green							-	-	-	-	-	37	-	-	-
Stage 41	Catalina Green							-	-	-	-	-	-	5	-	-
Stage 42	Catalina Green							-	-	-	-	-	-	37	-	-
Stage 43	Catalina Green							-	-	-	-	-	-	-	7	-
Stage 44	Catalina Green							-	-	-	-	-	-	-	-	-
Stage 45	Catalina Green							-	-	-	-	-	-	-	-	9
Stage 46	Catalina Green							-	-	-	-	-	-	-	-	-
Stage 47	Catalina Green							-	-	-	-	-	-	-	-	-
Stage 48 - WAPC Land	WAPC							-	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land	WAPC							-	-	-	-	-	-	-	-	-
Stage 50 - WAPC Land	WAPC							-	-	-	-	-	-	-	-	-
Stage 51 - WAPC Land	WAPC							-	-	-	-	-	-	-	-	-
TOTAL OPENING STOCK								40	40	8	72	47	54	75	16	45
SALES RELEASE	TOTALLOTS	FtoC	OFFSET	SALE	RELEASE											
Stage 1	35	0		Apr-12	Mar-12		35	35	-	-	-	-	-	-	-	-
Stage 2	37	0		Apr-12	Apr-12		37	37	-	-	-	-	-	-	-	-
Stage 3	43	0		Sep-12	Aug-12		43	43	-	-	-	-	-	-	-	-
Stage 4	47	0		Nov-12	Nov-12		47	47	-	-	-	-	-	-	-	-
Stage 5	63	0		Mar-13	Feb-13		63	63	-	-	-	-	-	-	-	-
Stage 6A	8	0		Nov-12	Oct-12		8	8	-	-	-	-	-	-	-	-
Stage 6C	10	0		Mar-14	Feb-14		10	10	-	-	-	-	-	-	-	-
Stage 6B	24	0		Dec-14	Nov-14		24	24	-	-	-	-	-	-	-	-
Stage 7	63	0		Jun-13	May-13		63	63	-	-	-	-	-	-	-	-
Stage 8	53	0		Sep-13	Aug-13		53	53	-	-	-	-	-	-	-	-
Stage 9	51	0		Jan-14	Dec-13		51	51	-	-	-	-	-	-	-	-
Stage 10	30	0		Mar-14	Feb-14		30	30	-	-	-	-	-	-	-	-
Stage 11	64	0		Apr-14	Mar-14		64	64	-	-	-	-	-	-	-	-
Stage 12	49	0		Jun-14	May-14		49	49	-	-	-	-	-	-	-	-
Stage 13A	37	0		Sep-14	Aug-14		37	37	-	-	-	-	-	-	-	-
Stage 13B	45	0		Nov-14	Oct-14		45	45	-	-	-	-	-	-	-	-
Stage 14A	63	0		Feb-15	Jan-15		63	63	-	-	-	-	-	-	-	-
Stage 14B	10	0		Aug-16	Jul-16		10	10	-	-	-	-	-	-	-	-

CashFlow

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
Stage 15	55	0		Aug-15	Jul-15	55	55	55	-	-	-	-	-	-	-	-
Stage 16A	17	17	0	Aug-20	Aug-20	17	17	-	17	-	-	-	-	-	-	-
Stage 16B	55	55	1	Sep-30	Aug-30	55	-	-	-	-	-	-	-	-	-	-
Stage 17A	25	0		Nov-16	Oct-16	25	25	25	-	-	-	-	-	-	-	-
Stage 17B	36	0	0	Nov-17	Nov-17	36	36	36	-	-	-	-	-	-	-	-
Stage 18A	29	0		Mar-16	Feb-16	29	29	29	-	-	-	-	-	-	-	-
Stage 18B	31	0	1	Mar-17	Mar-17	31	31	31	-	-	-	-	-	-	-	-
Stage 18C	28	28	1	Oct-21	Sep-21	28	-	-	-	28	-	-	-	-	-	-
Stage 19	48	48	1	Jun-31	May-31	48	-	-	-	-	-	-	-	-	-	-
Stage 20	50	50	1	Feb-32	Jan-32	50	-	-	-	-	-	-	-	-	-	-
Stage 21	41	41	1	Nov-32	Oct-32	41	-	-	-	-	-	-	-	-	-	-
Stage 22	47	47	1	May-33	Apr-33	47	-	-	-	-	-	-	-	-	-	-
Stage 23	60	60	1	Jan-34	Dec-33	60	-	-	-	-	-	-	-	-	-	-
Stage 24						-	-	-	-	-	-	-	-	-	-	-
Stage 25	58	4	0	Jun-17	May-17	58	56	54	4	-	-	-	-	-	-	-
Stage 26	38	0	1	Apr-19	Mar-19	38	38	38	-	-	-	-	-	-	-	-
Stage 27A	20	20	0	Sep-20	Sep-20	20	20	-	20	-	-	-	-	-	-	-
Stage 28	34	34	0	Dec-20	Dec-20	34	8	-	34	-	-	-	-	-	-	-
Stage 27B	34	34	1	Aug-21	Jul-21	34	-	-	-	34	-	-	-	-	-	-
Stage 29	33	33	1	Jan-22	Dec-21	33	-	-	-	33	-	-	-	-	-	-
Stage 30	29	29	1	Nov-23	Oct-23	29	-	-	-	-	-	29	-	-	-	-
Stage 31	43	43	1	Feb-25	Jan-25	43	-	-	-	-	-	-	43	-	-	-
Stage 32	51	51	1	Nov-26	Oct-26	51	-	-	-	-	-	-	-	-	51	-
Stage 33	51	51	1	Jan-29	Dec-28	51	-	-	-	-	-	-	-	-	-	-
Stage 34	51	51	1	Feb-31	Jan-31	51	-	-	-	-	-	-	-	-	-	-
Stage 35	54	54	1	Apr-33	Mar-33	54	-	-	-	-	-	-	-	-	-	-
Stage 36	79	79	1	Oct-21	Sep-21	79	-	-	-	79	-	-	-	-	-	-
Stage 37	48	48	1	Nov-22	Oct-22	48	-	-	-	-	48	-	-	-	-	-
Stage 38	37	37	1	Jul-23	Jun-23	37	-	-	-	-	37	-	-	-	-	-
Stage 39	37	37	1	Jan-24	Dec-23	37	-	-	-	-	-	37	-	-	-	-
Stage 40	37	37	1	Jul-24	Jun-24	37	-	-	-	-	-	37	-	-	-	-
Stage 41	37	37	1	Jan-25	Dec-24	37	-	-	-	-	-	-	37	-	-	-
Stage 42	37	37	1	Jul-25	Jun-25	37	-	-	-	-	-	-	37	-	-	-
Stage 43	37	37	1	Feb-26	Jan-26	37	-	-	-	-	-	-	-	37	-	-
Stage 44	37	37	1	Aug-26	Jul-26	37	-	-	-	-	-	-	-	-	37	-
Stage 45	37	37	1	Feb-27	Jan-27	37	-	-	-	-	-	-	-	-	37	-
Stage 46	37	37	1	Aug-27	Jul-27	37	-	-	-	-	-	-	-	-	-	37
Stage 47	37	37	1	Feb-28	Jan-28	37	-	-	-	-	-	-	-	-	-	37
Stage 48 - WAPC Land	37	37	1	Aug-28	Jul-28	37	-	-	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land	37	37	1	Mar-29	Feb-29	37	-	-	-	-	-	-	-	-	-	-
Stage 50 - WAPC Land	37	37	1	Sep-29	Aug-29	37	-	-	-	-	-	-	-	-	-	-
Stage 51 - WAPC Land	37	37	1	Mar-30	Feb-30	37	-	-	-	-	-	-	-	-	-	-
TOTAL SALES RELEASE	2,395	1,395				2,395	1,047	1,000	75	174	85	103	117	37	125	74
CUMULATIVE SALES RELEASE							8,236	1,000	1,075	1,249	1,334	1,437	1,554	1,591	1,716	1,790
TITLES	TOTALLOTS	1ST SETT DATE	OFFSET		TITLES											
Stage 01	35	Jun-13			May-12	35	35	35	-	-	-	-	-	-	-	-
Stage 02	37	Jun-13			Oct-12	37	37	37	-	-	-	-	-	-	-	-
Stage 03	43	Jun-13			Jan-13	43	43	43	-	-	-	-	-	-	-	-
Stage 04	47	Jul-13			Mar-13	47	47	47	-	-	-	-	-	-	-	-
Stage 05	63	Jul-13			May-13	63	63	63	-	-	-	-	-	-	-	-
Stage 6A	8	Jan-14			Jan-13	8	8	8	-	-	-	-	-	-	-	-
Stage 6C	10	May-14			Mar-14	10	10	10	-	-	-	-	-	-	-	-
Stage 6B	24	Feb-15			Jan-15	24	24	24	-	-	-	-	-	-	-	-
Stage 07	63	Nov-13			Oct-13	63	63	63	-	-	-	-	-	-	-	-
Stage 08	53	Feb-14			Jan-14	53	53	53	-	-	-	-	-	-	-	-
Stage 09	51	May-14			Apr-14	51	51	51	-	-	-	-	-	-	-	-
Stage 10	30	May-14			Apr-14	30	30	30	-	-	-	-	-	-	-	-
Stage 11	64	Oct-14			Sep-14	64	64	64	-	-	-	-	-	-	-	-
Stage 12	49	Dec-14			Nov-14	49	49	49	-	-	-	-	-	-	-	-
Stage 13A	37	Apr-15			Mar-15	37	37	37	-	-	-	-	-	-	-	-
Stage 13B	45	May-15			Apr-15	45	45	45	-	-	-	-	-	-	-	-
Stage 14A	63	Jun-15			May-15	63	63	63	-	-	-	-	-	-	-	-
Stage 14B	10	Nov-16			Oct-16	10	10	10	-	-	-	-	-	-	-	-
Stage 15	55	Dec-15			Dec-15	55	55	55	-	-	-	-	-	-	-	-
Stage 16A	17	Feb-21	1		Jan-21	17	17	-	17	-	-	-	-	-	-	-
Stage 16B	55	Jan-31	1		Dec-30	55	-	-	-	-	-	-	-	-	-	-
Stage 17A	25	Mar-17			Feb-17	25	25	25	-	-	-	-	-	-	-	-
Stage 17B	36	Jun-18			May-18	36	36	36	-	-	-	-	-	-	-	-
Stage 18A	29	Jun-16			May-16	29	29	29	-	-	-	-	-	-	-	-
Stage 18B	31	Jul-17			Jun-17	31	31	31	-	-	-	-	-	-	-	-
Stage 18C	28	Mar-22	1		Feb-22	28	-	-	-	28	-	-	-	-	-	-
Stage 19	48	Nov-31	1		Oct-31	48	-	-	-	-	-	-	-	-	-	-
Stage 20	50	Jul-32	1		Jun-32	50	-	-	-	-	-	-	-	-	-	-
Stage 21	41	Apr-33	1		Mar-33	41	-	-	-	-	-	-	-	-	-	-
Stage 22	47	Oct-33	1		Sep-33	47	-	-	-	-	-	-	-	-	-	-
Stage 23	60	Jun-34	1		May-34	60	-	-	-	-	-	-	-	-	-	-
Stage 24						-	-	-	-	-	-	-	-	-	-	-
Stage 25	58	Aug-17			Aug-17	58	58	58	-	-	-	-	-	-	-	-
Stage 26	38	Jul-20	1		Sep-19	38	38	38	-	-	-	-	-	-	-	-
Stage 27A	20	Mar-21	1		Feb-21	20	-	-	20	-	-	-	-	-	-	-
Stage 28	34	Aug-21	1		Jul-21	34	-	-	-	34	-	-	-	-	-	-
Stage 27B	34	Mar-22	1		Feb-22	34	-	-	-	34	-	-	-	-	-	-
Stage 29	33	Aug-22	1		Jul-22	33	-	-	-	-	33	-	-	-	-	-
Stage 30	29	Apr-24	1		Mar-24	29	-	-	-	-	-	29	-	-	-	-
Stage 31	43	Jul-25	1		Jun-25	43	-	-	-	-	-	-	-	-	-	-

CashFlow

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	
Stage 32		51	Apr-27	1		Mar-27	51	-	-	-	-	-	-	-	51	-	
Stage 33		51	Jun-29	1		May-29	51	-	-	-	-	-	-	-	-	-	
Stage 34		51	Jul-31	1		Jun-31	51	-	-	-	-	-	-	-	-	-	
Stage 35		54	Sep-33	1		Aug-33	54	-	-	-	-	-	-	-	-	-	
Stage 36		79	May-22	1		Apr-22	79	-	-	79	-	-	-	-	-	-	
Stage 37		48	Apr-23	1		Mar-23	48	-	-	-	48	-	-	-	-	-	
Stage 38		37	Dec-23	1		Nov-23	37	-	-	-	-	37	-	-	-	-	
Stage 39		37	Jun-24	1		May-24	37	-	-	-	-	37	-	-	-	-	
Stage 40		37	Dec-24	1		Nov-24	37	-	-	-	-	-	37	-	-	-	
Stage 41		37	Jun-25	1		May-25	37	-	-	-	-	-	37	-	-	-	
Stage 42		37	Dec-25	1		Nov-25	37	-	-	-	-	-	-	37	-	-	
Stage 43		37	Jul-26	1		Jun-26	37	-	-	-	-	-	-	37	-	-	
Stage 44		37	Jan-27	1		Dec-26	37	-	-	-	-	-	-	-	37	-	
Stage 45		37	Jul-27	1		Jun-27	37	-	-	-	-	-	-	-	37	-	
Stage 46		37	Jan-28	1		Dec-27	37	-	-	-	-	-	-	-	-	37	
Stage 47		37	Jul-28	1		Jun-28	37	-	-	-	-	-	-	-	-	37	
Stage 48 - WAPC Land		37	Jan-29	1		Dec-28	37	-	-	-	-	-	-	-	-	-	
Stage 49 - WAPC Land		37	Aug-29	1		Jul-29	37	-	-	-	-	-	-	-	-	-	
Stage 50 - WAPC Land		37	Feb-30	1		Jan-30	37	-	-	-	-	-	-	-	-	-	
Stage 51 - WAPC Land		37	Aug-30	1		Jul-30	37	-	-	-	-	-	-	-	-	-	
TOTAL TITLES		2,395					2,395	1,021	1,004	37	175	81	103	117	74	125	74
CUMULATIVE TITLES							2,395		1,004	1,041	1,216	1,297	1,400	1,517	1,591	1,716	1,790
SALES	TOTALLOTS		ERROR CHECK	1ST SALE													
Stage 1	35		-	Apr-12	11 Demo		35	35	-	-	-	-	-	-	-	-	-
Stage 2	37		-	Apr-12			37	37	-	-	-	-	-	-	-	-	-
Stage 3	43		-	Sep-12	43 Builders		43	43	-	-	-	-	-	-	-	-	-
Stage 4	47		-	Nov-12	23 Builders		47	47	-	-	-	-	-	-	-	-	-
Stage 5	63		-	Mar-13	39 Builders		63	63	-	-	-	-	-	-	-	-	-
Stage 6A	8		-	Nov-12			8	8	-	-	-	-	-	-	-	-	-
Stage 6C	10		-	Mar-14			10	10	-	-	-	-	-	-	-	-	-
Stage 6B	24		-	Dec-14			24	24	-	-	-	-	-	-	-	-	-
Stage 7	63		-	Jun-13			63	63	-	-	-	-	-	-	-	-	-
Stage 8	53		-	Sep-13			53	53	-	-	-	-	-	-	-	-	-
Stage 9	51		-	Jan-14			51	51	-	-	-	-	-	-	-	-	-
Stage 10	30		-	Mar-14			30	30	-	-	-	-	-	-	-	-	-
Stage 11	64		-	Apr-14			64	64	-	-	-	-	-	-	-	-	-
Stage 12	49		-	Jun-14			49	49	-	-	-	-	-	-	-	-	-
Stage 13A	37		-	Sep-14			37	37	-	-	-	-	-	-	-	-	-
Stage 13B	45		-	Nov-14			45	45	-	-	-	-	-	-	-	-	-
Stage 14A	63		-	Feb-15			63	63	-	-	-	-	-	-	-	-	-
Stage 14B	10		-	Aug-16			10	10	-	-	-	-	-	-	-	-	-
Stage 15	55		-	Aug-15			55	55	-	-	-	-	-	-	-	-	-
Stage 16A	17		-	Aug-20			17	13	17	-	-	-	-	-	-	-	-
Stage 16B	55		-	Sep-30			55	-	-	-	-	-	-	-	-	-	-
Stage 17A	25		-	Nov-16			25	25	23	2	-	-	-	-	-	-	-
Stage 17B	36		-	Nov-17			36	34	25	11	-	-	-	-	-	-	-
Stage 18A	29		-	Mar-16			29	29	-	-	-	-	-	-	-	-	-
Stage 18B	31		-	Mar-17			31	31	29	2	-	-	-	-	-	-	-
Stage 18C	28		-	Oct-21			28	-	-	14	14	-	-	-	-	-	-
Stage 19	48		-	Jun-31			48	-	-	-	-	-	-	-	-	-	-
Stage 20	50		-	Feb-32			50	-	-	-	-	-	-	-	-	-	-
Stage 21	41		-	Nov-32			41	-	-	-	-	-	-	-	-	-	-
Stage 22	47		-	May-33			47	-	-	-	-	-	-	-	-	-	-
Stage 23	60		-	Jan-34			60	-	-	-	-	-	-	-	-	-	-
Stage 24							-	-	-	-	-	-	-	-	-	-	-
Stage 25	58		-	Jun-17			58	55	52	6	-	-	-	-	-	-	-
Stage 26	38		-	Apr-19			38	37	15	23	-	-	-	-	-	-	-
Stage 27A	20		-	Sep-20			20	18	-	20	-	-	-	-	-	-	-
Stage 28	34		-	Dec-20			34	2	-	26	8	-	-	-	-	-	-
Stage 27B	34		-	Aug-21			34	-	-	-	28	6	-	-	-	-	-
Stage 29	33		-	Jan-22			33	-	-	6	18	9	-	-	-	-	-
Stage 30	29		-	Nov-23			29	-	-	-	-	15	14	-	-	-	-
Stage 31	43		-	Feb-25			43	-	-	-	-	-	10	24	9	-	-
Stage 32	51		-	Nov-26			51	-	-	-	-	-	-	-	15	24	-
Stage 33	51		-	Jan-29			51	-	-	-	-	-	-	-	-	-	-
Stage 34	51		-	Feb-31			51	-	-	-	-	-	-	-	-	-	-
Stage 35	54		-	Apr-33			54	-	-	-	-	-	-	-	-	-	-
Stage 36	79		-	Oct-21			79	-	-	54	25	-	-	-	-	-	-
Stage 37	48		-	Nov-22			48	-	-	-	47	1	-	-	-	-	-
Stage 38	37		-	Jul-23			37	-	-	-	-	37	-	-	-	-	-
Stage 39	37		-	Jan-24			37	-	-	-	-	34	3	-	-	-	-
Stage 40	37		-	Jul-24			37	-	-	-	-	-	37	-	-	-	-
Stage 41	37		-	Jan-25			37	-	-	-	-	-	32	5	-	-	-
Stage 42	37		-	Jul-25			37	-	-	-	-	-	-	37	-	-	-
Stage 43	37		-	Feb-26			37	-	-	-	-	-	-	30	7	-	-
Stage 44	37		-	Aug-26			37	-	-	-	-	-	-	-	37	-	-
Stage 45	37		-	Feb-27			37	-	-	-	-	-	-	-	28	9	-
Stage 46	37		-	Aug-27			37	-	-	-	-	-	-	-	-	37	-
Stage 47	37		-	Feb-28			37	-	-	-	-	-	-	-	-	26	-
Stage 48 - WAPC Land	37		-	Aug-28			37	-	-	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land	37		-	Mar-29			37	-	-	-	-	-	-	-	-	-	-
Stage 50 - WAPC Land	37		-	Sep-29			37	-	-	-	-	-	-	-	-	-	-
Stage 51 - WAPC Land	37		-	Mar-30			37	-	-	-	-	-	-	-	-	-	-
TOTAL SALES	2,395			Jun-35	<-- FINAL SALE		2,395	1,031	960	107	110	110	96	96	96	96	96
CUMULATIVE SALES									960	1,067	1,177	1,287	1,383	1,479	1,575	1,671	1,767

DESCRIPTION	MISCDESC	MISCDESC	MISCDESC	MISCDESC	MISCDESC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
SALES VALUE	TOTALLOTS	STARTING														
Stage 1	35	0		244,514	244,514	8,558,000	8,558,000	8,558,000	-	-	-	-	-	-	-	-
Stage 2	37	0		220,473	220,473	8,157,500	8,157,500	8,157,500	-	-	-	-	-	-	-	-
Stage 3	43	0		173,605	173,605	7,465,000	7,465,000	7,465,000	-	-	-	-	-	-	-	-
Stage 4	47	0		228,638	228,638	10,746,000	10,746,000	10,746,000	-	-	-	-	-	-	-	-
Stage 5	63	0		218,635	218,635	13,774,000	13,774,000	13,774,000	-	-	-	-	-	-	-	-
Stage 6A	8	0		334,375	334,375	2,675,000	2,675,000	2,675,000	-	-	-	-	-	-	-	-
Stage 6C	10	0	No Esc	370,800	370,800	3,708,000	3,708,000	3,708,000	-	-	-	-	-	-	-	-
Stage 6B	24	0	No Esc		310,500	7,452,000	7,452,000	7,452,000	-	-	-	-	-	-	-	-
Stage 7	63	0		213,524	213,524	13,452,000	13,452,000	13,452,000	-	-	-	-	-	-	-	-
Stage 8	53	0	No Esc	229,170	229,170	12,146,000	12,146,000	12,146,000	-	-	-	-	-	-	-	-
Stage 9	51	0	No Esc		235,275	11,999,000	11,999,000	11,999,000	-	-	-	-	-	-	-	-
Stage 10	30	0	No Esc		300,667	9,020,000	9,020,000	9,020,000	-	-	-	-	-	-	-	-
Stage 11	64	0	No Esc		275,172	17,611,000	17,611,000	17,611,000	-	-	-	-	-	-	-	-
Stage 12	49	0	No Esc		287,000	14,063,000	14,063,000	14,063,000	-	-	-	-	-	-	-	-
Stage 13A	37	0	No Esc		261,486	9,675,000	9,675,000	9,675,000	-	-	-	-	-	-	-	-
Stage 13B	45	0	No Esc		268,956	12,103,000	12,103,000	12,103,000	-	-	-	-	-	-	-	-
Stage 14A	63	0	No Esc		266,413	16,784,000	16,784,000	16,784,000	-	-	-	-	-	-	-	-
Stage 14B	10	0	No Esc		244,400	2,444,000	2,444,000	2,444,000	-	-	-	-	-	-	-	-
Stage 15	55	0	No Esc		280,800	15,444,000	15,444,000	15,444,000	-	-	-	-	-	-	-	-
Stage 16A	17	269,140		4,505,280	265,016	4,505,280	3,422,000	-	4,505,280	-	-	-	-	-	-	-
Stage 16B	55	102,067			136,216	7,491,889	-	-	-	-	-	-	-	-	-	-
Stage 17A	25	0	No Esc		310,960	7,774,000	7,774,000	7,135,000	639,000	-	-	-	-	-	-	-
Stage 17B	36	0	No Esc		275,208	9,907,500	9,358,000	7,007,500	2,900,000	-	-	-	-	-	-	-
Stage 18A	29	0	No Esc		297,448	8,626,000	8,626,000	8,626,000	-	-	-	-	-	-	-	-
Stage 18B	31	0	No Esc		285,903	8,863,000	8,863,000	8,313,000	550,000	-	-	-	-	-	-	-
Stage 18C	28	191,536			197,714	5,535,995	-	-	-	2,735,663	2,800,332	-	-	-	-	-
Stage 19	48	210,500			287,015	13,776,706	-	-	-	-	-	-	-	-	-	-
Stage 20	50	240,667			334,896	16,744,799	-	-	-	-	-	-	-	-	-	-
Stage 21	41	196,207			278,262	11,408,726	-	-	-	-	-	-	-	-	-	-
Stage 22	47	238,519			344,517	16,192,278	-	-	-	-	-	-	-	-	-	-
Stage 23	60	223,999			330,827	19,849,620	-	-	-	-	-	-	-	-	-	-
Stage 24	0	0			#DIV/0!	-	-	-	-	-	-	-	-	-	-	-
Stage 25	58	328,385	No Esc		350,162	20,309,385	19,256,000	18,128,000	2,181,385	-	-	-	-	-	-	-
Stage 26	38	0	No Esc		372,171	14,142,500	13,784,500	5,316,000	8,826,500	-	-	-	-	-	-	-
Stage 27A	20	340,400	No Esc		314,320	6,286,400	5,596,000	-	6,286,400	-	-	-	-	-	-	-
Stage 28	34	365,980	No Esc		372,632	12,669,500	800,000	-	9,741,660	2,927,840	-	-	-	-	-	-
Stage 27B	34	336,924			342,439	11,642,919	-	-	-	9,541,583	2,101,335	-	-	-	-	-
Stage 29	33	367,647			386,199	12,744,568	-	-	-	2,258,855	6,948,072	3,537,641	-	-	-	-
Stage 30	29	369,554			404,577	11,732,732	-	-	-	-	-	6,015,490	5,717,243	-	-	-
Stage 31	43	346,087			396,344	17,042,772	-	-	-	-	-	-	3,882,128	9,517,256	3,643,389	-
Stage 32	51	289,475			351,552	17,929,132	-	-	-	-	-	-	-	-	5,155,148	8,452,042
Stage 33	51	289,475			374,672	19,108,281	-	-	-	-	-	-	-	-	-	-
Stage 34	51	289,475			399,294	20,363,982	-	-	-	-	-	-	-	-	-	-
Stage 35	54	289,475			426,355	23,023,182	-	-	-	-	-	-	-	-	-	-
Stage 36	79	196,688			201,715	15,935,484	-	-	-	10,835,689	5,099,794	-	-	-	-	-
Stage 37	48	216,663			228,141	10,950,766	-	-	-	-	10,720,147	230,619	-	-	-	-
Stage 38	37	225,000			241,149	8,922,521	-	-	-	-	-	8,922,521	-	-	-	-
Stage 39	37	225,000			244,888	9,060,867	-	-	-	-	-	8,320,536	740,331	-	-	-
Stage 40	37	225,000			248,685	9,201,358	-	-	-	-	-	-	9,201,358	-	-	-
Stage 41	37	225,000			252,541	9,344,025	-	-	-	-	-	-	8,072,610	1,271,415	-	-
Stage 42	37	225,000			256,457	9,488,902	-	-	-	-	-	-	-	9,488,902	-	-
Stage 43	37	225,000			260,451	9,636,679	-	-	-	-	-	-	-	7,801,904	1,834,775	-
Stage 44	37	225,000			264,489	9,786,101	-	-	-	-	-	-	-	-	9,786,101	-
Stage 45	37	225,000			268,590	9,937,837	-	-	-	-	-	-	-	-	7,505,932	2,431,905
Stage 46	37	225,000			272,755	10,091,925	-	-	-	-	-	-	-	-	-	10,091,925
Stage 47	37	225,000			276,984	10,248,400	-	-	-	-	-	-	-	-	-	7,184,738
Stage 48 - WAPC Land	37	225,000			281,278	10,407,300	-	-	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land	37	225,000			285,659	10,569,380	-	-	-	-	-	-	-	-	-	-
Stage 50 - WAPC Land	37	225,000			290,088	10,733,263	-	-	-	-	-	-	-	-	-	-
Stage 51 - WAPC Land	37	225,000			294,586	10,899,686	-	-	-	-	-	-	-	-	-	-
TOTAL SALES VALUE	2,395					680,162,140	274,756,000	251,802,000	35,630,225	28,299,630	27,669,680	27,026,807	27,613,669	28,079,476	27,925,345	28,160,611
SALE AREA	TOTAL AREA	AVG AREA	AVG REMAIN													
Stage 1	14,753 m²	422 m²	-			14,753m²	14,753m²	14,753m²	-	-	-	-	-	-	-	-
Stage 2	13,161 m²	356 m²	-			13,161m²	13,161m²	13,161m²	-	-	-	-	-	-	-	-
Stage 3	11,481 m²	267 m²	-			11,481m²	11,481m²	11,481m²	-	-	-	-	-	-	-	-
Stage 4	17,531 m²	373 m²	-			17,531m²	17,531m²	17,531m²	-	-	-	-	-	-	-	-
Stage 5	21,385 m²	339 m²	-			21,385m²	21,385m²	21,385m²	-	-	-	-	-	-	-	-
Stage 6A	4,151 m²	519 m²	-			4,151m²	4,151m²	4,151m²	-	-	-	-	-	-	-	-
Stage 6C	4,789 m²	479 m²	-			4,789m²	4,789m²	4,789m²	-	-	-	-	-	-	-	-
Stage 6B	9,319 m²	388 m²	-			9,319m²	9,319m²	9,319m²	-	-	-	-	-	-	-	-
Stage 7	19,069 m²	303 m²	-			19,069m²	19,069m²	19,069m²	-	-	-	-	-	-	-	-
Stage 8	16,509 m²	311 m²	-			16,509m²	16,509m²	16,509m²	-	-	-	-	-	-	-	-
Stage 9	14,553 m²	285 m²	-			14,553m²	14,553m²	14,553m²	-	-	-	-	-	-	-	-
Stage 10	11,840 m²	395 m²	-			11,840m²	11,840m²	11,840m²	-	-	-	-	-	-	-	-
Stage 11	21,915 m²	342 m²	-			21,915m²	21,915m²	21,915m²	-	-	-	-	-	-	-	-
Stage 12	17,797 m²	363 m²	-			17,797m²	17,797m²	17,797m²	-	-	-	-	-	-	-	-
Stage 13A	11,586 m²	313 m²	-			11,586m²	11,586m²	11,586m²	-	-	-	-	-	-	-	-
Stage 13B	14,186 m²	315 m²	-			14,186m²	14,186m²	14,186m²	-	-	-	-	-	-	-	-
Stage 14A	19,990 m²	317 m²	-			19,990m²	19,990m²	19,990m²	-	-	-	-	-	-	-	-
Stage 14B	2,926 m²	293 m²	-			2,926m²	2,926m²	2,926m²	-	-	-	-	-	-	-	-
Stage 15	19,028 m²	346 m²	-			19,028m²	19,028m²	19,028m²	-	-	-	-	-	-	-	-
Stage 16A	6,632 m²	390 m²	403 m²			6,632m²	5,025m²	-	6,632m²	-	-	-	-	-	-	-
Stage 16B	8,922 m²	162 m²	162 m²			8,922m²	-	-	-	-	-	-	-	-	-	-
Stage 17A	10,128 m²	405 m²	-			10,128m²	10,128m²	9,228m²	900m²	-	-	-	-	-	-	-

DESCRIPTION	MISCDESC	MISCDESC	MISCDESC	MISCDESC	MISCDESC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
Stage 17B	13,154 m²	365 m²	391 m²			13,154m²	12,371m²	9,213m²	3,941m²	-	-	-	-	-	-	-
Stage 18A	10,971 m²	378 m²	-			10,971m²	10,971m²	10,971m²	-	-	-	-	-	-	-	-
Stage 18B	11,237 m²	362 m²	-			11,236m²	11,236m²	10,462m²	774m²	-	-	-	-	-	-	-
Stage 18C	8,393 m²	300 m²	300 m²			8,393m²	-	-	-	4,197m²	4,197m²	-	-	-	-	-
Stage 19	15,705 m²	327 m²	327 m²			15,705m²	-	-	-	-	-	-	-	-	-	-
Stage 20	19,776 m²	396 m²	396 m²			19,776m²	-	-	-	-	-	-	-	-	-	-
Stage 21	11,468 m²	280 m²	280 m²			11,468m²	-	-	-	-	-	-	-	-	-	-
Stage 22	17,622 m²	375 m²	375 m²			17,622m²	-	-	-	-	-	-	-	-	-	-
Stage 23	20,014 m²	334 m²	334 m²			20,014m²	-	-	-	-	-	-	-	-	-	-
Stage 24	-	-	-			-	-	-	-	-	-	-	-	-	-	-
Stage 25	20,886 m²	360 m²	357 m²			20,886m²	19,784m²	18,584m²	2,302m²	-	-	-	-	-	-	-
Stage 26	15,903 m²	419 m²	-			15,904m²	15,529m²	5,914m²	9,990m²	-	-	-	-	-	-	-
Stage 27A	6,614 m²	331 m²	370 m²			6,615m²	5,869m²	-	6,615m²	-	-	-	-	-	-	-
Stage 28	13,721 m²	404 m²	396 m²			13,721m²	900m²	-	10,554m²	3,167m²	-	-	-	-	-	-
Stage 27B	13,036 m²	383 m²	383 m²			13,036m²	-	-	-	10,736m²	2,300m²	-	-	-	-	-
Stage 29	13,880 m²	421 m²	421 m²			13,880m²	-	-	-	2,524m²	7,571m²	3,785m²	-	-	-	-
Stage 30	12,461 m²	430 m²	430 m²			12,461m²	-	-	-	-	-	6,445m²	6,016m²	-	-	-
Stage 31	16,428 m²	382 m²	382 m²			16,428m²	-	-	-	-	-	-	3,820m²	9,169m²	3,438m²	-
Stage 32	16,229 m²	318 m²	318 m²			16,229m²	-	-	-	-	-	-	-	-	4,773m²	7,637m²
Stage 33	16,229 m²	318 m²	318 m²			16,229m²	-	-	-	-	-	-	-	-	-	-
Stage 34	16,229 m²	318 m²	318 m²			16,229m²	-	-	-	-	-	-	-	-	-	-
Stage 35	17,184 m²	318 m²	318 m²			17,184m²	-	-	-	-	-	-	-	-	-	-
Stage 36	25,992 m²	329 m²	329 m²			25,992m²	-	-	-	17,767m²	8,225m²	-	-	-	-	-
Stage 37	18,714 m²	390 m²	390 m²			18,714m²	-	-	-	-	18,324m²	390m²	-	-	-	-
Stage 38	11,544 m²	312 m²	312 m²			11,544m²	-	-	-	-	-	11,544m²	-	-	-	-
Stage 39	11,544 m²	312 m²	312 m²			11,544m²	-	-	-	-	-	10,608m²	936m²	-	-	-
Stage 40	11,544 m²	312 m²	312 m²			11,544m²	-	-	-	-	-	-	11,544m²	-	-	-
Stage 41	11,544 m²	312 m²	312 m²			11,544m²	-	-	-	-	-	-	9,984m²	1,560m²	-	-
Stage 42	11,544 m²	312 m²	312 m²			11,544m²	-	-	-	-	-	-	-	11,544m²	-	-
Stage 43	11,544 m²	312 m²	312 m²			11,544m²	-	-	-	-	-	-	-	9,360m²	2,184m²	-
Stage 44	11,544 m²	312 m²	312 m²			11,544m²	-	-	-	-	-	-	-	-	11,544m²	-
Stage 45	11,544 m²	312 m²	312 m²			11,544m²	-	-	-	-	-	-	-	-	8,736m²	2,808m²
Stage 46	11,544 m²	312 m²	312 m²			11,544m²	-	-	-	-	-	-	-	-	-	11,544m²
Stage 47	11,544 m²	312 m²	312 m²			11,544m²	-	-	-	-	-	-	-	-	-	8,112m²
Stage 48 - WAPC Land	11,544 m²	312 m²	312 m²			11,544m²	-	-	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land	11,544 m²	312 m²	312 m²			11,544m²	-	-	-	-	-	-	-	-	-	-
Stage 50 - WAPC Land	11,544 m²	312 m²	312 m²			11,544m²	-	-	-	-	-	-	-	-	-	-
Stage 51 - WAPC Land	11,544 m²	312 m²	312 m²			11,544m²	-	-	-	-	-	-	-	-	-	-
TOTAL SALE AREA	805,115 m²					805,115m²	357,783m²	330,341m²	41,708m²	38,389m²	40,617m²	32,773m²	32,300m²	31,633m²	30,676m²	30,101m²
SETTLEMENTS	TOTALLOTS	FtOC	OFFSET	TITLES												
Stage 1	35	0		May-12 Catalina Central		35	35	35	-	-	-	-	-	-	-	-
Stage 2	37	0		Oct-12 Catalina Central		37	37	37	-	-	-	-	-	-	-	-
Stage 3	43	0		Jan-13 Catalina Central		43	43	43	-	-	-	-	-	-	-	-
Stage 4	47	0		Mar-13 Catalina Central		47	47	47	-	-	-	-	-	-	-	-
Stage 5	63	0		May-13 Catalina Central		63	63	63	-	-	-	-	-	-	-	-
Stage 6A	8	0		Jan-13 Catalina Central		8	8	8	-	-	-	-	-	-	-	-
Stage 6C	10	0		Mar-14 Catalina Central		10	10	10	-	-	-	-	-	-	-	-
Stage 6B	24	0		Jan-15 Catalina Central		24	24	24	-	-	-	-	-	-	-	-
Stage 7	63	0		Oct-13 Catalina Central		63	63	63	-	-	-	-	-	-	-	-
Stage 8	53	0		Jan-14 Catalina Central		53	53	53	-	-	-	-	-	-	-	-
Stage 9	51	0		Apr-14 Catalina Central		51	51	51	-	-	-	-	-	-	-	-
Stage 10	30	0		Apr-14 Catalina Central		30	30	30	-	-	-	-	-	-	-	-
Stage 11	64	0	4	Sep-14 Catalina Central		64	64	64	-	-	-	-	-	-	-	-
Stage 12	49	0	4	Nov-14 Catalina Central		49	49	49	-	-	-	-	-	-	-	-
Stage 13A	37	0		Mar-15 Catalina Central		37	37	37	-	-	-	-	-	-	-	-
Stage 13B	45	0	4	Apr-15 Catalina Central		45	45	45	-	-	-	-	-	-	-	-
Stage 14A	63	0	4	May-15 Catalina Central		63	63	63	-	-	-	-	-	-	-	-
Stage 14B	10	0	4	Oct-16 Catalina Central		10	10	10	-	-	-	-	-	-	-	-
Stage 15	55	0	4	Dec-15 Catalina Central		55	55	55	-	-	-	-	-	-	-	-
Stage 16A	17	0	5	Jan-21 Catalina Central		17	-	-	15	2	-	-	-	-	-	-
Stage 16B	55	0	4	Dec-30 Catalina Central		55	-	-	-	-	-	-	-	-	-	-
Stage 17A	25	0	4	Feb-17 Catalina Central		25	25	23	2	-	-	-	-	-	-	-
Stage 17B	36	0	4	May-18 Catalina Central		36	32	14	22	-	-	-	-	-	-	-
Stage 18A	29	0	4	May-16 Catalina Central		29	29	29	-	-	-	-	-	-	-	-
Stage 18B	31	0	4	Jun-17 Catalina Central		31	30	25	6	-	-	-	-	-	-	-
Stage 18C	28	0	5	Feb-22 Catalina Central		28	-	-	-	6	18	4	-	-	-	-
Stage 19	48	0	5	Oct-31 Catalina Central		48	-	-	-	-	-	-	-	-	-	-
Stage 20	50	0	5	Jun-32 Catalina Central		50	-	-	-	-	-	-	-	-	-	-
Stage 21	41	0	5	Mar-33 Catalina Central		41	-	-	-	-	-	-	-	-	-	-
Stage 22	47	0	5	Sep-33 Catalina Central		47	-	-	-	-	-	-	-	-	-	-
Stage 23	60	0	5	May-34 Catalina Central		60	-	-	-	-	-	-	-	-	-	-
Stage 24	0	0	5	Jan-00 Catalina Central		-	-	-	-	-	-	-	-	-	-	-
Stage 25	58	0	4	Aug-17 Catalina Beach		58	54	51	4	3	-	-	-	-	-	-
Stage 26	38	0	4	Sep-19 Catalina Beach		38	35	7	29	2	-	-	-	-	-	-
Stage 27A	20	0	5	Feb-21 Catalina Beach		20	-	-	19	1	-	-	-	-	-	-
Stage 28	34	0	8	Jul-21 Catalina Beach		34	-	-	-	34	-	-	-	-	-	-
Stage 27B	34	0	7	Feb-22 Catalina Beach		34	-	-	-	22	11	1	-	-	-	-
Stage 29	33	0	7	Jul-22 Catalina Beach		33	-	-	-	-	11	22	-	-	-	-
Stage 30	29	0	5	Mar-24 Catalina Beach		29	-	-	-	-	-	5	24	-	-	-
Stage 31	43	0	5	Jun-25 Catalina Beach		43	-	-	-	-	-	-	-	24	19	-
Stage 32	51	0	5	Mar-27 Catalina Beach		51	-	-	-	-	-	-	-	-	5	24
Stage 33	51	0	5	May-29 Catalina Beach		51	-	-	-	-	-	-	-	-	-	-
Stage 34	51	0	5	Jun-31 Catalina Beach		51	-	-	-	-	-	-	-	-	-	-
Stage 35	54	0	5	Aug-33 Catalina Beach		54	-	-	-	-	-	-	-	-	-	-
Stage 36	79	0	7	Apr-22 Catalina Green		79	-	-	-	28	51	-	-	-	-	-

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
Stage 37	48	0	US	Mar-23	Catalina Green	48	-	-	-	-	17	31	-	-	-	-
Stage 38	37	0	US	Nov-23	Catalina Green	37	-	-	-	-	-	37	-	-	-	-
Stage 39	37	0	US	May-24	Catalina Green	37	-	-	-	-	-	4	33	-	-	-
Stage 40	37	0	US	Nov-24	Catalina Green	37	-	-	-	-	-	-	37	-	-	-
Stage 41	37	0	US	May-25	Catalina Green	37	-	-	-	-	-	-	2	35	-	-
Stage 42	37	0	US	Nov-25	Catalina Green	37	-	-	-	-	-	-	-	37	-	-
Stage 43	37	0	US	Jun-26	Catalina Green	37	-	-	-	-	-	-	-	-	37	-
Stage 44	37	0	US	Dec-26	Catalina Green	37	-	-	-	-	-	-	-	-	35	2
Stage 45	37	0	US	Jun-27	Catalina Green	37	-	-	-	-	-	-	-	-	-	37
Stage 46	37	0	US	Dec-27	Catalina Green	37	-	-	-	-	-	-	-	-	-	33
Stage 47	37	0	US	Jun-28	Catalina Green	37	-	-	-	-	-	-	-	-	-	-
Stage 48 - WAPC Land	37	0	US	Dec-28	WAPC	37	-	-	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land	37	0	US	Jul-29	WAPC	37	-	-	-	-	-	-	-	-	-	-
Stage 50 - WAPC Land	37	0	US	Jan-30	WAPC	37	-	-	-	-	-	-	-	-	-	-
Stage 51 - WAPC Land	37	0	US	Jul-30	WAPC	37	-	-	-	-	-	-	-	-	-	-
TOTAL SETTLEMENTS	2,395	Nov-35	--> FINAL SETTLEMENT			2,395	992	936	97	98	108	104	96	96	96	96
CUMULATIVE SETTLEMENTS								936	1,033	1,131	1,239	1,343	1,439	1,535	1,631	1,727
SETTLEMENT AREA	TOTAL AREA	AVG AREA	AVG REMAIN													
Stage 1	14,753 m²	422 m²	-			14,753m²	14,753m²	14,753m²	-	-	-	-	-	-	-	-
Stage 2	13,161 m²	356 m²	-			13,161m²	13,161m²	13,161m²	-	-	-	-	-	-	-	-
Stage 3	11,481 m²	267 m²	-			11,481m²	11,481m²	11,481m²	-	-	-	-	-	-	-	-
Stage 4	17,531 m²	373 m²	-			17,531m²	17,531m²	17,531m²	-	-	-	-	-	-	-	-
Stage 5	21,385 m²	339 m²	-			21,385m²	21,385m²	21,385m²	-	-	-	-	-	-	-	-
Stage 6A	4,151 m²	519 m²	-			4,151m²	4,151m²	4,151m²	-	-	-	-	-	-	-	-
Stage 6C	4,789 m²	479 m²	-			4,789m²	4,789m²	4,789m²	-	-	-	-	-	-	-	-
Stage 6B	9,319 m²	388 m²	-			9,319m²	9,319m²	9,319m²	-	-	-	-	-	-	-	-
Stage 7	19,069 m²	303 m²	-			19,069m²	19,069m²	19,069m²	-	-	-	-	-	-	-	-
Stage 8	16,509 m²	311 m²	-			16,509m²	16,509m²	16,509m²	-	-	-	-	-	-	-	-
Stage 9	14,553 m²	285 m²	-			14,553m²	14,553m²	14,553m²	-	-	-	-	-	-	-	-
Stage 10	11,840 m²	395 m²	-			11,840m²	11,840m²	11,840m²	-	-	-	-	-	-	-	-
Stage 11	21,915 m²	342 m²	-			21,915m²	21,915m²	21,915m²	-	-	-	-	-	-	-	-
Stage 12	17,797 m²	363 m²	-			17,797m²	17,797m²	17,797m²	-	-	-	-	-	-	-	-
Stage 13A	11,586 m²	313 m²	-			11,586m²	11,586m²	11,586m²	-	-	-	-	-	-	-	-
Stage 13B	14,186 m²	315 m²	-			14,186m²	14,186m²	14,186m²	-	-	-	-	-	-	-	-
Stage 14A	19,990 m²	317 m²	-			19,990m²	19,990m²	19,990m²	-	-	-	-	-	-	-	-
Stage 14B	2,926 m²	293 m²	-			2,926m²	2,926m²	2,926m²	-	-	-	-	-	-	-	-
Stage 15	19,028 m²	346 m²	-			19,028m²	19,028m²	19,028m²	-	-	-	-	-	-	-	-
Stage 16A	6,632 m²	390 m²	390 m²			6,632m²	-	-	5,851m²	781m²	-	-	-	-	-	-
Stage 16B	8,922 m²	162 m²	162 m²			8,922m²	-	-	-	-	-	-	-	-	-	-
Stage 17A	10,128 m²	405 m²	-			10,128m²	10,128m²	9,228m²	900m²	-	-	-	-	-	-	-
Stage 17B	13,154 m²	365 m²	386 m²			13,154m²	11,546m²	5,088m²	8,066m²	-	-	-	-	-	-	-
Stage 18A	10,971 m²	378 m²	-			10,971m²	10,971m²	10,971m²	-	-	-	-	-	-	-	-
Stage 18B	11,236 m²	362 m²	-			11,237m²	10,937m²	8,937m²	2,300m²	-	-	-	-	-	-	-
Stage 18C	8,393 m²	300 m²	300 m²			8,393m²	-	-	-	1,799m²	5,396m²	1,199m²	-	-	-	-
Stage 19	15,705 m²	327 m²	327 m²			15,705m²	-	-	-	-	-	-	-	-	-	-
Stage 20	19,776 m²	396 m²	396 m²			19,776m²	-	-	-	-	-	-	-	-	-	-
Stage 21	11,468 m²	280 m²	280 m²			11,468m²	-	-	-	-	-	-	-	-	-	-
Stage 22	17,622 m²	375 m²	375 m²			17,622m²	-	-	-	-	-	-	-	-	-	-
Stage 23	20,014 m²	334 m²	334 m²			20,014m²	-	-	-	-	-	-	-	-	-	-
Stage 24	-	-	-			-	-	-	-	-	-	-	-	-	-	-
Stage 25	20,886 m²	360 m²	369 m²			20,886m²	19,409m²	18,134m²	1,644m²	1,108m²	-	-	-	-	-	-
Stage 26	15,904 m²	419 m²	375 m²			15,903m²	14,693m²	2,680m²	12,473m²	750m²	-	-	-	-	-	-
Stage 27A	6,614 m²	331 m²	323 m²			6,614m²	-	-	6,291m²	323m²	-	-	-	-	-	-
Stage 28	13,721 m²	404 m²	404 m²			13,721m²	-	-	-	13,721m²	-	-	-	-	-	-
Stage 27B	13,036 m²	383 m²	13,036m²			13,036m²	-	-	-	8,435m²	4,218m²	383m²	-	-	-	-
Stage 29	13,880 m²	421 m²	421 m²			13,880m²	-	-	-	4,627m²	9,253m²	-	-	-	-	-
Stage 30	12,461 m²	430 m²	430 m²			12,461m²	-	-	-	-	2,148m²	10,313m²	-	-	-	-
Stage 31	16,428 m²	382 m²	382 m²			16,428m²	-	-	-	-	-	-	9,169m²	7,259m²	-	-
Stage 32	16,229 m²	318 m²	16,229m²			16,229m²	-	-	-	-	-	-	-	1,591m²	7,637m²	-
Stage 33	16,229 m²	318 m²	16,229m²			16,229m²	-	-	-	-	-	-	-	-	-	-
Stage 34	16,229 m²	318 m²	16,229m²			16,229m²	-	-	-	-	-	-	-	-	-	-
Stage 35	17,184 m²	318 m²	17,184m²			17,184m²	-	-	-	-	-	-	-	-	-	-
Stage 36	25,992 m²	329 m²	25,992m²			25,992m²	-	-	-	9,212m²	16,780m²	-	-	-	-	-
Stage 37	18,714 m²	390 m²	18,714m²			18,714m²	-	-	-	-	6,628m²	12,086m²	-	-	-	-
Stage 38	11,544 m²	312 m²	11,544m²			11,544m²	-	-	-	-	-	11,544m²	-	-	-	-
Stage 39	11,544 m²	312 m²	11,544m²			11,544m²	-	-	-	-	-	1,248m²	10,296m²	-	-	-
Stage 40	11,544 m²	312 m²	11,544m²			11,544m²	-	-	-	-	-	-	11,544m²	-	-	-
Stage 41	11,544 m²	312 m²	11,544m²			11,544m²	-	-	-	-	-	-	624m²	10,920m²	-	-
Stage 42	11,544 m²	312 m²	11,544m²			11,544m²	-	-	-	-	-	-	-	11,544m²	-	-
Stage 43	11,544 m²	312 m²	11,544m²			11,544m²	-	-	-	-	-	-	-	-	11,544m²	-
Stage 44	11,544 m²	312 m²	11,544m²			11,544m²	-	-	-	-	-	-	-	-	10,920m²	624m²
Stage 45	11,544 m²	312 m²	11,544m²			11,544m²	-	-	-	-	-	-	-	-	10,920m²	11,544m²
Stage 46	11,544 m²	312 m²	11,544m²			11,544m²	-	-	-	-	-	-	-	-	-	10,296m²
Stage 47	11,544 m²	312 m²	11,544m²			11,544m²	-	-	-	-	-	-	-	-	-	-
Stage 48 - WAPC Land	11,544 m²	312 m²	11,544m²			11,544m²	-	-	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land	11,544 m²	312 m²	11,544m²			11,544m²	-	-	-	-	-	-	-	-	-	-
Stage 50 - WAPC Land	11,544 m²	312 m²	11,544m²			11,544m²	-	-	-	-	-	-	-	-	-	-
Stage 51 - WAPC Land	11,544 m²	312 m²	11,544m²			11,544m²	-	-	-	-	-	-	-	-	-	-
TOTAL SETTLEMENT AREA	805,114 m²					805,115m²	343,653m²	321,006m²	37,526m²	36,129m²	37,647m²	37,862m²	32,777m²	31,633m²	31,314m²	30,101m²
CONTRACTS ON HAND	TOTALLOTS				Neg Check											
Stage 1	35															
Stage 2	37															
Stage 3	43															
Stage 4	47															
Stage 5	63															

CashFlow

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
Stage 6A		8														
Stage 6C		10														
Stage 6B		24														
Stage 7		63														
Stage 8		53														
Stage 9		51														
Stage 10		30														
Stage 11		64														
Stage 12		49														
Stage 13A		37														
Stage 13B		45														
Stage 14A		63														
Stage 14B		10														
Stage 15		55														
Stage 16A		17							2							
Stage 16B		55														
Stage 17A		25														
Stage 17B		36						11								
Stage 18A		29														
Stage 18B		31						4								
Stage 18C		28								8	4					
Stage 19		48														
Stage 20		50														
Stage 21		41														
Stage 22		47														
Stage 23		60														
Stage 24		0														
Stage 25		58						1	3							
Stage 26		38						8	2							
Stage 27A		20							1							
Stage 28		34							26							
Stage 27B		34								6	1					
Stage 29		33								6	13					
Stage 30		29										10				
Stage 31		43											10	10		
Stage 32		51													10	10
Stage 33		51														
Stage 34		51														
Stage 35		54														
Stage 36		79								26						
Stage 37		48									30					
Stage 38		37														
Stage 39		37										30				
Stage 40		37														
Stage 41		37											30			
Stage 42		37														
Stage 43		37												30		
Stage 44		37													2	
Stage 45		37													28	
Stage 46		37														4
Stage 47		37														26
Stage 48 - WAPC Land		37														
Stage 49 - WAPC Land		37														
Stage 50 - WAPC Land		37														
Stage 51 - WAPC Land		37														
TOTAL CONTRACTS ON HAND		2,395						24	34	46	48	40	40	40	40	40
TITLES ON HAND		TOTALLOTS														
Stage 01		35														
Stage 02		37														
Stage 03		43														
Stage 04		47														
Stage 05		63														
Stage 6A		8														
Stage 6C		10														
Stage 6B		24														
Stage 07		63														
Stage 08		53														
Stage 09		51														
Stage 10		30														
Stage 11		64														
Stage 12		49														
Stage 13A		37								6						
Stage 13B		45														
Stage 14A		63														
Stage 14B		10														
Stage 15		55														
Stage 16A		17							2							
Stage 16B		55														
Stage 17A		25						2								
Stage 17B		36						22								
Stage 18A		29														
Stage 18B		31						6								
Stage 18C		28								22	4					
Stage 19		48														
Stage 20		50														

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
Stage 21		41						-	-	-	-	-	-	-	-	-
Stage 22		47						-	-	-	-	-	-	-	-	-
Stage 23		60						-	-	-	-	-	-	-	-	-
Stage 24		0						-	-	-	-	-	-	-	-	-
Stage 25		58						7	3	-	-	-	-	-	-	-
Stage 26		38						31	2	-	-	-	-	-	-	-
Stage 27A		20						-	1	-	-	-	-	-	-	-
Stage 28		34						-	-	-	-	-	-	-	-	-
Stage 27B		34						-	-	12	1	-	-	-	-	-
Stage 29		33						-	-	-	22	-	-	-	-	-
Stage 30		29						-	-	-	-	24	-	-	-	-
Stage 31		43						-	-	-	-	-	43	19	-	-
Stage 32		51						-	-	-	-	-	-	-	46	22
Stage 33		51						-	-	-	-	-	-	-	-	-
Stage 34		51						-	-	-	-	-	-	-	-	-
Stage 35		54						-	-	-	-	-	-	-	-	-
Stage 36		79						-	-	51	-	-	-	-	-	-
Stage 37		48						-	-	-	31	-	-	-	-	-
Stage 38		37						-	-	-	-	-	-	-	-	-
Stage 39		37						-	-	-	-	33	-	-	-	-
Stage 40		37						-	-	-	-	-	-	-	-	-
Stage 41		37						-	-	-	-	-	35	-	-	-
Stage 42		37						-	-	-	-	-	-	-	-	-
Stage 43		37						-	-	-	-	-	-	37	-	-
Stage 44		37						-	-	-	-	-	-	-	2	-
Stage 45		37						-	-	-	-	-	-	-	37	-
Stage 46		37						-	-	-	-	-	-	-	-	4
Stage 47		37						-	-	-	-	-	-	-	-	37
Stage 48 - WAPC Land		37						-	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land		37						-	-	-	-	-	-	-	-	-
Stage 50 - WAPC Land		37						-	-	-	-	-	-	-	-	-
Stage 51 - WAPC Land		37						-	-	-	-	-	-	-	-	-
TOTAL TITLES ON HAND		2,395						68	8	91	58	57	78	56	85	63
TITLED UNSOLD STOCK																
Stage 01								-	-	-	-	-	-	-	-	-
Stage 02								-	-	-	-	-	-	-	-	-
Stage 03								-	-	-	-	-	-	-	-	-
Stage 04								-	-	-	-	-	-	-	-	-
Stage 05								-	-	-	-	-	-	-	-	-
Stage 6A								-	-	-	-	-	-	-	-	-
Stage 6C								-	-	-	-	-	-	-	-	-
Stage 6B								-	-	-	-	-	-	-	-	-
Stage 07								-	-	-	-	-	-	-	-	-
Stage 08								-	-	-	-	-	-	-	-	-
Stage 09								-	-	-	-	-	-	-	-	-
Stage 10								-	-	-	-	-	-	-	-	-
Stage 11								-	-	-	-	-	-	-	-	-
Stage 12								-	-	-	-	-	-	-	-	-
Stage 13A								-	-	-	-	-	-	-	-	-
Stage 13B								-	-	-	-	-	-	-	-	-
Stage 14A								-	-	-	-	-	-	-	-	-
Stage 14B								-	-	-	-	-	-	-	-	-
Stage 15								-	-	-	-	-	-	-	-	-
Stage 16A								-	-	-	-	-	-	-	-	-
Stage 16B								-	-	-	-	-	-	-	-	-
Stage 17A								-	-	-	-	-	-	-	-	-
Stage 17B								-	-	-	-	-	-	-	-	-
Stage 18A								-	-	-	-	-	-	-	-	-
Stage 18B								-	-	-	-	-	-	-	-	-
Stage 18C								-	-	13	-	-	-	-	-	-
Stage 19								-	-	-	-	-	-	-	-	-
Stage 20								-	-	-	-	-	-	-	-	-
Stage 21								-	-	-	-	-	-	-	-	-
Stage 22								-	-	-	-	-	-	-	-	-
Stage 23								-	-	-	-	-	-	-	-	-
Stage 24								-	-	-	-	-	-	-	-	-
Stage 25								4	-	-	-	-	-	-	-	-
Stage 26								6	-	-	-	-	-	-	-	-
Stage 27A								-	-	-	-	-	-	-	-	-
Stage 28								-	-	-	-	-	-	-	-	-
Stage 27B								-	-	5	-	-	-	-	-	-
Stage 29								-	-	26	7	-	-	-	-	-
Stage 30								-	-	-	-	12	-	-	-	-
Stage 31								-	-	-	-	-	31	7	-	-
Stage 32								-	-	-	-	-	-	-	34	10
Stage 33								-	-	-	-	-	-	-	-	-
Stage 34								-	-	-	-	-	-	-	-	-
Stage 35								-	-	-	-	-	-	-	-	-
Stage 36								-	-	19	-	-	-	-	-	-
Stage 37								-	-	-	-	-	-	-	-	-
Stage 38								-	-	-	-	-	-	-	-	-
Stage 39								-	-	-	-	-	-	-	-	-
Stage 40								-	-	-	-	-	-	-	-	-
Stage 41								-	-	-	-	-	-	-	-	-
Stage 42								-	-	-	-	-	-	-	-	-

CashFlow

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
Stage 43								-	-	-	-	-	-	1	-	-
Stage 44								-	-	-	-	-	-	-	-	-
Stage 45								-	-	-	-	-	-	-	3	-
Stage 46								-	-	-	-	-	-	-	-	-
Stage 47								-	-	-	-	-	-	-	-	5
Stage 48 - WAPC Land								-	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land								-	-	-	-	-	-	-	-	-
Stage 50 - WAPC Land								-	-	-	-	-	-	-	-	-
Stage 51 - WAPC Land								-	-	-	-	-	-	-	-	-
TOTAL UNSOLD STOCK								10	-	63	7	12	31	8	37	15
CLOSING STOCK					<i>Neg Check</i>											
Stage 1					-			-	-	-	-	-	-	-	-	-
Stage 2					-			-	-	-	-	-	-	-	-	-
Stage 3					-			-	-	-	-	-	-	-	-	-
Stage 4A					-			-	-	-	-	-	-	-	-	-
Stage 5					-			-	-	-	-	-	-	-	-	-
Stage 6A					-			-	-	-	-	-	-	-	-	-
Stage 6C					-			-	-	-	-	-	-	-	-	-
Stage 6B					-			-	-	-	-	-	-	-	-	-
Stage 7					-			-	-	-	-	-	-	-	-	-
Stage 8					-			-	-	-	-	-	-	-	-	-
Stage 9					-			-	-	-	-	-	-	-	-	-
Stage 10					-			-	-	-	-	-	-	-	-	-
Stage 11					-			-	-	-	-	-	-	-	-	-
Stage 12					-			-	-	-	-	-	-	-	-	-
Stage 13A					-			-	-	-	-	-	-	-	-	-
Stage 13B					-			-	-	-	-	-	-	-	-	-
Stage 14A					-			-	-	-	-	-	-	-	-	-
Stage 14B					-			-	-	-	-	-	-	-	-	-
Stage 15					-			-	-	-	-	-	-	-	-	-
Stage 16A					-			-	-	-	-	-	-	-	-	-
Stage 16B					-			-	-	-	-	-	-	-	-	-
Stage 17A					-			2	-	-	-	-	-	-	-	-
Stage 17B					-			11	-	-	-	-	-	-	-	-
Stage 18A					-			-	-	-	-	-	-	-	-	-
Stage 18B					-			2	-	-	-	-	-	-	-	-
Stage 18C					-			-	-	14	-	-	-	-	-	-
Stage 19					-			-	-	-	-	-	-	-	-	-
Stage 20					-			-	-	-	-	-	-	-	-	-
Stage 21					-			-	-	-	-	-	-	-	-	-
Stage 22					-			-	-	-	-	-	-	-	-	-
Stage 23					-			-	-	-	-	-	-	-	-	-
Stage 24					-			-	-	-	-	-	-	-	-	-
Stage 25					-			2	-	-	-	-	-	-	-	-
Stage 26					-			23	-	-	-	-	-	-	-	-
Stage 27A					-			-	-	-	-	-	-	-	-	-
Stage 28					-			-	8	-	-	-	-	-	-	-
Stage 27B					-			-	-	6	-	-	-	-	-	-
Stage 29					-			-	-	27	9	-	-	-	-	-
Stage 30					-			-	-	-	-	14	-	-	-	-
Stage 31					-			-	-	-	-	-	33	9	-	-
Stage 32					-			-	-	-	-	-	-	-	36	12
Stage 33					-			-	-	-	-	-	-	-	-	-
Stage 34					-			-	-	-	-	-	-	-	-	-
Stage 35					-			-	-	-	-	-	-	-	-	-
Stage 36					-			-	-	25	-	-	-	-	-	-
Stage 37					-			-	-	-	1	-	-	-	-	-
Stage 38					-			-	-	-	37	-	-	-	-	-
Stage 39					-			-	-	-	-	3	-	-	-	-
Stage 40					-			-	-	-	-	37	-	-	-	-
Stage 41					-			-	-	-	-	-	5	-	-	-
Stage 42					-			-	-	-	-	-	37	-	-	-
Stage 43					-			-	-	-	-	-	-	7	-	-
Stage 44					-			-	-	-	-	-	-	-	-	-
Stage 45					-			-	-	-	-	-	-	-	9	-
Stage 46					-			-	-	-	-	-	-	-	-	-
Stage 47					-			-	-	-	-	-	-	-	-	11
Stage 48 - WAPC Land					-			-	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land					-			-	-	-	-	-	-	-	-	-
Stage 50 - WAPC Land					-			-	-	-	-	-	-	-	-	-
Stage 51 - WAPC Land					-			-	-	-	-	-	-	-	-	-
TOTAL CLOSING STOCK								40	8	72	47	54	75	16	45	23
LOT INCOME	TOTALLOTS	UNESCALATED AVG.	ESCALATED AVG.	UNESCALATED TOTAL												
Stage 1	35		244,514	0	8,558,000	8,558,000	8,558,000	-	-	-	-	-	-	-	-	-
Stage 2	37		220,473	0	8,157,500	8,157,500	8,157,500	-	-	-	-	-	-	-	-	-
Stage 3	43		173,605	0	7,465,000	7,465,000	7,465,000	-	-	-	-	-	-	-	-	-
Stage 4	47		228,638	0	10,746,000	10,746,000	10,746,000	-	-	-	-	-	-	-	-	-
Stage 5	63		218,635	0	13,774,000	13,774,000	13,774,000	-	-	-	-	-	-	-	-	-
Stage 6A	8		334,375	0	2,675,000	2,675,000	2,675,000	-	-	-	-	-	-	-	-	-
Stage 6C	10		370,800	0	3,708,000	3,708,000	3,708,000	-	-	-	-	-	-	-	-	-
Stage 6B	24		310,500	0	7,452,000	7,452,000	7,452,000	-	-	-	-	-	-	-	-	-
Stage 7	63		213,524	0	13,452,000	13,452,000	13,452,000	-	-	-	-	-	-	-	-	-
Stage 8	53		229,170	0	12,146,000	12,146,000	12,146,000	-	-	-	-	-	-	-	-	-
Stage 9	51		235,275	0	11,999,000	11,999,000	11,999,000	-	-	-	-	-	-	-	-	-
Stage 10	30		300,667	0	9,020,000	9,020,000	9,020,000	-	-	-	-	-	-	-	-	-

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
Stage 11		64		275,172	0	17,611,000	17,611,000	17,611,000	-	-	-	-	-	-	-	-
Stage 12		49		287,000	0	14,063,000	14,063,000	14,063,000	-	-	-	-	-	-	-	-
Stage 13A		37		261,486	0	9,675,000	9,675,000	9,675,000	-	-	-	-	-	-	-	-
Stage 13B		45		268,956	0	12,103,000	12,103,000	12,103,000	-	-	-	-	-	-	-	-
Stage 14A		63		266,413	0	16,784,000	16,784,000	16,784,000	-	-	-	-	-	-	-	-
Stage 14B		10		244,400	0	2,444,000	2,444,000	2,444,000	-	-	-	-	-	-	-	-
Stage 15		55		280,800	0	15,444,000	15,444,000	15,444,000	-	-	-	-	-	-	-	-
Stage 16A		17	269,140	265,016	0	4,575,380	4,505,280	-	3,970,235	535,045	-	-	-	-	-	-
Stage 16B		55	102,067	136,216	0	5,613,670	7,491,889	-	-	-	-	-	-	-	-	-
Stage 17A		25	0	310,960	0	7,774,000	7,774,000	7,135,000	639,000	-	-	-	-	-	-	-
Stage 17B		36	0	275,208	0	9,907,500	8,714,500	3,956,000	5,951,500	-	-	-	-	-	-	-
Stage 18A		29		297,448	0	8,626,000	8,626,000	8,626,000	-	-	-	-	-	-	-	-
Stage 18B		31	0	285,903	0	8,863,000	8,557,000	7,194,000	1,669,000	-	-	-	-	-	-	-
Stage 18C		28	191,536	197,714	0	5,363,000	5,535,995	-	-	1,168,966	3,566,341	800,688	-	-	-	-
Stage 19		48	210,500	287,015	0	10,104,015	13,776,706	-	-	-	-	-	-	-	-	-
Stage 20		50	240,667	334,896	0	12,033,355	16,744,799	-	-	-	-	-	-	-	-	-
Stage 21		41	196,207	278,262	0	8,044,478	11,408,726	-	-	-	-	-	-	-	-	-
Stage 22		47	238,519	344,517	0	11,210,371	16,192,278	-	-	-	-	-	-	-	-	-
Stage 23		60	223,999	330,827	0	13,439,915	19,849,620	-	-	-	-	-	-	-	-	-
Stage 24		0														
Stage 25		58	328,385	350,162	0	20,309,385	18,901,000	17,733,000	1,528,000	1,048,385	-	-	-	-	-	-
Stage 26		38	0	372,171	0	14,142,500	13,042,500	2,463,000	10,950,500	729,000	-	-	-	-	-	-
Stage 27A		20	340,400	314,320	0	6,808,000	6,286,400	-	5,959,726	326,674	-	-	-	-	-	-
Stage 28		34	365,980	372,632	0	12,443,320	12,669,500	-	-	12,669,500	-	-	-	-	-	-
Stage 27B		34	336,924	342,439	0	11,455,425	11,642,919	-	-	7,488,162	3,806,905	347,851	-	-	-	-
Stage 29		33	367,647	386,199	0	12,132,367	12,744,568	-	-	-	4,188,237	8,556,331	-	-	-	-
Stage 30		29	369,554	404,577	0	10,717,066	11,732,732	-	-	-	-	2,001,107	9,731,625	-	-	-
Stage 31		43	346,087	396,344	0	14,881,751	17,042,772	-	-	-	-	-	-	9,417,568	7,625,204	-
Stage 32		51	289,475	351,552	0	14,763,201	17,929,132	-	-	-	-	-	-	-	1,714,907	8,356,637
Stage 33		51	289,475	374,672	0	14,763,201	19,108,281	-	-	-	-	-	-	-	-	-
Stage 34		51	289,475	399,294	0	14,763,201	20,363,982	-	-	-	-	-	-	-	-	-
Stage 35		54	289,475	426,355	0	15,631,624	23,023,182	-	-	-	-	-	-	-	-	-
Stage 36		79	196,688	201,715	0	15,538,382	15,935,484	-	-	5,609,405	10,326,078	-	-	-	-	-
Stage 37		48	216,663	228,141	0	10,399,840	10,950,766	-	-	-	3,869,203	7,081,562	-	-	-	-
Stage 38		37	225,000	241,149	0	8,325,000	8,922,521	-	-	-	-	8,922,521	-	-	-	-
Stage 39		37	225,000	244,888	0	8,325,000	9,060,867	-	-	-	-	977,652	8,083,215	-	-	-
Stage 40		37	225,000	248,685	0	8,325,000	9,201,358	-	-	-	-	-	9,201,358	-	-	-
Stage 41		37	225,000	252,541	0	8,325,000	9,344,025	-	-	-	-	-	503,901	8,840,123	-	-
Stage 42		37	225,000	256,457	0	8,325,000	9,488,902	-	-	-	-	-	-	9,488,902	-	-
Stage 43		37	225,000	260,451	0	8,325,000	9,636,679	-	-	-	-	-	-	-	9,636,679	-
Stage 44		37	225,000	264,489	0	8,325,000	9,786,101	-	-	-	-	-	-	-	9,256,916	529,184
Stage 45		37	225,000	268,590	0	8,325,000	9,937,837	-	-	-	-	-	-	-	-	9,937,837
Stage 46		37	225,000	272,755	0	8,325,000	10,091,925	-	-	-	-	-	-	-	-	9,000,478
Stage 47		37	225,000	276,984	0	8,325,000	10,248,400	-	-	-	-	-	-	-	-	-
Stage 48 - WAPC Land		37	225,000	281,278	0	8,325,000	10,407,300	-	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land		37	225,000	285,659	0	8,325,000	10,569,380	-	-	-	-	-	-	-	-	-
Stage 50 - WAPC Land		37	225,000	290,088	0	8,325,000	10,733,263	-	-	-	-	-	-	-	-	-
Stage 51 - WAPC Land		37	225,000	294,586	0	8,325,000	10,899,686	-	-	-	-	-	-	-	-	-
TOTAL LOT INCOME		2,395				680,162,140	262,891,500	244,383,500	30,667,961	29,575,138	25,756,764	28,687,713	27,520,099	27,746,593	28,233,707	27,824,137
SPECIAL SITE INCOME																
Special Sites: Sales Office Sale			320 m ² Complete			477,000	477,000	477,000	-	-	-	-	-	-	-	-
Special Sites: Charity Home			520 m ² Complete			707,500	707,500	707,500	-	-	-	-	-	-	-	-
GHS R60 Stage 1			4,600 m ² Complete			1,200,000	1,200,000	1,200,000	-	-	-	-	-	-	-	-
GHS R60 Stage 4			2,295 m ² Complete			695,000	695,000	695,000	-	-	-	-	-	-	-	-
Stage 11 Local Centre			4,011 m ² Complete			1,400,000	1,400,000	1,400,000	-	-	-	-	-	-	-	-
Stage 18C Demonstration Lot 1 (Land & Building)			Removed			-	-	-	-	-	-	-	-	-	-	-
GHS Stage 25 - Lot 2179			Removed			-	-	-	-	-	-	-	-	-	-	-
GHS Stage 28 (formerly GHS 9 - Catalina Beach and 0.1795ha)			Removed			-	-	-	-	-	-	-	-	-	-	-
Special Sites: Catalina Beach Sales Office Land & Building	846,576		255 m ²	May-24	May-24	1 Mths	846,576	-	-	-	-	846,576	-	-	-	-
Special Sites: Catalina Green Sales Office Building Only	500,000			Nov-35	Nov-35	1 Mths	500,000	-	-	-	-	-	-	-	-	-
GHS Stage 17B - Lot 341	1,730,250		6,921 m ²	Mar-23	Mar-23	1 Mths	1,883,346	-	-	-	1,883,346	-	-	-	-	-
GHS - School Site 1	1,797,250		7,189 m ²	Mar-30	Mar-30	1 Mths	2,249,989	-	-	-	-	-	-	-	-	-
GHS - School Site 2	359,000		1,436 m ²	Jun-30	Jun-30	1 Mths	451,685	-	-	-	-	-	-	-	-	-
GHS Stage 25 - Lot 2137	1,732,420		4,559 m ²	Dec-24	Dec-24	1 Mths	1,952,820	-	-	-	-	-	1,952,820	-	-	-
GHS Stage 28 - Lot 2138	1,432,220		3,769 m ²	Dec-24	Dec-24	1 Mths	1,614,428	-	-	-	-	-	1,614,428	-	-	-
Beach Commercial Site	750,500		1,975 m ²	Jun-26	Jun-26	1 Mths	871,721	-	-	-	-	-	-	871,721	-	-
GHS 1 Catalina Green	1,188,000		3,960 m ²	Nov-24	Nov-24	1 Mths	1,336,910	-	-	-	-	-	1,336,910	-	-	-
GHS 2 Catalina Green	666,600		2,222 m ²	Nov-26	Nov-26	1 Mths	780,743	-	-	-	-	-	-	-	780,743	-
GHS 3 Catalina Green	956,700		3,189 m ²	Nov-28	Nov-28	1 Mths	1,166,208	-	-	-	-	-	-	-	-	-
GHS 4 Catalina Green	823,200		2,744 m ²	Nov-30	Nov-30	1 Mths	1,044,391	-	-	-	-	-	-	-	-	-
GHS 5 Catalina Green	713,100		2,377 m ²	Nov-32	Nov-32	1 Mths	941,598	-	-	-	-	-	-	-	-	-
Catalina Green Commercial Site	5,000,000		20,015 m ²	Jun-22	Jun-22	1 Mths	5,000,000	-	-	5,000,000	-	-	-	-	-	-
TOTAL SPECIAL SITE INCOME						25,119,915	4,479,500	4,479,500	-	5,000,000	1,883,346	846,576	4,904,158	871,721	780,743	-
OTHER INCOME																
Forfeited deposits						27,273	27,273	22,727	4,545	-	-	-	-	-	-	-
Interest Income						89,000	89,000	85,114	3,887	-	-	-	-	-	-	-
Other Income						147,570	147,570	147,570	-	-	-	-	-	-	-	-
TOTAL OTHER INCOME						263,843	263,843	255,411	8,432	-						
TOTAL INCOME						705,545,898	267,634,843	249,118,411	30,676,393	34,575,138	27,640,111	29,534,288	32,424,256	28,618,314	29,014,450	27,824,137
DIRECT SELLING COSTS																
Stage 1 Margin GST	\$4,500 /Lot	\$24m Margin				574,649	574,649	574,649	-	-	-	-	-	-	-	-
Stage 2 Margin GST	10,021	\$24m Margin				126,595	126,595	126,595	-	-	-	-	-	-	-	-
Stage 3 Margin GST	10,021	\$24m Margin				127,144	127,144	127,144	-	-	-	-	-	-	-	-
Stage 4 Margin GST	4,545	\$50,000 improvements per lot				146,683	146,683	146,683	-	-	-	-	-	-	-	-
Stage 5 Margin GST	4,545	\$50,000 improvements per lot				250,563	250,563	250,563	-	-	-	-	-	-	-	-

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
Stage 6A Margin GST		4,545	\$50,000 improvements per lot			24,565	24,565	24,565	-	-	-	-	-	-	-	-
Stage 6C Margin GST		4,545	\$50,000 improvements per lot			37,258	37,258	37,258	-	-	-	-	-	-	-	-
Stage 6B Margin GST		4,545	\$50,000 improvements per lot			76,325	76,325	76,325	-	-	-	-	-	-	-	-
Stage 7 Margin GST		4,545	\$50,000 improvements per lot			160,984	160,984	160,984	-	-	-	-	-	-	-	-
Stage 8 Margin GST		4,545	\$50,000 improvements per lot			193,475	193,475	193,475	-	-	-	-	-	-	-	-
Stage 9 Margin GST		4,545	\$50,000 improvements per lot			202,014	202,014	202,014	-	-	-	-	-	-	-	-
Stage 10 Margin GST		4,545	\$50,000 improvements per lot			114,915	114,915	114,915	-	-	-	-	-	-	-	-
Stage 11 Margin GST		4,545	\$50,000 improvements per lot			260,782	260,782	260,782	-	-	-	-	-	-	-	-
Stage 12 Margin GST		4,545	\$50,000 improvements per lot			159,262	159,262	159,262	-	-	-	-	-	-	-	-
Stage 13A Margin GST		4,545	\$50,000 improvements per lot			134,008	134,008	134,008	-	-	-	-	-	-	-	-
Stage 13B Margin GST		4,545	\$50,000 improvements per lot			138,215	138,215	138,215	-	-	-	-	-	-	-	-
Stage 14A Margin GST		4,545	\$50,000 improvements per lot			181,081	181,081	181,081	-	-	-	-	-	-	-	-
Stage 14B Margin GST		4,545	\$50,000 improvements per lot			30,357	30,357	30,357	-	-	-	-	-	-	-	-
Stage 15 Margin GST		4,545	\$50,000 improvements per lot			158,048	158,048	158,048	-	-	-	-	-	-	-	-
Stage 16A Margin GST		4,545	\$50,000 improvements per lot			77,307	-	-	68,182	9,125	-	-	-	-	-	-
Stage 16B Margin GST		4,545	\$50,000 improvements per lot			336,994	-	-	-	-	-	-	-	-	-	-
Stage 17A Margin GST		4,545	\$50,000 improvements per lot			75,750	75,750	69,162	6,588	-	-	-	-	-	-	-
Stage 17B Margin GST		4,545	\$50,000 improvements per lot			90,323	72,141	28,544	61,779	-	-	-	-	-	-	-
Stage 18A Margin GST		4,545	\$50,000 improvements per lot			89,733	89,733	89,733	-	-	-	-	-	-	-	-
Stage 18B Margin GST		4,545	\$50,000 improvements per lot			89,792	85,246	70,900	18,891	-	-	-	-	-	-	-
Stage 18C Margin GST		4,545	\$50,000 improvements per lot			133,029	-	-	-	27,986	85,654	19,389	-	-	-	-
Stage 19 Margin GST		4,545	\$50,000 improvements per lot			301,226	-	-	-	-	-	-	-	-	-	-
Stage 20 Margin GST		4,545	\$50,000 improvements per lot			320,230	-	-	-	-	-	-	-	-	-	-
Stage 21 Margin GST		4,545	\$50,000 improvements per lot			267,622	-	-	-	-	-	-	-	-	-	-
Stage 22 Margin GST		4,545	\$50,000 improvements per lot			312,453	-	-	-	-	-	-	-	-	-	-
Stage 23 Margin GST		4,545	\$50,000 improvements per lot			407,855	-	-	-	-	-	-	-	-	-	-
Stage 24 Margin GST		4,545	\$50,000 improvements per lot			-	-	-	-	-	-	-	-	-	-	-
Stage 25 Margin GST		4,545	\$50,000 improvements per lot			243,517	225,267	210,384	19,429	13,705	-	-	-	-	-	-
Stage 26 Margin GST		4,545	\$50,000 improvements per lot			131,290	117,619	18,990	103,175	9,125	-	-	-	-	-	-
Stage 27A Margin GST		4,545	\$50,000 improvements per lot			90,943	-	-	86,364	4,580	-	-	-	-	-	-
Stage 28 Margin GST		4,545	\$50,000 improvements per lot			157,111	-	-	-	157,111	-	-	-	-	-	-
Stage 27B Margin GST		4,545	\$50,000 improvements per lot			159,749	-	-	-	102,587	52,324	4,838	-	-	-	-
Stage 29 Margin GST		4,545	\$50,000 improvements per lot			160,347	-	-	-	-	52,431	107,916	-	-	-	-
Stage 30 Margin GST		4,545	\$50,000 improvements per lot			146,124	-	-	-	-	-	24,815	121,308	-	-	-
Stage 31 Margin GST		4,545	\$50,000 improvements per lot			226,649	-	-	-	-	-	-	-	124,998	101,651	-
Stage 32 Margin GST		4,545	\$50,000 improvements per lot			285,068	-	-	-	-	-	-	-	-	27,149	132,718
Stage 33 Margin GST		4,545	\$50,000 improvements per lot			303,816	-	-	-	-	-	-	-	-	-	-
Stage 34 Margin GST		4,545	\$50,000 improvements per lot			323,781	-	-	-	-	-	-	-	-	-	-
Stage 35 Margin GST		4,545	\$50,000 improvements per lot			366,062	-	-	-	-	-	-	-	-	-	-
Stage 36 Margin GST		4,545	\$50,000 improvements per lot			373,820	-	-	-	130,980	242,839	-	-	-	-	-
Stage 37 Margin GST		4,545	\$50,000 improvements per lot			232,626	-	-	-	-	81,852	150,774	-	-	-	-
Stage 38 Margin GST		4,545	\$50,000 improvements per lot			182,517	-	-	-	-	-	182,517	-	-	-	-
Stage 39 Margin GST		4,545	\$50,000 improvements per lot			185,347	-	-	-	-	-	19,892	165,456	-	-	-
Stage 40 Margin GST		4,545	\$50,000 improvements per lot			188,221	-	-	-	-	-	-	188,221	-	-	-
Stage 41 Margin GST		4,545	\$50,000 improvements per lot			191,140	-	-	-	-	-	-	10,248	180,891	-	-
Stage 42 Margin GST		4,545	\$50,000 improvements per lot			194,103	-	-	-	-	-	-	-	194,103	-	-
Stage 43 Margin GST		4,545	\$50,000 improvements per lot			197,126	-	-	-	-	-	-	-	-	197,126	-
Stage 44 Margin GST		4,545	\$50,000 improvements per lot			200,183	-	-	-	-	-	-	-	-	189,274	10,909
Stage 45 Margin GST		4,545	\$50,000 improvements per lot			203,287	-	-	-	-	-	-	-	-	-	203,287
Stage 46 Margin GST		4,545	\$50,000 improvements per lot			206,439	-	-	-	-	-	-	-	-	-	183,958
Stage 47 Margin GST		4,545	\$50,000 improvements per lot			209,639	-	-	-	-	-	-	-	-	-	-
Stage 48 Margin GST - WAPC Land		4,545	\$50,000 improvements per lot			212,890	-	-	-	-	-	-	-	-	-	-
Stage 49 Margin GST - WAPC Land		4,545	\$50,000 improvements per lot			216,205	-	-	-	-	-	-	-	-	-	-
Stage 50 Margin GST - WAPC Land		4,545	\$50,000 improvements per lot			219,558	-	-	-	-	-	-	-	-	-	-
Stage 51 Margin GST - WAPC Land		4,545	\$50,000 improvements per lot			222,962	-	-	-	-	-	-	-	-	-	-
Sales Office GST						39,127	39,127	39,127	-	-	-	-	-	-	-	-
Catalina Beach Sales Office Land & Building GST			Assumed full GST			76,961	-	-	-	-	-	76,961	-	-	-	-
Catalina Green Sales Office Land & Building GST			Assumed full GST			45,455	-	-	-	-	-	-	-	-	-	-
Charity Home Margin GST			Assumed full GST			64,318	64,318	64,318	-	-	-	-	-	-	-	-
GHS R60 Stage 1 Margin GST			Complete			109,091	109,091	109,091	-	-	-	-	-	-	-	-
GHS R60 Stage 4 Margin GST			Complete			15,967	15,967	15,967	-	-	-	-	-	-	-	-
Stage 11 Local Centre GST			Complete			26,791	26,791	26,791	-	-	-	-	-	-	-	-
GHS Stage 17B - Lot 341 GST			Assumed full GST		55 DUE's	171,213	-	-	-	-	171,213	-	-	-	-	-
Stage 18C Demonstration Lot 1 (Land & Building) GST			Assumed full GST			-	-	-	-	-	-	-	-	-	-	-
GHS - School Site 1 GST			Assumed full GST		22 DUE's	204,544	-	-	-	-	-	-	-	-	-	-
GHS - School Site 2 GST			Assumed full GST		4 DUE's	41,062	-	-	-	-	-	-	-	-	-	-
GHS Stage 25 - Lot 2137 GST			Assumed full GST		50 DUE's	177,529	-	-	-	-	-	-	177,529	-	-	-
GHS Stage 25 - Lot 2179 GST			Assumed full GST		0 DUE's	-	-	-	-	-	-	-	-	-	-	-
GHS Stage 28 - Lot 2138 GST			Assumed full GST		23 DUE's	146,766	-	-	-	-	-	-	146,766	-	-	-
GHS Stage 28 (formerly GHS 9) GST			Assumed full GST		0 DUE's	-	-	-	-	-	-	-	-	-	-	-
GHS 1 Catalina Green GST			Assumed full GST			121,537	-	-	-	-	-	-	121,537	-	-	-
GHS 2 Catalina Green GST			Assumed full GST			70,977	-	-	-	-	-	-	-	-	70,977	-
GHS 3 Catalina Green GST			Assumed full GST			106,019	-	-	-	-	-	-	-	-	-	-
GHS 4 Catalina Green GST			Assumed full GST			94,945	-	-	-	-	-	-	-	-	-	-
GHS 5 Catalina Green GST			Assumed full GST			85,600	-	-	-	-	-	-	-	-	-	-
Catalina Green Commercial Site GST			Assumed full GST			454,545	-	-	-	454,545	-	-	-	-	-	-
Selling Commission		2.10%				14,283,405	5,520,722	5,132,054	644,027	621,078	540,892	602,442	577,922	582,678	592,908	584,307
Project Management		2.25%				15,303,648	5,915,059	5,498,629	690,029	665,441	579,527	645,474	619,202	624,298	635,258	626,043
Selling Commission Special Sites		2.10%				512,661	79,212	79,212	-	105,000	39,550	17,778	102,987	18,306	16,396	-
Project Management Special Sites		2.25%				549,279	84,870	84,870	-	112,500	42,375	19,048	110,344	19,614	17,567	-
Settlement Fees		\$800 /Lot				1,489,183	355,583	329,924	58,459	79,200	87,200	84,000	79,200	77,600	77,600	76,800
Display builder rebates		1,622,886	Allows for \$825k Green in future		Aug-25	1,770,315	797,886	797,886	30,000	-	-	-	-	942,429	-	-
Construction Rebates & Campaign Incentives		\$10,000 /Lot	\$10k for 1st stage Green		Manual elements →	1,862,552	1,062,552	535,552	537,000	280,000	510,000	-	-	-	-	-
Construction Recycling rebate		\$300 /Lot				704,038	157,000	157,000	17,417	28,786	33,896	37,520	34,186	33,815	34,499	34,499
Fencing Package		\$3,500 /Lot	Offset 12mth		Manual elements →	9,298,152	1,519,872	1,501,273	42,717	422,715	405,938	463,436	463,297	445,109	463,259	482,149

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
Special Sites: Sales Office Furniture & Fitout Western		Complete				51,760	51,760	51,760	-	-	-	-	-	-	-	-
Lot 1 Group Housing Site Construction costs		Complete				172,782	172,782	172,782	-	-	-	-	-	-	-	-
Stage 18C Demonstration Lot 1 (Building)		Removed				-	-	-	-	-	-	-	-	-	-	-
Special Sites: Sales Office Construction Western	573,745		Feb-21	Mar-21	2 Mths	573,745	573,015	573,015	730	-	-	-	-	-	-	-
Special Sites: Sales Office Construction Green	500,000		Mar-23	Feb-24	12 Mths	549,258	-	-	-	-	181,868	367,390	-	-	-	-
Special Sites: Sales Office Furniture & Fitout Green	100,000		Mar-24	May-24	3 Mths	111,230	-	-	-	-	-	111,230	-	-	-	-
Sales office carparks Green	240,000	100 bays	Mar-24	Apr-24	2 Mths	266,731	-	-	-	-	-	266,731	-	-	-	-
Security Cameras		Complete				19,560	19,560	19,560	-	-	-	-	-	-	-	-
Stage 17B GHS - Lot 341	351,072		Sep-22	Feb-23	6 Mths	379,916	-	-	-	-	379,916	-	-	-	-	-
GHS School Site 1 Construction	872,112	7,189 m²	Sep-29	Feb-30	6 Mths	1,085,462	-	-	-	-	-	-	-	-	-	-
GHS School Site 2 Construction	174,204	1,436 m²	Dec-29	May-30	6 Mths	217,907	-	-	-	-	-	-	-	-	-	-
GHS 1 Catalina Green Construction		3,960 m²	May-24	Oct-24	6 Mths	-	-	-	-	-	-	-	-	-	-	-
GHS 2 Catalina Green Construction		2,222 m²	May-26	Oct-26	6 Mths	-	-	-	-	-	-	-	-	-	-	-
GHS 3 Catalina Green Construction		3,189 m²	May-28	Oct-28	6 Mths	-	-	-	-	-	-	-	-	-	-	-
GHS 4 Catalina Green Construction		2,744 m²	May-30	Oct-30	6 Mths	-	-	-	-	-	-	-	-	-	-	-
GHS 5 Catalina Green Construction		2,377 m²	May-32	Oct-32	6 Mths	-	-	-	-	-	-	-	-	-	-	-
Catalina Green Commercial Site Construction		20,015 m²	Dec-21	May-22	6 Mths	-	-	-	-	-	-	-	-	-	-	-
TOTAL SPECIAL SITE AND OTHER DEVELOPMENT COSTS						4,410,106	1,798,873	1,798,873	730		561,784	745,351				
LOT PRODUCTION	AMOUNT		START	FINISH	DURATION											
Main 01 Bulk Earthworks stgs 1-4,6		Complete				2,122,407	2,122,407	2,122,407	-	-	-	-	-	-	-	-
Main 01 Survey / Titles		Complete				24,940	24,940	24,940	-	-	-	-	-	-	-	-
Main 01 Engineering Consultants		Complete				132,887	132,887	132,887	-	-	-	-	-	-	-	-
Main 01 Bulk Earthworks Stgs 5 & 7		Complete				2,368,798	2,368,798	2,368,798	-	-	-	-	-	-	-	-
Main 01 Engineering Consultants Stgs 5 & 7		Complete				121,827	121,827	121,827	-	-	-	-	-	-	-	-
Main 01 Bulk Earthworks Stg 8		Complete				1,265,418	1,265,418	1,265,418	-	-	-	-	-	-	-	-
Main 01 Engineering Consultants Stg 8		Complete				63,366	63,366	63,366	-	-	-	-	-	-	-	-
Main 01 Bulk Earthworks Stgs 9-11 Cell B		Complete				4,066,094	4,066,094	4,066,094	-	-	-	-	-	-	-	-
Main 01 Engineering Consultants Stgs 9-11 Cell B		Complete				99,325	99,325	99,325	-	-	-	-	-	-	-	-
Main 01 Bulk Earthworks Stgs 12 & 13 Cell B		Complete				1,139,937	1,139,937	1,139,937	-	-	-	-	-	-	-	-
Main 01 Engineering Consultants Stgs 12 & 13 Cell B		Complete				108,025	108,025	108,025	-	-	-	-	-	-	-	-
Main 01 Bulk Earthworks Stgs 14-18 Cell B		Complete				1,738,744	1,738,744	1,738,744	-	-	-	-	-	-	-	-
Main 01 Engineering Consultants Stgs 14-18 Cell B		Complete				250,660	250,660	250,660	-	-	-	-	-	-	-	-
Bulk Earthworks Primary School & GHS	2,232,400		Jun-29	Sep-29	4 Mths	2,760,073	-	-	-	-	-	-	-	-	-	-
Bulk Earthworks Stg 19-23	5,035,500	198 Lots	Dec-29	Sep-30	10 Mths	6,319,814	-	-	-	-	-	-	-	-	-	-
Survey / Titles Stgs 19-23 Earthworks	20,000		Apr-29	Jan-30	10 Mths	24,769	-	-	-	-	-	-	-	-	-	-
Engineering Consultants Stgs 19-23 Earthworks	149,490	755 /Lot	Jun-29	Mar-30	10 Mths	185,752	-	-	-	-	-	-	-	-	-	-
Catalina Beach Bulk Earthworks Stgs 25-28	3,603,087	Complete				3,603,087	3,603,087	3,603,087	-	-	-	-	-	-	-	-
Catalina Beach Survey / Titles Stgs 25-28		Complete				16,665	16,665	16,665	-	-	-	-	-	-	-	-
Catalina Beach Engineering Consultants Stgs 25-28		Complete				172,859	172,859	172,859	-	-	-	-	-	-	-	-
Catalina Beach Bulk Earthworks Stgs 29-31		Removed, incl. in individual stage costs				-	-	-	-	-	-	-	-	-	-	-
Catalina Beach Survey / Titles Stgs 29-31		Removed, incl. in individual stage costs				-	-	-	-	-	-	-	-	-	-	-
Catalina Beach Engineering Consultants Stgs 29-31		Removed, incl. in individual stage costs				-	-	-	-	-	-	-	-	-	-	-
Catalina Beach Bulk Earthworks Stgs 32-35	1,227,700	5,931 /Lot	May-25	Oct-25	6 Mths	1,401,287	-	-	-	-	-	-	465,541	935,746	-	-
Catalina Beach Survey / Titles Stgs 32-35	20,000	207 Lots	Sep-24	Feb-25	6 Mths	22,526	-	-	-	-	-	-	22,526	-	-	-
Catalina Beach Engineering Consultants Stgs 32-35	156,285	755 /Lot	Nov-24	Apr-25	6 Mths	176,609	-	-	-	-	-	-	176,609	-	-	-
Catalina Green Bulk Earthworks Stgs 36-37	2,343,900	275 /Lot	Aug-21	Nov-21	4 Mths	2,392,155	-	-	-	2,392,155	-	-	-	-	-	-
Catalina Green Bulk Earthworks Stgs 38-40	945,771	8,520 /Lot	Feb-23	Jul-23	6 Mths	1,032,034	-	-	-	-	859,312	172,723	-	-	-	-
Catalina Green Survey / Titles Stgs 38-40	20,000	111 Lots	Jun-22	Nov-22	6 Mths	21,535	-	-	-	3,574	17,961	-	-	-	-	-
Catalina Green Engineering Consultants Stgs 38-40	87,135	785 /Lot	Feb-22	Jan-23	12 Mths	93,350	-	-	-	38,482	54,868	-	-	-	-	-
Catalina Green Bulk Earthworks Stgs 41-44	1,261,029	8,520 /Lot	Jul-23	Dec-23	6 Mths	1,387,551	-	-	-	-	-	1,387,551	-	-	-	-
Catalina Green Survey / Titles Stgs 41-44	20,000	148 Lots	Nov-22	Apr-23	6 Mths	21,715	-	-	-	-	21,715	-	-	-	-	-
Catalina Green Engineering Consultants Stgs 41-44	116,180	785 /Lot	Jul-22	Dec-22	6 Mths	125,307	-	-	-	-	125,307	-	-	-	-	-
Catalina Green Bulk Earthworks Stgs 45-47	945,771	8,520 /Lot	Aug-25	Jan-26	6 Mths	1,084,903	-	-	-	-	-	-	-	1,084,903	-	-
Catalina Green Survey / Titles Stgs 45-47	20,000	111 Lots	Dec-24	May-25	6 Mths	22,639	-	-	-	-	-	-	22,639	-	-	-
Catalina Green Engineering Consultants Stgs 45-47	87,135	785 /Lot	Aug-24	Jan-25	6 Mths	97,976	-	-	-	-	-	-	97,976	-	-	-
WAPC Land Bulk Earthworks Stgs 48-51	1,261,029	8,520 /Lot	Mar-27	Aug-27	6 Mths	1,493,037	-	-	-	-	-	-	-	-	993,700	499,338
WAPC Land Survey / Titles Stgs 48-51	20,000	148 Lots	Jul-26	Dec-26	6 Mths	23,366	-	-	-	-	-	-	-	-	23,366	-
WAPC Land Engineering Consultants Stgs 48-51	116,180	785 /Lot	Mar-26	Aug-26	6 Mths	134,834	-	-	-	-	-	-	-	89,739	45,094	-
BULK EARTHWORKS TOTAL	19,688,592					36,116,270	17,295,039	17,295,039	-	2,434,211	1,079,163	1,560,273	785,290	2,110,388	1,062,160	499,338
Stage 01 Civils		Complete				2,785,128	2,785,128	2,785,128	-	-	-	-	-	-	-	-
Stage 01 Underground Power		Complete				419,465	419,465	419,465	-	-	-	-	-	-	-	-
Stage 01 Third Pipe		Complete				-	-	-	-	-	-	-	-	-	-	-
Stage 01 FTTH		Complete				3,940	3,940	3,940	-	-	-	-	-	-	-	-
Stage 01 Headworks		Complete				135,481	135,481	135,481	-	-	-	-	-	-	-	-
Stage 01 Local Auth Sprvion & WC plng		Complete				22,720	22,720	22,720	-	-	-	-	-	-	-	-
Stage 01 Local Auth Scheme Costs	12,610	360 /Lot	Jul-22	Jul-22	1 Mths	13,544	-	-	-	-	13,544	-	-	-	-	-
Stage 01 Survey / Titles		Complete				57,604	57,604	57,604	-	-	-	-	-	-	-	-
Stage 01 Engineering Consultants		Complete				157,313	157,313	157,313	-	-	-	-	-	-	-	-
STAGE 01 TOTAL	12,610	360	102,720		35 Lots	3,595,194	3,581,649	3,581,649	-	-	13,544	-	-	-	-	-
Stage 02 Civils		Complete				2,060,894	2,060,894	2,060,894	-	-	-	-	-	-	-	-
Stage 02 Underground Power		Complete				539,490	539,490	539,490	-	-	-	-	-	-	-	-
Stage 02 Third Pipe		Complete				-	-	-	-	-	-	-	-	-	-	-
Stage 02 FTTH		Complete				90,903	90,903	90,903	-	-	-	-	-	-	-	-
Stage 02 Headworks		Complete				215,092	215,092	215,092	-	-	-	-	-	-	-	-
Stage 02 Local Auth Sprvion & WC plng		Complete				41,852	41,852	41,852	-	-	-	-	-	-	-	-
Stage 02 Local Auth Scheme Costs	13,331	360 /Lot	Jul-22	Jul-22	1 Mths	14,318	-	-	-	-	14,318	-	-	-	-	-
Stage 02 Western Power Fees		Complete				(46,652)	(46,652)	(46,652)	-	-	-	-	-	-	-	-
Stage 02 Survey / Titles		Complete				31,966	31,966	31,966	-	-	-	-	-	-	-	-
Stage 02 Engineering Consultants		Complete				132,205	132,205	132,205	-	-	-	-	-	-	-	-
STAGE 02 TOTAL	13,331	360	83,245		37 Lots	3,080,068	3,065,750	3,065,750	-	-	14,318	-	-	-	-	-
Stage 03 Civils		Complete				1,944,190	1,944,190	1,944,190	-	-	-	-	-	-	-	-
Stage 03 Underground Power		Complete				63,023	63,023	63,023	-	-	-	-	-	-	-	-
Stage 03 Third Pipe		Complete				-	-	-	-							

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
Stage 03 Local Auth Sprvision & WC plng		Complete				46,445	46,445	46,445	-	-	-	-	-	-	-	-
Stage 03 Local Auth Scheme Costs	15,492		360 /Lot	Jul-22	Jul-22	1 Mths	16,640	-	-	-	16,640	-	-	-	-	-
Stage 03 Survey / Titles		Complete					33,694	33,694	-	-	-	-	-	-	-	-
Stage 03 Engineering Consultants		Complete					153,954	153,954	-	-	-	-	-	-	-	-
STAGE 03 TOTAL	15,492		360	58,125		43 Lots	2,499,376	2,482,736	2,482,736	-	-	16,640	-	-	-	-
Stage 04 Civils		Complete					2,292,288	2,292,288	-	-	-	-	-	-	-	-
Stage 04 Underground Power		Complete					-	-	-	-	-	-	-	-	-	-
Stage 04 Third Pipe		Complete					2,933	2,933	-	-	-	-	-	-	-	-
Stage 04 FTTH		Complete					3,520	3,520	-	-	-	-	-	-	-	-
Stage 04 Headworks		Complete					-	-	-	-	-	-	-	-	-	-
Stage 04 Local Auth Sprvision & WC plng		Complete					284,471	284,471	-	-	-	-	-	-	-	-
Stage 04 Local Auth Scheme Costs	16,934		360 /Lot	Jul-22	Jul-22	1 Mths	18,188	-	-	-	18,188	-	-	-	-	-
Stage 04 Survey / Titles		Complete					54,521	54,521	-	-	-	-	-	-	-	-
Stage 04 Engineering Consultants		Complete					165,462	165,462	-	-	-	-	-	-	-	-
STAGE 04 TOTAL	16,934		360	60,029		47 Lots	2,821,383	2,803,195	2,803,195	-	-	18,188	-	-	-	-
Stage 6A Civils		Complete					297,465	297,465	-	-	-	-	-	-	-	-
Stage 6A Underground Power		Complete					-	-	-	-	-	-	-	-	-	-
Stage 6A Third Pipe		Complete					-	-	-	-	-	-	-	-	-	-
Stage 6A FTTH		Complete					-	-	-	-	-	-	-	-	-	-
Stage 6A Headworks		Complete					47,151	47,151	-	-	-	-	-	-	-	-
Stage 6A Local Auth Sprvision & WC plng		Complete					3,056	3,056	-	-	-	-	-	-	-	-
Stage 6A Local Auth Scheme Costs	2,882		360 /Lot	Jul-22	Jul-22	1 Mths	3,096	-	-	-	3,096	-	-	-	-	-
Stage 6A Survey / Titles		Complete					4,621	4,621	-	-	-	-	-	-	-	-
Stage 6A Engineering Consultants		Complete					34,412	34,412	-	-	-	-	-	-	-	-
STAGE 6A TOTAL	2,882		360	48,725		8 Lots	389,801	386,705	386,705	-	-	3,096	-	-	-	-
Stage 6C Civils		Complete					484,386	484,386	-	-	-	-	-	-	-	-
Stage 6C Headworks		Complete					60,796	60,796	-	-	-	-	-	-	-	-
Stage 6C Local Auth Sprvision & WC plng		Complete					29,815	29,815	-	-	-	-	-	-	-	-
Stage 6C Local Auth Scheme Costs	3,603		360 /Lot	Jul-22	Jul-22	1 Mths	3,870	-	-	-	3,870	-	-	-	-	-
Stage 6C Survey / Titles		Complete					10,765	10,765	-	-	-	-	-	-	-	-
Stage 6C Engineering Consultants		Complete					41,250	41,250	-	-	-	-	-	-	-	-
STAGE 6C TOTAL	3,603		360	63,088		10 Lots	630,882	627,012	627,012	-	-	3,870	-	-	-	-
Stage 6B Civils		Complete					708,104	708,104	-	-	-	-	-	-	-	-
Stage 6B Headworks		Complete					143,643	143,643	-	-	-	-	-	-	-	-
Stage 6B Local Auth Sprvision & WC plng		Complete					5,352	5,352	-	-	-	-	-	-	-	-
Stage 6B Local Auth Scheme Costs	8,647		360 /Lot	Jul-22	Jul-22	1 Mths	9,287	-	-	-	9,287	-	-	-	-	-
Stage 6B Western Power Fees		Complete					53,422	53,422	-	-	-	-	-	-	-	-
Stage 6B Survey / Titles		Complete					20,535	20,535	-	-	-	-	-	-	-	-
Stage 6B Engineering Consultants		Complete					100,625	100,625	-	-	-	-	-	-	-	-
STAGE 6B TOTAL	8,647		346	41,639		25 Lots	1,040,969	1,031,681	1,031,681	-	-	9,287	-	-	-	-
Stage 05 Civils		Complete					2,796,102	2,796,102	-	-	-	-	-	-	-	-
Stage 05 Underground Power		Complete					-	-	-	-	-	-	-	-	-	-
Stage 05 FTTH		Complete					-	-	-	-	-	-	-	-	-	-
Stage 05 Headworks		Complete					337,806	337,806	-	-	-	-	-	-	-	-
Stage 05 Local Auth Sprvision & WC plng		Complete					54,276	54,276	-	-	-	-	-	-	-	-
Stage 05 Local Auth Scheme Costs	22,698		360 /Lot	Jul-22	Jul-22	1 Mths	24,380	-	-	-	24,380	-	-	-	-	-
Stage 05 Survey / Titles		Complete					55,569	55,569	-	-	-	-	-	-	-	-
Stage 05 Engineering Consultants		Complete					332,802	332,802	-	-	-	-	-	-	-	-
STAGE 05 TOTAL	22,698		360	57,158		63 Lots	3,600,934	3,576,555	3,576,555	-	-	24,380	-	-	-	-
Stage 07 Civils		Complete					2,184,857	2,184,857	-	-	-	-	-	-	-	-
Stage 07 Underground Power		Complete					70,334	70,334	-	-	-	-	-	-	-	-
Stage 07 Third Pipe		Complete					2,493	2,493	-	-	-	-	-	-	-	-
Stage 07 FTTH		Complete					-	-	-	-	-	-	-	-	-	-
Stage 07 Headworks		Complete					348,434	348,434	-	-	-	-	-	-	-	-
Stage 07 Local Auth Sprvision & WC plng		Complete					77,473	77,473	-	-	-	-	-	-	-	-
Stage 07 Local Auth Scheme Costs	22,698		360 /Lot	Jul-22	Jul-22	1 Mths	24,380	-	-	-	24,380	-	-	-	-	-
Stage 07 Survey / Titles		Complete					59,353	59,353	-	-	-	-	-	-	-	-
Stage 07 Engineering Consultants		Complete					231,525	231,525	-	-	-	-	-	-	-	-
STAGE 07 TOTAL	22,698		360	47,601		63 Lots	2,998,848	2,974,469	2,974,469	-	-	24,380	-	-	-	-
Stage 08 Civils		Complete					2,494,187	2,494,187	-	-	-	-	-	-	-	-
Stage 08 Headworks		Complete					295,827	295,827	-	-	-	-	-	-	-	-
Stage 08 Local Auth Sprvision & WC plng		Complete					19,165	19,165	-	-	-	-	-	-	-	-
Stage 08 Local Auth Scheme Costs	19,095		360 /Lot	Jul-22	Jul-22	1 Mths	20,510	-	-	-	20,510	-	-	-	-	-
Stage 08 Survey / Titles		Complete					56,330	56,330	-	-	-	-	-	-	-	-
Stage 08 Engineering Consultants		Complete					194,775	194,775	-	-	-	-	-	-	-	-
STAGE 08 TOTAL	19,095		360	58,128		53 Lots	3,080,793	3,060,284	3,060,284	-	-	20,510	-	-	-	-
Stage 09 Civils		Complete					2,418,198	2,418,198	-	-	-	-	-	-	-	-
Stage 09 Headworks		Complete					287,395	287,395	-	-	-	-	-	-	-	-
Stage 09 Local Auth Sprvision & WC plng		Complete					112,197	112,197	-	-	-	-	-	-	-	-
Stage 09 Local Auth Scheme Costs	18,375		360 /Lot	Jul-22	Jul-22	1 Mths	19,736	-	-	-	19,736	-	-	-	-	-
Stage 09 Western Power Fees		Complete					7,212	7,212	-	-	-	-	-	-	-	-
Stage 09 Survey / Titles		Complete					49,423	49,423	-	-	-	-	-	-	-	-
Stage 09 Engineering Consultants		Complete					187,425	187,425	-	-	-	-	-	-	-	-
STAGE 09 TOTAL	18,375		360	60,423		51 Lots	3,081,586	3,061,850	3,061,850	-	-	19,736	-	-	-	-
Stage 10 Civils		Complete					1,229,760	1,229,760	-	-	-	-	-	-	-	-
Stage 10 Headworks		Complete					168,052	168,052	-	-	-	-	-	-	-	-
Stage 10 Local Auth Sprvision & WC plng		Complete					13,874	13,874	-	-	-	-	-	-	-	-
Stage 10 Local Auth Scheme Costs	10,809		360 /Lot	Jul-22	Jul-22	1 Mths	11,609	-	-	-	11,609	-	-	-	-	-
Stage 10 Western Power Fees		Complete					-	-	-	-	-	-	-	-	-	-
Stage 10 Survey / Titles		Complete					31,105	31,105	-	-	-	-	-	-	-	-
Stage 10 Engineering Consultants		Complete					110,250	110,250	-	-	-	-	-	-	-	-
STAGE 10 TOTAL	10,809		360	52,155		30 Lots	1,564,650	1,553,041	1,553,041	-	-	11,609	-	-	-	-
Stage 11 Civils		Complete					2,778,422	2,778,422	-	-	-	-	-	-	-	-
Stage 11 Third Pipe		Complete					-	-	-	-	-	-	-	-	-	-
Stage 11 Headworks		Complete					376,003	376,003	-	-	-	-	-	-	-	-

CashFlow

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
Stage 11 Local Auth Sprvsn & WC plng		Complete				19,076	19,076	19,076	-	-	-	-	-	-	-	-
Stage 11 Local Auth Scheme Costs	23,058		360 /Lot	Jul-22	Jul-22	1 Mths	24,767	-	-	-	24,767	-	-	-	-	-
Stage 11 Western Power Fees		Complete				46,505	46,505	46,505	-	-	-	-	-	-	-	-
Stage 11 Survey / Titles		Complete				60,802	60,802	60,802	-	-	-	-	-	-	-	-
Stage 11 Engineering Consultants		Complete				276,174	276,174	276,174	-	-	-	-	-	-	-	-
STAGE 11 TOTAL	23,058		349			66 Lots	3,581,748	3,556,982	3,556,982	-	-	24,767	-	-	-	-
Stage 12 Civils		Complete				2,077,002	2,077,002	2,077,002	-	-	-	-	-	-	-	-
Stage 12 Third Pipe		Complete				-	-	-	-	-	-	-	-	-	-	-
Stage 12 Headworks		Complete				278,224	278,224	278,224	-	-	-	-	-	-	-	-
Stage 12 Local Auth Sprvsn & WC plng		Complete				19,124	19,124	19,124	-	-	-	-	-	-	-	-
Stage 12 Local Auth Scheme Costs	17,654		360 /Lot	Jul-22	Jul-22	1 Mths	18,962	-	-	-	18,962	-	-	-	-	-
Stage 12 Western Power Fees		Complete				(39,144)	(39,144)	(39,144)	-	-	-	-	-	-	-	-
Stage 12 Survey / Titles		Complete				47,550	47,550	47,550	-	-	-	-	-	-	-	-
Stage 12 Engineering Consultants		Complete				199,683	199,683	199,683	-	-	-	-	-	-	-	-
STAGE 12 TOTAL	17,654		360	53,090		49 Lots	2,601,401	2,582,440	2,582,440	-	-	18,962	-	-	-	-
Stage 13A Civils		Complete				1,932,316	1,932,316	1,932,316	-	-	-	-	-	-	-	-
Stage 13A Underground Power		Complete				-	-	-	-	-	-	-	-	-	-	-
Stage 13A Headworks		Complete				206,473	206,473	206,473	-	-	-	-	-	-	-	-
Stage 13A Local Auth Sprvsn & WC plng		Complete				12,164	12,164	12,164	-	-	-	-	-	-	-	-
Stage 13A Local Auth Scheme Costs	13,331		360 /Lot	Jul-22	Jul-22	1 Mths	14,318	-	-	-	14,318	-	-	-	-	-
Stage 13A Western Power Fees		Complete				46,116	46,116	-	-	-	-	-	-	-	-	-
Stage 13A Survey / Titles		Complete				31,555	31,555	31,555	-	-	-	-	-	-	-	-
Stage 13A Engineering Consultants		Complete				151,714	151,714	151,714	-	-	-	-	-	-	-	-
STAGE 13A TOTAL	13,331		360	64,720		37 Lots	2,394,656	2,380,338	2,380,338	-	-	14,318	-	-	-	-
Stage 13B Civils		Complete				2,115,792	2,115,792	2,115,792	-	-	-	-	-	-	-	-
Stage 13B Underground Power		Complete				-	-	-	-	-	-	-	-	-	-	-
Stage 13B Headworks		Complete				249,828	249,828	249,828	-	-	-	-	-	-	-	-
Stage 13B Local Auth Sprvsn & WC plng		Complete				11,016	11,016	11,016	-	-	-	-	-	-	-	-
Stage 13B Local Auth Scheme Costs	16,213		360 /Lot	Jul-22	Jul-22	1 Mths	17,414	-	-	-	17,414	-	-	-	-	-
Stage 13B Western Power Fees		Complete				(65,410)	(65,410)	-	-	-	-	-	-	-	-	-
Stage 13B Survey / Titles		Complete				48,927	48,927	48,927	-	-	-	-	-	-	-	-
Stage 13B Engineering Consultants		Complete				182,227	182,227	182,227	-	-	-	-	-	-	-	-
STAGE 13B TOTAL	16,213		360	56,884		45 Lots	2,559,794	2,542,380	2,542,380	-	-	17,414	-	-	-	-
Stage 14A Civils		Complete				2,221,820	2,221,820	2,221,820	-	-	-	-	-	-	-	-
Stage 14A Underground Power		Complete				-	-	-	-	-	-	-	-	-	-	-
Stage 14A Headworks		Complete				350,984	350,984	350,984	-	-	-	-	-	-	-	-
Stage 14A Local Auth Sprvsn & WC plng		Complete				10,389	10,389	10,389	-	-	-	-	-	-	-	-
Stage 14A Western Power Fees		Complete				106,167	106,167	106,167	-	-	-	-	-	-	-	-
Stage 14A Local Auth Scheme Costs	22,698		360 /Lot	Jul-22	Jul-22	1 Mths	24,380	-	-	-	24,380	-	-	-	-	-
Stage 14A Survey / Titles		Complete				67,374	67,374	67,374	-	-	-	-	-	-	-	-
Stage 14A Engineering Consultants		Complete				234,175	234,175	234,175	-	-	-	-	-	-	-	-
STAGE 14A TOTAL	22,698		360	47,862		63 Lots	3,015,288	2,990,909	2,990,909	-	-	24,380	-	-	-	-
Stage 14B Civils		Complete				500,000	500,000	500,000	-	-	-	-	-	-	-	-
Stage 14B Underground Power		Complete				850	850	850	-	-	-	-	-	-	-	-
Stage 14B Headworks		Complete				51,015	51,015	51,015	-	-	-	-	-	-	-	-
Stage 14B Local Auth Sprvsn & WC plng		Complete				1,691	1,691	1,691	-	-	-	-	-	-	-	-
Stage 14B Western Power Fees		Complete				58,285	58,285	58,285	-	-	-	-	-	-	-	-
Stage 14B Local Auth Scheme Costs	3,603		360 /Lot	Jul-22	Jul-22	1 Mths	3,870	-	-	-	3,870	-	-	-	-	-
Stage 14B Survey / Titles		Complete				12,639	12,639	12,639	-	-	-	-	-	-	-	-
Stage 14B Engineering Consultants		Complete				5,000	5,000	5,000	-	-	-	-	-	-	-	-
STAGE 14B TOTAL	3,603		360	63,335		10 Lots	633,350	629,480	629,480	-	-	3,870	-	-	-	-
Stage 15 Civils		Complete				1,999,681	1,999,681	1,999,681	-	-	-	-	-	-	-	-
Stage 15 Underground Power		Complete				-	-	-	-	-	-	-	-	-	-	-
Stage 15 Headworks		Complete				305,351	305,351	305,351	-	-	-	-	-	-	-	-
Stage 15 Local Auth Sprvsn & WC plng		Complete				11,192	11,192	11,192	-	-	-	-	-	-	-	-
Stage 15 Western Power Fees		Complete				41,298	41,298	41,298	-	-	-	-	-	-	-	-
Stage 15 Local Auth Scheme Costs	19,816		360 /Lot	Jul-22	Jul-22	1 Mths	21,284	-	-	-	21,284	-	-	-	-	-
Stage 15 Survey / Titles		Complete				56,691	56,691	56,691	-	-	-	-	-	-	-	-
Stage 15 Engineering Consultants		Complete				206,550	206,550	206,550	-	-	-	-	-	-	-	-
STAGE 15 TOTAL	19,816		360	48,037		55 Lots	2,642,046	2,620,763	2,620,763	-	-	21,284	-	-	-	-
Stage 16A Civils	2,651,400		155,965 /Lot	Feb-21	Apr-21	3 Mths	2,651,400	1,346,429	-	2,651,400	-	-	-	-	-	-
Stage 16A Underground Power		Complete				923	923	-	-	923	-	-	-	-	-	-
Stage 16A Headworks	245,400		14,435 /Lot	Apr-21	Jun-21	3 Mths	245,400	101,201	-	245,400	-	-	-	-	-	-
Stage 16A Local Auth Sprvsn & WC plng	0		/Lot	Apr-21	Jun-21	3 Mths	28,623	28,623	8,364	20,260	-	-	-	-	-	-
Stage 16A Western Power Fees	88,000		5,176 /Lot	Apr-21	Jun-21	3 Mths	88,000	1,480	-	86,520	-	-	-	-	-	-
Stage 16A Local Auth Scheme Costs	6,125		360 /Lot	Jul-22	Jul-22	1 Mths	6,579	-	-	-	6,579	-	-	-	-	-
Stage 16A Survey / Titles	22,800		1,200 /Lot	Feb-21	Apr-21	3 Mths	22,800	13,100	-	22,800	-	-	-	-	-	-
Stage 16A Engineering Consultants	121,600		7,153 /Lot	Feb-21	Apr-21	3 Mths	121,600	72,630	-	17,605	103,995	-	-	-	-	-
STAGE 16A TOTAL	3,135,325		184,431	186,196		17 Lots	3,165,325	1,564,386	27,449	3,131,297	-	-	6,579	-	-	-
Stage 16B Civils	1,573,200		28,604 /Lot	Aug-30	Jan-31	6 Mths	1,994,260	-	-	-	-	-	-	-	-	-
Stage 16B Underground Power	0		/Lot	Aug-30	Jan-31	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 16B Headworks	156,200		2,840 /Lot	Nov-30	Nov-30	1 Mths	198,170	-	-	-	-	-	-	-	-	-
Stage 16B Local Auth Sprvsn & WC plng	16,400		298 /Lot	Nov-30	Nov-30	1 Mths	20,807	-	-	-	-	-	-	-	-	-
Stage 16B Western Power Fees	56,000		1,018 /Lot	Nov-30	Nov-30	1 Mths	71,047	-	-	-	-	-	-	-	-	-
Stage 16B Local Auth Scheme Costs	76,789		1,396 /Lot	Jun-32	Jun-32	1 Mths	100,553	-	-	-	-	-	-	-	-	-
Stage 16B Survey / Titles	68,400		1,200 /Lot	Feb-30	Oct-30	9 Mths	86,060	-	-	-	-	-	-	-	-	-
Stage 16B Engineering Consultants	83,000		1,509 /Lot	Feb-30	Jan-31	12 Mths	97,897	26,000	-	26,000	-	-	-	-	-	-
STAGE 16B TOTAL	2,029,989		36,909	46,705		55 Lots	2,568,794	26,000	26,000	-	-	-	-	-	-	-
Stage 17A Civils		Complete				732,033	732,033	732,033	-	-	-	-	-	-	-	-
Stage 17A Underground Power		Complete				-	-	-	-	-	-	-	-	-	-	-
Stage 17A Headworks		Complete				116,369	116,369	116,369	-	-	-	-	-	-	-	-
Stage 17A Local Auth Sprvsn & WC plng		Complete				6,839	6,839	6,839	-	-	-	-	-	-	-	-
Stage 17A Western Power Fees		Complete				38,071	38,071	38,071	-	-	-	-	-	-	-	-
Stage 17A Local Auth Scheme Costs	9,007		360 /Lot	Jul-22	Jul-22	1 Mths	9,674	-	-	-	9,674	-	-	-	-	-
Stage 17A Survey / Titles		Complete				25,000										

CashFlow

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
Stage 24 Headworks	0	/Lot				-	-	-	-	-	-	-	-	-	-	-
Stage 24 Local Auth Sprvision & WC plng	0	/Lot				-	-	-	-	-	-	-	-	-	-	-
Stage 24 Western Power Fees	0	/Lot				-	-	-	-	-	-	-	-	-	-	-
Stage 24 Local Auth Scheme Costs	0	360 /Lot		Jul-22	Jul-22	1 Mths	-	-	-	-	-	-	-	-	-	-
Stage 24 Survey / Titles	0	/Lot					-	-	-	-	-	-	-	-	-	-
Stage 24 Engineering Consultants	0	/Lot					-	-	-	-	-	-	-	-	-	-
STAGE 24 TOTAL	0	#DIV/0!	#DIV/0!			Lots	-	-	-	-	-	-	-	-	-	-
Stage 25 Civils		Complete					5,105,707	5,105,707	5,105,707	-	-	-	-	-	-	-
Stage 25 Underground Power		Complete					418,274	418,274	418,274	-	-	-	-	-	-	-
Stage 25 Headworks		Complete					279,895	279,895	279,895	-	-	-	-	-	-	-
Stage 25 Local Auth Sprvision & WC plng		Complete					48,673	48,673	48,673	-	-	-	-	-	-	-
Stage 25 Local Auth Scheme Costs	20,897	360 /Lot		Jul-22	Jul-22	1 Mths	22,445	-	-	-	22,445	-	-	-	-	-
Stage 25 Western Power Fees		Complete. CR received.					(115,639)	(115,639)	(115,639)	-	-	-	-	-	-	-
Stage 25 Survey / Titles		Complete					58,580	58,580	58,580	-	-	-	-	-	-	-
Stage 25 Engineering Consultants		Complete					218,391	218,391	218,391	-	-	-	-	-	-	-
STAGE 25 TOTAL	20,897	354	102,311			59 Lots	6,036,325	6,013,881	6,013,881	-	22,445	-	-	-	-	-
Stage 26 Civils	1,425,000	37,500 /Lot	Feb-21	Apr-21	3 Mths		1,425,000	1,263,410	1,263,410	163,792	-	-	-	-	-	-
Stage 26 Earthworks	0						-	-	-	-	-	-	-	-	-	-
Stage 26 Underground Power	0						-	-	-	-	-	-	-	-	-	-
Stage 26 Headworks		Complete					183,682	183,682	183,682	-	-	-	-	-	-	-
Stage 26 Local Auth Sprvision & WC plng		Complete					12,947	12,947	12,947	-	-	-	-	-	-	-
Stage 26 Local Auth Scheme Costs	13,691	360 /Lot		Jul-22	Jul-22	1 Mths	14,705	-	-	-	14,705	-	-	-	-	-
Stage 26 Western Power Fees		Complete					43,149	43,149	43,149	-	-	-	-	-	-	-
Stage 26 Survey / Titles	48,000	1,200 /Lot	Feb-21	Apr-21	3 Mths		48,000	34,096	34,096	13,904	-	-	-	-	-	-
Stage 26 Engineering Consultants	114,500	3,013 /Lot	Feb-21	Apr-21	3 Mths		114,500	110,872	110,872	3,628	-	-	-	-	-	-
STAGE 26 TOTAL	1,601,191	42,137	48,473			38 Lots	1,841,982	1,648,155	1,648,155	181,324	14,705	-	-	-	-	-
Stage 27A Civils	1,731,592	86,580 /Lot	Feb-21	Apr-21	3 Mths		1,731,592	579,427	8,182	1,723,410	-	-	-	-	-	-
Stage 27A Earthworks	0						-	-	-	-	-	-	-	-	-	-
Stage 27A Underground Power	27,152	1,358 /Lot	Apr-21	Jun-21	3 Mths		27,152	27,152	-	27,152	-	-	-	-	-	-
Stage 27A Headworks	145,050	7,253 /Lot	Apr-21	Apr-21	1 Mths		145,050	113,955	-	145,050	-	-	-	-	-	-
Stage 27A Local Auth Sprvision & WC plng	17,424	871 /Lot	Apr-21	Apr-21	1 Mths		17,424	17,424	10,175	7,249	-	-	-	-	-	-
Stage 27A Local Auth Scheme Costs	7,206	360 /Lot		Jul-22	Jul-22	1 Mths	7,740	-	-	-	7,740	-	-	-	-	-
Stage 27A Western Power Fees	52,000	2,600 /Lot	Apr-21	Apr-21	1 Mths		52,000	-	-	52,000	-	-	-	-	-	-
Stage 27A Survey / Titles	26,400	1,200 /Lot	Feb-21	Apr-21	3 Mths		26,400	12,700	-	26,400	-	-	-	-	-	-
Stage 27A Engineering Consultants	78,350	3,918 /Lot	Feb-21	Apr-21	3 Mths		78,350	51,112	-	78,350	-	-	-	-	-	-
Stage 27A TOTAL	2,085,174	104,259	104,285			20 Lots	2,085,708	801,770	18,357	2,059,611	7,740	-	-	-	-	-
Stage 28 Civils	2,354,238	69,242 /Lot	Feb-21	Jun-21	5 Mths		2,354,238	192,274	1,636	2,352,602	-	-	-	-	-	-
Stage 28 Earthworks	0	/Lot	Apr-21	Aug-21	5 Mths		-	-	-	-	-	-	-	-	-	-
Stage 28 Underground Power	0	/Lot	Apr-21	Sep-21	6 Mths		-	-	-	-	-	-	-	-	-	-
Stage 28 Headworks	200,900	5,909 /Lot		Jun-21	Jun-21	1 Mths	200,900	-	-	200,900	-	-	-	-	-	-
Stage 28 Local Auth Sprvision & WC plng	13,200	388 /Lot		Jun-21	Jun-21	1 Mths	13,200	458	-	13,200	-	-	-	-	-	-
Stage 28 Local Auth Scheme Costs	12,250	360 /Lot		Jul-22	Jul-22	1 Mths	13,157	-	-	-	13,157	-	-	-	-	-
Stage 28 Western Power Fees	72,000	2,118 /Lot	Apr-21	Apr-21	1 Mths		72,000	57,899	-	72,000	-	-	-	-	-	-
Stage 28 Survey / Titles	44,400	6,343 /Lot	Feb-21	Jul-21	6 Mths		44,442	750	-	37,125	7,317	-	-	-	-	-
Stage 28 Engineering Consultants	108,500	3,191 /Lot	Feb-21	Jul-21	6 Mths		108,518	89,746	-	105,374	3,144	-	-	-	-	-
STAGE 28 TOTAL	2,805,488	82,514	82,543			34 Lots	2,806,456	341,127	1,636	2,781,201	10,461	13,157	-	-	-	-
Stage 27B Civils	2,311,322	67,980 /Lot		Sep-21	Mar-22	7 Mths	2,393,569	-	-	2,393,569	-	-	-	-	-	-
Stage 27B Earthworks	0	/Lot		Feb-21	Aug-21	7 Mths	-	-	-	-	-	-	-	-	-	-
Stage 27B Underground Power	0	/Lot		Sep-21	Feb-22	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 27B Headworks	189,600	5,576 /Lot		Jan-22	Jan-22	1 Mths	197,479	-	-	197,479	-	-	-	-	-	-
Stage 27B Local Auth Sprvision & WC plng	14,700	432 /Lot		Jan-22	Jan-22	1 Mths	15,311	-	-	15,311	-	-	-	-	-	-
Stage 27B Local Auth Scheme Costs	12,250	360 /Lot		Jul-22	Jul-22	1 Mths	13,157	-	-	-	13,157	-	-	-	-	-
Stage 27B Western Power Fees	68,000	2,000 /Lot		Jan-22	Jan-22	1 Mths	70,826	-	-	70,826	-	-	-	-	-	-
Stage 27B Survey / Titles	43,200	1,200 /Lot		Jul-21	Jun-22	12 Mths	44,874	-	-	44,874	-	-	-	-	-	-
Stage 27B Engineering Consultants	116,100	3,415 /Lot	Feb-21	Jan-22	12 Mths		117,699	-	-	48,375	69,324	-	-	-	-	-
Stage 27B TOTAL	2,755,172	81,034	83,909			34 Lots	2,852,914	-	48,375	2,791,382	13,157	-	-	-	-	-
Stage 29 Civils	2,292,815	53,843 /Lot		Dec-21	Jul-22	8 Mths	2,422,007	-	-	2,114,174	307,833	-	-	-	-	-
Stage 29 Earthworks	0	/Lot		Apr-21	Nov-21	8 Mths	-	-	-	-	-	-	-	-	-	-
Stage 29 Underground Power	0	/Lot		Dec-21	May-22	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 29 Headworks	184,100	5,579 /Lot		Jun-22	Jun-22	1 Mths	197,409	-	-	197,409	-	-	-	-	-	-
Stage 29 Local Auth Sprvision & WC plng	19,800	286 /Lot		Jun-22	Jun-22	1 Mths	21,231	-	-	21,231	-	-	-	-	-	-
Stage 29 Local Auth Scheme Costs	11,890	360 /Lot		Jul-22	Jul-22	1 Mths	12,770	-	-	-	12,770	-	-	-	-	-
Stage 29 Western Power Fees	66,000	2,000 /Lot		Jun-22	Jun-22	1 Mths	70,771	-	-	70,771	-	-	-	-	-	-
Stage 29 Survey / Titles	42,000	1,200 /Lot		Mar-21	Nov-21	9 Mths	42,412	-	-	18,667	23,745	-	-	-	-	-
Stage 29 Engineering Consultants	121,600	2,843 /Lot		Mar-21	Nov-21	9 Mths	122,791	-	-	54,044	68,747	-	-	-	-	-
STAGE 29 TOTAL	2,738,205	82,976	87,557			33 Lots	2,889,391	-	72,711	2,496,077	320,603	-	-	-	-	-
Stage 30 Civils	1,642,989	53,843 /Lot		Sep-23	Apr-24	8 Mths	1,816,895	-	-	-	-	1,816,895	-	-	-	-
Stage 30 Earthworks	0	/Lot		Jan-23	Aug-23	8 Mths	-	-	-	-	-	-	-	-	-	-
Stage 30 Underground Power	0	/Lot		Sep-23	Feb-24	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 30 Headworks	161,800	5,579 /Lot		Feb-24	Feb-24	1 Mths	179,372	-	-	-	-	179,372	-	-	-	-
Stage 30 Local Auth Sprvision & WC plng	10,300	286 /Lot		Feb-24	Feb-24	1 Mths	11,419	-	-	-	-	11,419	-	-	-	-
Stage 30 Local Auth Scheme Costs	40,489	1,396 /Lot		Jun-32	Jun-32	1 Mths	53,019	-	-	-	-	-	-	-	-	-
Stage 30 Western Power Fees	58,000	2,000 /Lot		Feb-24	Feb-24	1 Mths	64,299	-	-	-	-	64,299	-	-	-	-
Stage 30 Survey / Titles	37,200	1,200 /Lot		Dec-22	Aug-23	9 Mths	40,559	-	-	-	31,494	9,066	-	-	-	-
Stage 30 Engineering Consultants	112,600	2,843 /Lot		Dec-22	Aug-23	9 Mths	122,768	-	-	-	95,327	27,441	-	-	-	-
STAGE 30 TOTAL	2,063,378	71,151	78,908			29 Lots	2,288,332	-	-	-	126,821	2,108,492	-	-	-	-
Stage 31 Civils	2,513,329	53,843 /Lot		Dec-24	Jul-25	8 Mths	2,849,658	-	-	-	-	-	2,491,371	358,287	-	-
Stage 31 Earthworks	0	/Lot		Apr-24	Nov-24	8 Mths	-	-	-	-	-	-	-	-	-	-
Stage 31 Underground Power	0	/Lot		Dec-24	May-25	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 31 Headworks	239,907	5,579 /Lot		May-25	May-25	1 Mths	272,689	-	-	-	-	-	272,689	-	-	-
Stage 31 Local Auth Sprvision & WC plng	12,298	286 /Lot		May-25	May-25	1 Mths	13,978	-	-	-	-	-	13,978	-	-	-
Stage 31 Local Auth Scheme Costs	60,035	1,396 /Lot		Jun-32	Jun-32	1 Mths	78,615	-	-	-	-	-	-	-	-	-
Stage 31 Western Power Fees	86,000	2,000 /Lot		May-25	May-25	1 Mths	97,752	-	-	-	-	-	97,752	-	-	-
Stage 31 Survey / Titles	54,000	1,200 /Lot		Mar-24	Nov-24	9 Mths	60,366	-	-	-	-	26,718	33,648	-	-	-
Stage 31 Engineering Consultants	122,249	2,843 /Lot		Mar-24	Nov-24	9 Mths	136,660	-	-	-	-	60,485	76,175	-	-	-

CashFlow

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
STAGE 31 TOTAL	3,087,817	71,810	81,621		43 Lots	3,509,717	-	-	-	-	-	87,203	2,985,613	358,287	-	-
Stage 32 Civils	2,980,926	53,843 /Lot	Nov-26	Apr-27	6 Mths	3,505,936	-	-	-	-	-	-	-	-	3,505,936	-
Stage 32 Earthworks	0	/Lot	May-26	Oct-26	6 Mths	-	-	-	-	-	-	-	-	-	-	-
Stage 32 Underground Power	0	/Lot	Nov-26	Apr-27	6 Mths	-	-	-	-	-	-	-	-	-	-	-
Stage 32 Headworks	284,541	5,579 /Lot	Feb-27	Feb-27	1 Mths	334,932	-	-	-	-	-	-	-	-	334,932	-
Stage 32 Local Auth Sprvision & WC plng	14,586	286 /Lot	Feb-27	Feb-27	1 Mths	17,169	-	-	-	-	-	-	-	-	17,169	-
Stage 32 Local Auth Scheme Costs	71,204	1,396 /Lot	Jun-32	Jun-32	1 Mths	93,240	-	-	-	-	-	-	-	-	-	-
Stage 32 Western Power Fees	102,000	2,000 /Lot	Feb-27	Feb-27	1 Mths	120,064	-	-	-	-	-	-	-	-	120,064	-
Stage 32 Survey / Titles	63,600	1,200 /Lot	Feb-26	Oct-26	9 Mths	73,873	-	-	-	-	-	-	-	40,904	32,969	-
Stage 32 Engineering Consultants	144,993	2,843 /Lot	Feb-26	Oct-26	9 Mths	168,414	-	-	-	-	-	-	-	93,251	75,162	-
STAGE 32 TOTAL	3,661,849	71,801	84,581		51 Lots	4,313,628	-	-	-	-	-	-	-	134,155	4,086,232	-
Stage 33 Civils	2,980,926	53,843 /Lot	Jan-29	Jun-29	6 Mths	3,661,067	-	-	-	-	-	-	-	-	-	-
Stage 33 Earthworks	0	/Lot	Jul-28	Dec-28	6 Mths	-	-	-	-	-	-	-	-	-	-	-
Stage 33 Underground Power	0	/Lot	Jan-29	Jun-29	6 Mths	-	-	-	-	-	-	-	-	-	-	-
Stage 33 Headworks	284,541	5,579 /Lot	Apr-29	Apr-29	1 Mths	349,752	-	-	-	-	-	-	-	-	-	-
Stage 33 Local Auth Sprvision & WC plng	14,586	286 /Lot	Apr-29	Apr-29	1 Mths	17,928	-	-	-	-	-	-	-	-	-	-
Stage 33 Local Auth Scheme Costs	71,204	1,396 /Lot	Jun-32	Jun-32	1 Mths	93,240	-	-	-	-	-	-	-	-	-	-
Stage 33 Western Power Fees	102,000	2,000 /Lot	Apr-29	Apr-29	1 Mths	125,377	-	-	-	-	-	-	-	-	-	-
Stage 33 Survey / Titles	63,600	1,200 /Lot	Apr-28	Dec-28	9 Mths	77,142	-	-	-	-	-	-	-	-	-	25,586
Stage 33 Engineering Consultants	144,993	2,843 /Lot	Apr-28	Dec-28	9 Mths	175,866	-	-	-	-	-	-	-	-	-	58,329
STAGE 33 TOTAL	3,661,849	71,801	88,243		51 Lots	4,500,373	-	-	-	-	-	-	-	-	-	83,915
Stage 34 Civils	2,980,926	53,843 /Lot	Feb-31	Jul-31	6 Mths	3,816,702	-	-	-	-	-	-	-	-	-	-
Stage 34 Earthworks	0	/Lot	Aug-30	Jan-31	6 Mths	-	-	-	-	-	-	-	-	-	-	-
Stage 34 Underground Power	0	/Lot	Feb-31	Jul-31	6 Mths	-	-	-	-	-	-	-	-	-	-	-
Stage 34 Headworks	284,541	5,579 /Lot	May-31	May-31	1 Mths	364,621	-	-	-	-	-	-	-	-	-	-
Stage 34 Local Auth Sprvision & WC plng	14,586	286 /Lot	May-31	May-31	1 Mths	18,690	-	-	-	-	-	-	-	-	-	-
Stage 34 Local Auth Scheme Costs	71,204	1,396 /Lot	Jun-32	Jun-32	1 Mths	93,240	-	-	-	-	-	-	-	-	-	-
Stage 34 Western Power Fees	102,000	2,000 /Lot	May-31	May-31	1 Mths	130,706	-	-	-	-	-	-	-	-	-	-
Stage 34 Survey / Titles	63,600	1,200 /Lot	May-30	Jan-31	9 Mths	80,422	-	-	-	-	-	-	-	-	-	-
Stage 34 Engineering Consultants	144,993	2,843 /Lot	May-30	Jan-31	9 Mths	183,342	-	-	-	-	-	-	-	-	-	-
STAGE 34 TOTAL	3,661,849	71,801	91,916		51 Lots	4,687,724	-	-	-	-	-	-	-	-	-	-
Stage 35 Civils	3,156,274	53,843 /Lot	Apr-33	Sep-33	6 Mths	4,220,031	-	-	-	-	-	-	-	-	-	-
Stage 35 Earthworks	0	/Lot	Oct-32	Mar-33	6 Mths	-	-	-	-	-	-	-	-	-	-	-
Stage 35 Underground Power	0	/Lot	Apr-33	Sep-33	6 Mths	-	-	-	-	-	-	-	-	-	-	-
Stage 35 Headworks	301,278	5,579 /Lot	Jul-33	Jul-33	1 Mths	403,152	-	-	-	-	-	-	-	-	-	-
Stage 35 Local Auth Sprvision & WC plng	15,443	286 /Lot	Jul-33	Jul-33	1 Mths	20,665	-	-	-	-	-	-	-	-	-	-
Stage 35 Local Auth Scheme Costs	75,393	1,396 /Lot	Jun-32	Jun-32	1 Mths	98,725	-	-	-	-	-	-	-	-	-	-
Stage 35 Western Power Fees	108,000	2,000 /Lot	Jul-33	Jul-33	1 Mths	144,519	-	-	-	-	-	-	-	-	-	-
Stage 35 Survey / Titles	67,200	1,200 /Lot	Jul-32	Mar-33	9 Mths	88,734	-	-	-	-	-	-	-	-	-	-
Stage 35 Engineering Consultants	153,522	2,843 /Lot	Jul-32	Mar-33	9 Mths	202,716	-	-	-	-	-	-	-	-	-	-
STAGE 35 TOTAL	3,877,110	71,798	95,899		54 Lots	5,178,542	-	-	-	-	-	-	-	-	-	-
Stage 36 Civils	6,801,900	86,100 /Lot	Oct-21	May-22	8 Mths	7,105,817	-	-	-	7,105,817	-	-	-	-	-	-
Stage 36 Earthworks	0	/Lot	Apr-21	Nov-21	8 Mths	-	-	-	-	-	-	-	-	-	-	-
Stage 36 Underground Power	0	/Lot	Oct-21	Mar-22	6 Mths	-	-	-	-	-	-	-	-	-	-	-
Stage 36 Headworks	435,200	5,509 /Lot	Mar-22	Mar-22	1 Mths	458,588	-	-	-	458,588	-	-	-	-	-	-
Stage 36 Local Auth Sprvision & WC plng	59,700	756 /Lot	Mar-22	Mar-22	1 Mths	62,908	-	-	-	62,908	-	-	-	-	-	-
Stage 36 Local Auth Scheme Costs	28,463	360 /Lot	Jul-22	Jul-22	1 Mths	30,571	-	-	-	-	30,571	-	-	-	-	-
Stage 36 Western Power Fees	156,000	1,975 /Lot	Mar-22	Mar-22	1 Mths	164,384	-	-	-	164,384	-	-	-	-	-	-
Stage 36 Survey / Titles	97,200	1,200 /Lot	Apr-21	Dec-21	9 Mths	98,536	-	-	32,400	66,136	-	-	-	-	-	-
Stage 36 Engineering Consultants	327,000	4,139 /Lot	Apr-21	Dec-21	9 Mths	331,494	-	-	109,000	222,494	-	-	-	-	-	-
STAGE 36 TOTAL	7,905,463	100,069	104,459		79 Lots	8,252,299	-	-	141,400	8,080,327	30,571	-	-	-	-	-
Stage 37 Civils	2,958,800	61,642 /Lot	Dec-22	Apr-23	5 Mths	3,215,251	-	-	-	-	3,215,251	-	-	-	-	-
Stage 37 Earthworks	0	/Lot	Jul-22	Nov-22	5 Mths	-	-	-	-	-	-	-	-	-	-	-
Stage 37 Underground Power	0	/Lot	Dec-22	Apr-23	5 Mths	-	-	-	-	-	-	-	-	-	-	-
Stage 37 Headworks	262,200	5,463 /Lot	Feb-23	Feb-23	1 Mths	284,925	-	-	-	-	284,925	-	-	-	-	-
Stage 37 Local Auth Sprvision & WC plng	23,200	483 /Lot	Feb-23	Feb-23	1 Mths	25,211	-	-	-	-	25,211	-	-	-	-	-
Stage 37 Local Auth Scheme Costs	67,016	1,396 /Lot	Jun-32	Jun-32	1 Mths	87,756	-	-	-	-	-	-	-	-	-	-
Stage 37 Western Power Fees	94,000	1,958 /Lot	Feb-23	Feb-23	1 Mths	102,147	-	-	-	-	102,147	-	-	-	-	-
Stage 37 Survey / Titles	60,000	1,200 /Lot	Mar-22	Nov-22	9 Mths	64,269	-	-	-	28,347	35,922	-	-	-	-	-
Stage 37 Engineering Consultants	129,300	2,694 /Lot	Mar-22	Nov-22	9 Mths	138,499	-	-	-	61,087	77,412	-	-	-	-	-
STAGE 37 TOTAL	3,594,516	74,886	81,626		48 Lots	3,918,057	-	-	-	89,434	3,740,868	-	-	-	-	-
Stage 38 Civils	2,238,586	60,502 /Lot	Jul-23	Dec-23	6 Mths	2,463,189	-	-	-	-	-	2,463,189	-	-	-	-
Stage 38 Earthworks	0	/Lot	Jan-23	Jun-23	6 Mths	-	-	-	-	-	-	-	-	-	-	-
Stage 38 Underground Power	0	/Lot	Jul-23	Dec-23	6 Mths	-	-	-	-	-	-	-	-	-	-	-
Stage 38 Headworks	208,414	5,633 /Lot	Oct-23	Oct-23	1 Mths	229,515	-	-	-	-	-	229,515	-	-	-	-
Stage 38 Local Auth Sprvision & WC plng	14,750	399 /Lot	Oct-23	Oct-23	1 Mths	16,243	-	-	-	-	-	16,243	-	-	-	-
Stage 38 Local Auth Scheme Costs	51,658	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	-	-	-	-	-	-	-
Stage 38 Western Power Fees	74,714	2,019 /Lot	Oct-23	Oct-23	1 Mths	82,279	-	-	-	-	-	82,279	-	-	-	-
Stage 38 Survey / Titles	46,800	1,200 /Lot	Oct-22	Jun-23	9 Mths	50,857	-	-	-	-	50,857	-	-	-	-	-
Stage 38 Engineering Consultants	109,614	2,963 /Lot	Oct-22	Jun-23	9 Mths	119,116	-	-	-	-	119,116	-	-	-	-	-
STAGE 38 TOTAL	2,744,537	74,177	81,861		37 Lots	3,028,844	-	-	-	169,972	2,791,226	-	-	-	-	-
Stage 39 Civils	2,238,586	60,502 /Lot	Jan-24	Jun-24	6 Mths	2,487,924	-	-	-	-	-	2,487,924	-	-	-	-
Stage 39 Earthworks	0	/Lot	Jul-23	Dec-23	6 Mths	-	-	-	-	-	-	-	-	-	-	-
Stage 39 Underground Power	0	/Lot	Jan-24	Jun-24	6 Mths	-	-	-	-	-	-	-	-	-	-	-
Stage 39 Headworks	208,414	5,633 /Lot	Apr-24	Apr-24	1 Mths	231,820	-	-	-	-	-	231,820	-	-	-	-
Stage 39 Local Auth Sprvision & WC plng	14,750	399 /Lot	Apr-24	Apr-24	1 Mths	16,406	-	-	-	-	-	16,406	-	-	-	-
Stage 39 Local Auth Scheme Costs	51,658	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	-	-	-	-	-	-	-
Stage 39 Western Power Fees	74,714	2,019 /Lot	Apr-24	Apr-24	1 Mths	83,105	-	-	-	-	-	83,105	-	-	-	-
Stage 39 Survey / Titles	46,800	1,200 /Lot	Apr-23	Dec-23	9 Mths	51,367	-	-	-	-	17,037	34,330	-	-	-	-
Stage 39 Engineering Consultants	109,614	2,963 /Lot	Apr-23	Dec-23	9 Mths	120,312	-	-	-	-	39,904	80,408	-	-	-	-
STAGE 39 TOTAL	2,744,537	74,177	82,664		37 Lots	3,058,579	-	-	-	-	56,941	2,933,993	-	-	-	-
Stage 40 Civils	2,238,586	60,502 /Lot	Jul-24	Dec-24	6 Mths	2,512,9										

CashFlow

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
Stage 40 Local Auth Sprvision & WC plng	14,750	399 /Lot	399 /Lot	Oct-24	Oct-24	1 Mths	16,571	-	-	-	-	-	16,571	-	-	-
Stage 40 Local Auth Scheme Costs	51,658	1,396 /Lot	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	-	-	-	-	-	-
Stage 40 Western Power Fees	74,714	2,019 /Lot	2,019 /Lot	Oct-24	Oct-24	1 Mths	83,939	-	-	-	-	-	83,939	-	-	-
Stage 40 Survey / Titles	46,800	1,200 /Lot	1,200 /Lot	Oct-23	Jun-24	9 Mths	51,883	-	-	-	-	51,883	-	-	-	-
Stage 40 Engineering Consultants	109,614	2,963 /Lot	2,963 /Lot	Oct-23	Jun-24	9 Mths	121,520	-	-	-	-	121,520	-	-	-	-
STAGE 40 TOTAL	2,744,537	74,177	74,177	83,476		37 Lots	3,088,613					173,403	2,847,565			
Stage 41 Civils	2,238,586	60,502 /Lot	60,502 /Lot	Jan-25	Jun-25	6 Mths	2,538,141	-	-	-	-	-	2,538,141	-	-	-
Stage 41 Earthworks	0	/Lot	/Lot	Jul-24	Dec-24	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 41 Underground Power	0	/Lot	/Lot	Jan-25	Jun-25	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 41 Headworks	208,414	5,633 /Lot	5,633 /Lot	Apr-25	Apr-25	1 Mths	236,499	-	-	-	-	-	236,499	-	-	-
Stage 41 Local Auth Sprvision & WC plng	14,750	399 /Lot	399 /Lot	Apr-25	Apr-25	1 Mths	16,738	-	-	-	-	-	16,738	-	-	-
Stage 41 Local Auth Scheme Costs	51,658	1,396 /Lot	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	-	-	-	-	-	-
Stage 41 Western Power Fees	74,714	2,019 /Lot	2,019 /Lot	Apr-25	Apr-25	1 Mths	84,782	-	-	-	-	-	84,782	-	-	-
Stage 41 Survey / Titles	46,800	1,200 /Lot	1,200 /Lot	Apr-24	Dec-24	9 Mths	52,404	-	-	-	-	17,381	35,023	-	-	-
Stage 41 Engineering Consultants	109,614	2,963 /Lot	2,963 /Lot	Apr-24	Dec-24	9 Mths	122,740	-	-	-	-	40,709	82,031	-	-	-
STAGE 41 TOTAL	2,744,537	74,177	74,177	84,296		37 Lots	3,118,949					58,090	2,993,214			
Stage 42 Civils	2,238,586	60,502 /Lot	60,502 /Lot	Jul-25	Dec-25	6 Mths	2,563,628	-	-	-	-	-	-	2,563,628	-	-
Stage 42 Earthworks	0	/Lot	/Lot	Jan-25	Jun-25	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 42 Underground Power	0	/Lot	/Lot	Jul-25	Dec-25	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 42 Headworks	208,414	5,633 /Lot	5,633 /Lot	Oct-25	Oct-25	1 Mths	238,874	-	-	-	-	-	-	238,874	-	-
Stage 42 Local Auth Sprvision & WC plng	14,750	399 /Lot	399 /Lot	Oct-25	Oct-25	1 Mths	16,906	-	-	-	-	-	-	16,906	-	-
Stage 42 Local Auth Scheme Costs	51,658	1,396 /Lot	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	-	-	-	-	-	-
Stage 42 Western Power Fees	74,714	2,019 /Lot	2,019 /Lot	Oct-25	Oct-25	1 Mths	85,634	-	-	-	-	-	-	85,634	-	-
Stage 42 Survey / Titles	46,800	1,200 /Lot	1,200 /Lot	Oct-24	Jun-25	9 Mths	52,930	-	-	-	-	-	52,930	-	-	-
Stage 42 Engineering Consultants	109,614	2,963 /Lot	2,963 /Lot	Oct-24	Jun-25	9 Mths	123,973	-	-	-	-	-	123,973	-	-	-
STAGE 42 TOTAL	2,744,537	74,177	74,177	85,124		37 Lots	3,149,590						176,903	2,905,041		
Stage 43 Civils	2,238,586	60,502 /Lot	60,502 /Lot	Feb-26	Jul-26	6 Mths	2,593,687	-	-	-	-	-	-	2,593,687	434,083	-
Stage 43 Earthworks	0	/Lot	/Lot	Aug-25	Jan-26	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 43 Underground Power	0	/Lot	/Lot	Feb-26	Jul-26	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 43 Headworks	208,414	5,633 /Lot	5,633 /Lot	May-26	May-26	1 Mths	241,675	-	-	-	-	-	-	241,675	-	-
Stage 43 Local Auth Sprvision & WC plng	14,750	399 /Lot	399 /Lot	May-26	May-26	1 Mths	17,104	-	-	-	-	-	-	17,104	-	-
Stage 43 Local Auth Scheme Costs	51,658	1,396 /Lot	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	-	-	-	-	-	-
Stage 43 Western Power Fees	74,714	2,019 /Lot	2,019 /Lot	May-26	May-26	1 Mths	86,638	-	-	-	-	-	-	86,638	-	-
Stage 43 Survey / Titles	46,800	1,200 /Lot	1,200 /Lot	May-25	Jan-26	9 Mths	53,551	-	-	-	-	-	11,831	41,720	-	-
Stage 43 Engineering Consultants	109,614	2,963 /Lot	2,963 /Lot	May-25	Jan-26	9 Mths	125,426	-	-	-	-	-	27,710	97,716	-	-
STAGE 43 TOTAL	2,744,537	74,177	74,177	86,101		37 Lots	3,185,726						39,541	2,644,457	434,083	
Stage 44 Civils	2,238,586	60,502 /Lot	60,502 /Lot	Aug-26	Jan-27	6 Mths	2,619,732	-	-	-	-	-	-	-	2,619,732	-
Stage 44 Earthworks	0	/Lot	/Lot	Feb-26	Jul-26	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 44 Underground Power	0	/Lot	/Lot	Aug-26	Jan-27	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 44 Headworks	208,414	5,633 /Lot	5,633 /Lot	Nov-26	Nov-26	1 Mths	244,102	-	-	-	-	-	-	-	244,102	-
Stage 44 Local Auth Sprvision & WC plng	14,750	399 /Lot	399 /Lot	Nov-26	Nov-26	1 Mths	17,276	-	-	-	-	-	-	-	17,276	-
Stage 44 Local Auth Scheme Costs	51,658	1,396 /Lot	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	-	-	-	-	-	-
Stage 44 Western Power Fees	74,714	2,019 /Lot	2,019 /Lot	Nov-26	Nov-26	1 Mths	87,508	-	-	-	-	-	-	-	87,508	-
Stage 44 Survey / Titles	46,800	1,200 /Lot	1,200 /Lot	Nov-25	Jul-26	9 Mths	54,089	-	-	-	-	-	-	48,039	6,050	-
Stage 44 Engineering Consultants	109,614	2,963 /Lot	2,963 /Lot	Nov-25	Jul-26	9 Mths	126,686	-	-	-	-	-	-	112,516	14,170	-
STAGE 44 TOTAL	2,744,537	74,177	74,177	86,947		37 Lots	3,217,037						160,555	2,988,837		
Stage 45 Civils	2,238,586	60,502 /Lot	60,502 /Lot	Feb-27	Jul-27	6 Mths	2,646,039	-	-	-	-	-	-	-	2,646,039	442,845
Stage 45 Earthworks	0	/Lot	/Lot	Aug-26	Jan-27	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 45 Underground Power	0	/Lot	/Lot	Feb-27	Jul-27	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 45 Headworks	208,414	5,633 /Lot	5,633 /Lot	May-27	May-27	1 Mths	246,553	-	-	-	-	-	-	-	246,553	-
Stage 45 Local Auth Sprvision & WC plng	14,750	399 /Lot	399 /Lot	May-27	May-27	1 Mths	17,449	-	-	-	-	-	-	-	17,449	-
Stage 45 Local Auth Scheme Costs	51,658	1,396 /Lot	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	-	-	-	-	-	-
Stage 45 Western Power Fees	74,714	2,019 /Lot	2,019 /Lot	May-27	May-27	1 Mths	88,387	-	-	-	-	-	-	-	88,387	-
Stage 45 Survey / Titles	46,800	1,200 /Lot	1,200 /Lot	May-26	Jan-27	9 Mths	54,632	-	-	-	-	-	-	12,070	42,562	-
Stage 45 Engineering Consultants	109,614	2,963 /Lot	2,963 /Lot	May-26	Jan-27	9 Mths	127,958	-	-	-	-	-	-	28,270	99,688	-
STAGE 45 TOTAL	2,744,537	74,177	74,177	87,802		37 Lots	3,248,662						40,339	2,697,833	442,845	
Stage 46 Civils	2,238,586	60,502 /Lot	60,502 /Lot	Aug-27	Jan-28	6 Mths	2,672,610	-	-	-	-	-	-	-	2,672,610	-
Stage 46 Earthworks	0	/Lot	/Lot	Feb-27	Jul-27	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 46 Underground Power	0	/Lot	/Lot	Aug-27	Jan-28	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 46 Headworks	208,414	5,633 /Lot	5,633 /Lot	Nov-27	Nov-27	1 Mths	249,029	-	-	-	-	-	-	-	249,029	-
Stage 46 Local Auth Sprvision & WC plng	14,750	399 /Lot	399 /Lot	Nov-27	Nov-27	1 Mths	17,624	-	-	-	-	-	-	-	17,624	-
Stage 46 Local Auth Scheme Costs	51,658	1,396 /Lot	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	-	-	-	-	-	-
Stage 46 Western Power Fees	74,714	2,019 /Lot	2,019 /Lot	Nov-27	Nov-27	1 Mths	89,274	-	-	-	-	-	-	-	89,274	-
Stage 46 Survey / Titles	46,800	1,200 /Lot	1,200 /Lot	Nov-26	Jul-27	9 Mths	55,181	-	-	-	-	-	-	-	49,008	6,172
Stage 46 Engineering Consultants	109,614	2,963 /Lot	2,963 /Lot	Nov-26	Jul-27	9 Mths	129,243	-	-	-	-	-	-	114,787	14,456	-
STAGE 46 TOTAL	2,744,537	74,177	74,177	88,665		37 Lots	3,280,605						163,795	3,049,165		
Stage 47 Civils	2,238,586	60,502 /Lot	60,502 /Lot	Feb-28	Jul-28	6 Mths	2,699,448	-	-	-	-	-	-	-	2,699,448	-
Stage 47 Earthworks	0	/Lot	/Lot	Aug-27	Jan-28	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 47 Underground Power	0	/Lot	/Lot	Feb-28	Jul-28	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 47 Headworks	208,414	5,633 /Lot	5,633 /Lot	May-28	May-28	1 Mths	251,529	-	-	-	-	-	-	-	251,529	-
Stage 47 Local Auth Sprvision & WC plng	14,750	399 /Lot	399 /Lot	May-28	May-28	1 Mths	17,801	-	-	-	-	-	-	-	17,801	-
Stage 47 Local Auth Scheme Costs	51,658	1,396 /Lot	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	-	-	-	-	-	-
Stage 47 Western Power Fees	74,714	2,019 /Lot	2,019 /Lot	May-28	May-28	1 Mths	90,171	-	-	-	-	-	-	-	90,171	-
Stage 47 Survey / Titles	46,800	1,200 /Lot	1,200 /Lot	May-27	Jan-28	9 Mths	55,735	-	-	-	-	-	-	-	12,313	43,421
Stage 47 Engineering Consultants	109,614	2,963 /Lot	2,963 /Lot	May-27	Jan-28	9 Mths	130,541	-	-	-	-	-	-	28,840	101,701	-
STAGE 47 TOTAL	2,744,537	74,177	74,177	89,537		37 Lots	3,312,869						41,154	2,75		

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	
STAGE 48 - WAPC LAND TOTAL	2,744,537	74,112			37 Lots	3,348,038	-	-	-	-	-	-	-	-	-	146,335	
Stage 49 Civils	2,238,586	60,502 /Lot		Apr-29	Aug-29	5 Mths	2,760,818	-	-	-	-	-	-	-	-	-	
Stage 49 Earthworks	0	/Lot		Nov-28	Mar-29	5 Mths	-	-	-	-	-	-	-	-	-	-	
Stage 49 Underground Power	0	/Lot		Apr-29	Aug-29	5 Mths	-	-	-	-	-	-	-	-	-	-	
Stage 49 Headworks	208,414	5,633 /Lot		Jun-29	Jun-29	1 Mths	257,034	-	-	-	-	-	-	-	-	-	
Stage 49 Local Auth Sprvsn & WC plng	14,750	399 /Lot		Jun-29	Jun-29	1 Mths	18,191	-	-	-	-	-	-	-	-	-	
Stage 49 Local Auth Scheme Costs	51,658	1,396 /Lot		Jun-32	Jun-32	1 Mths	67,645	-	-	-	-	-	-	-	-	-	
Stage 49 Western Power Fees	74,714	2,019 /Lot		Jun-29	Jun-29	1 Mths	92,144	-	-	-	-	-	-	-	-	-	
Stage 49 Survey / Titles	46,800	1,200 /Lot		Jul-28	Mar-29	9 Mths	57,049	-	-	-	-	-	-	-	-	-	
Stage 49 Engineering Consultants	109,614	2,963 /Lot		Jul-28	Mar-29	9 Mths	133,620	-	-	-	-	-	-	-	-	-	
STAGE 49 - WAPC LAND TOTAL	2,744,537	74,112				37 Lots	3,386,501	-	-	-	-	-	-	-	-	-	
Stage 50 Civils	2,238,586	60,502 /Lot		Oct-29	Feb-30	5 Mths	2,788,542	-	-	-	-	-	-	-	-	-	
Stage 50 Earthworks	0	/Lot		May-29	Sep-29	5 Mths	-	-	-	-	-	-	-	-	-	-	
Stage 50 Underground Power	0	/Lot		Oct-29	Feb-30	5 Mths	-	-	-	-	-	-	-	-	-	-	
Stage 50 Headworks	208,414	5,633 /Lot		Dec-29	Dec-29	1 Mths	259,615	-	-	-	-	-	-	-	-	-	
Stage 50 Local Auth Sprvsn & WC plng	14,750	399 /Lot		Dec-29	Dec-29	1 Mths	18,374	-	-	-	-	-	-	-	-	-	
Stage 50 Local Auth Scheme Costs	51,658	1,396 /Lot		Jun-32	Jun-32	1 Mths	67,645	-	-	-	-	-	-	-	-	-	
Stage 50 Western Power Fees	74,714	2,019 /Lot		Dec-29	Dec-29	1 Mths	93,069	-	-	-	-	-	-	-	-	-	
Stage 50 Survey / Titles	46,800	1,200 /Lot		Jan-29	Sep-29	9 Mths	57,622	-	-	-	-	-	-	-	-	-	
Stage 50 Engineering Consultants	109,614	2,963 /Lot		Jan-29	Sep-29	9 Mths	134,962	-	-	-	-	-	-	-	-	-	
STAGE 50 - WAPC LAND TOTAL	2,744,537	74,112				37 Lots	3,419,829	-	-	-	-	-	-	-	-	-	
Stage 51 Civils	2,238,586	60,502 /Lot		Apr-30	Aug-30	5 Mths	2,816,544	-	-	-	-	-	-	-	-	-	
Stage 51 Earthworks	0	/Lot		Nov-29	Mar-30	5 Mths	-	-	-	-	-	-	-	-	-	-	
Stage 51 Underground Power	0	/Lot		Apr-30	Aug-30	5 Mths	-	-	-	-	-	-	-	-	-	-	
Stage 51 Headworks	208,414	5,633 /Lot		Jun-30	Jun-30	1 Mths	262,222	-	-	-	-	-	-	-	-	-	
Stage 51 Local Auth Sprvsn & WC plng	14,750	399 /Lot		Jun-30	Jun-30	1 Mths	18,558	-	-	-	-	-	-	-	-	-	
Stage 51 Local Auth Scheme Costs	51,658	1,396 /Lot		Jun-32	Jun-32	1 Mths	67,645	-	-	-	-	-	-	-	-	-	
Stage 51 Western Power Fees	74,714	2,019 /Lot		Jun-30	Jun-30	1 Mths	94,004	-	-	-	-	-	-	-	-	-	
Stage 51 Survey / Titles	46,800	1,200 /Lot		Jul-29	Mar-30	9 Mths	58,201	-	-	-	-	-	-	-	-	-	
Stage 51 Engineering Consultants	109,614	2,963 /Lot		Jul-29	Mar-30	9 Mths	136,317	-	-	-	-	-	-	-	-	-	
STAGE 51 - WAPC LAND TOTAL	2,744,537	74,112				37 Lots	3,453,490	-	-	-	-	-	-	-	-	-	
TOTAL LOT PRODUCTION	130,399,548						221,984,848	79,013,449	76,347,156	8,943,972	17,638,758	5,964,933	9,712,680	9,828,127	8,353,223	11,474,095	6,973,885
LANDSCAPE	AMOUNT		START	FINISH	DURATION												
Drainage Space and Neerabup Road		Complete					795,713	795,713	795,713	-	-	-	-	-	-	-	
Drainage Space and Neerabup Road Consultancy		Complete					47,056	47,056	47,056	-	-	-	-	-	-	-	
Aviator Blvd Greenlink (2.4)		Complete					164,882	164,882	164,882	-	-	-	-	-	-	-	
Aviator Blvd Greenlink (2.4) Consultancy		Complete					11,980	11,980	11,980	-	-	-	-	-	-	-	
Roundabout		Complete					7,162	7,162	7,162	-	-	-	-	-	-	-	
Roundabout Consultancy		Complete					1,035	1,035	1,035	-	-	-	-	-	-	-	
Public Access Way Lot 8005 (3.1)		Complete					40,537	40,537	40,537	-	-	-	-	-	-	-	
Aviator Blvd Greenlink (5.2) Consultancy		Complete					6,072	6,072	6,072	-	-	-	-	-	-	-	
Neerabup Road Verge Treatment Stg3		Complete					180,487	180,487	180,487	-	-	-	-	-	-	-	
Neerabup Road Verge Treatment Stg3 Consultancy		Complete					23,134	23,134	23,134	-	-	-	-	-	-	-	
Neerabup Road Verge Treatment Stg4		Complete					206,713	206,713	206,713	-	-	-	-	-	-	-	
Neerabup Road Verge Treatment Stg4 Consultancy		Complete					12,759	12,759	12,759	-	-	-	-	-	-	-	
Neerabup Road Verge Treatment Stg5		Complete					157,346	157,346	157,346	-	-	-	-	-	-	-	
Neerabup Road Verge Treatment Stg5 Consultancy		Complete					14,093	14,093	14,093	-	-	-	-	-	-	-	
Neerabup Entry Statement		Complete					87,605	87,605	87,605	-	-	-	-	-	-	-	
Neerabup Entry Statement Consultancy		Complete					1,927	1,927	1,927	-	-	-	-	-	-	-	
Public Open Space 1		Complete					369,509	369,509	369,509	-	-	-	-	-	-	-	
Public Open Space 1 Consultancy		Complete					46,158	46,158	46,158	-	-	-	-	-	-	-	
POS Lot 8009 (2.2)		Complete					166,728	166,728	166,728	-	-	-	-	-	-	-	
POS Lot 8009 (2.2) Consultancy		Complete					11,504	11,504	11,504	-	-	-	-	-	-	-	
Sales Centre Landscaping		Complete					8,498	8,498	8,498	-	-	-	-	-	-	-	
Sales Centre Landscaping Stg 2 Consultancy		Complete					7,527	7,527	7,527	-	-	-	-	-	-	-	
POS Lot 8007 (4.3)		Complete					1,083,262	1,083,262	1,083,262	-	-	-	-	-	-	-	
POS Lot 8007 (4.3) Consultancy		Complete					76,262	76,262	76,262	-	-	-	-	-	-	-	
Feature Entry Statement 1.2		Complete					76,010	76,010	76,010	-	-	-	-	-	-	-	
Feature Entry Statement 1.2 Consultancy		Complete					4,801	4,801	4,801	-	-	-	-	-	-	-	
Public Access Way 2.1		Complete					150,700	150,700	150,700	-	-	-	-	-	-	-	
Public Access Way 2.1 Consultancy		Complete					11,232	11,232	11,232	-	-	-	-	-	-	-	
Catalina Central Street Trees and Other Items		Complete					59,051	59,051	59,051	-	-	-	-	-	-	-	
Stage 7 Landscaping		Complete					169,816	169,816	169,816	-	-	-	-	-	-	-	
Stage 7 Landscaping Consultancy		Complete					7,193	7,193	7,193	-	-	-	-	-	-	-	
Stage 8 Landscaping POS Lot 8020		Complete					412,952	412,952	412,952	-	-	-	-	-	-	-	
Stage 8 Landscaping POS Lot 8020 Consultancy		Complete					30,857	30,857	30,857	-	-	-	-	-	-	-	
Stage 8 Landscaping Verge Landscaping Lot 475		Complete					1,001	1,001	1,001	-	-	-	-	-	-	-	
Stage 8 Landscaping Street Trees / Streetscapes		Complete					63,552	63,552	63,552	-	-	-	-	-	-	-	
Stage 8 Landscaping Street Trees / Streetscapes Consultancy		Complete					2,587	2,587	2,587	-	-	-	-	-	-	-	
Stage 8 Medium Density Lot Verges		Complete					19,598	19,598	19,598	-	-	-	-	-	-	-	
Stage 8 Medium Density Lot Verges consultancy		Complete					1,346	1,346	1,346	-	-	-	-	-	-	-	
Stage 9 Landscaping Aviator Blvd Greenlink		Complete					104,134	104,134	104,134	-	-	-	-	-	-	-	
Stage 9 Landscaping Aviator Blvd Greenlink Consultancy		Complete					11,489	11,489	11,489	-	-	-	-	-	-	-	
Stage 9 Landscaping Biodiversity Conservation Area (South) verge		Complete					40,000	40,000	40,000	-	-	-	-	-	-	-	
Stage 9 Landscaping Biodiversity Conservation Area (South) verge Consultancy		Complete					3,120	3,120	3,120	-	-	-	-	-	-	-	
Stage 10 POS (10.1)		Complete					198,747	198,747	198,747	-	-	-	-	-	-	-	
Stage 10 POS (10.1) Consultancy		Complete					14,417	14,417	14,417	-	-	-	-	-	-	-	
Stage 10 Biodiversity Conservation Area (South) verge (10.2)		Complete					116,647	116,647	116,647	-	-	-	-	-	-	-	
Stage 10 Biodiversity Conservation Area (South) verge (10.2) Consultancy		Complete					7,918	7,918	7,918	-	-	-	-	-	-	-	
Biodiversity Conservation Area (North)		Complete/Removed					354,111	354,111	348,377	5,735	-	-	-	-	-	-	
Biodiversity Conservation Area (North) Consultancy		Complete/Removed					19,093	19,093	19,093	-	-	-	-	-	-	-	
Aviator Blvd Entry Stmt		Complete/Removed					511,858	511,858	511,858	-	-	-	-	-	-	-	
Aviator Blvd Entry Stmt Consultancy		Complete/Removed					27,897	27,897	27,897	-	-	-	-	-	-	-	
Stage 6 McCallister Blvd Verge		Complete/Removed					145,252	145,252	145,252	-	-	-	-	-	-	-	
Stage 6 McCallister Blvd Verge Consultancy		Complete/Removed					6,768	6,768	6,768	-	-	-	-	-	-	-	

CashFlow

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
Public Art Consultancy		Complete/Removed				13,105	13,105	13,105	-	-	-	-	-	-	-	-
Stage 9 Medium Density Lot Verges		Complete/Removed				95,700	95,700	95,700	-	-	-	-	-	-	-	-
Stage 9 Medium Density Lot Verges Consultancy		Complete/Removed				5,500	5,500	5,500	-	-	-	-	-	-	-	-
Catalina Central Landscape Upgrade		Complete/Removed				821,012	821,012	821,012	-	-	-	-	-	-	-	-
Catalina Central Landscape Upgrade Consultancy		Complete/Removed				63,128	63,128	63,128	-	-	-	-	-	-	-	-
Marmion Ave Shrub Planting		Complete/Removed				17,282	17,282	17,282	-	-	-	-	-	-	-	-
Stage 10 Biodiversity Conservation Area (South) (10.3)		Complete/Removed				228,092	228,092	228,092	-	-	-	-	-	-	-	-
Stage 10 Biodiversity Conservation Area (South) (10.3) Consultancy		Complete/Removed				28,012	28,012	28,012	-	-	-	-	-	-	-	-
Stage 11 Landscaping		Complete/Removed				1,328,968	1,328,968	1,328,968	-	-	-	-	-	-	-	-
Stage 11 Landscaping Consultancy		Complete/Removed				162,929	162,929	162,359	570	-	-	-	-	-	-	-
Stage 11 Landscaping Phase 2		Complete/Removed				743,690	743,690	696,112	47,579	-	-	-	-	-	-	-
Stage 12 Landscaping		Complete/Removed				236,650	236,650	236,650	-	-	-	-	-	-	-	-
Stage 12 Landscaping Consultancy		Complete/Removed				27,377	27,377	27,377	-	-	-	-	-	-	-	-
Stage 12 Landscaping - Greenlink		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Stage 13 Landscaping		Complete/Removed				789,993	789,993	789,993	-	-	-	-	-	-	-	-
Stage 13 Landscaping Consultancy		Complete/Removed				61,433	61,433	61,433	-	-	-	-	-	-	-	-
Stage 13 Landscaping - Greenlink		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Stage 12/13 Greenlink Bore 5		Complete/Removed				70,354	70,354	70,354	-	-	-	-	-	-	-	-
Stage 14A Landscaping		Complete/Removed				553,652	553,652	553,652	-	-	-	-	-	-	-	-
Stage 14A Landscaping Consultancy		Complete/Removed				8,430	8,430	8,430	-	-	-	-	-	-	-	-
Stage 14B Landscaping		Complete/Removed				216,700	216,700	216,700	-	-	-	-	-	-	-	-
Stage 14B Landscaping Consultancy		Complete/Removed				15,457	15,457	15,457	-	-	-	-	-	-	-	-
Stage 15 Landscaping		Complete/Removed				115,933	115,933	115,933	-	-	-	-	-	-	-	-
Stage 15 Landscaping Consultancy		Complete/Removed				18,838	18,838	18,838	-	-	-	-	-	-	-	-
Stage 16 Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Stage 16 Landscaping Consultancy		Complete/Removed				11,303	11,303	11,303	-	-	-	-	-	-	-	-
Stage 17 Landscaping		Complete/Removed				213,992	213,992	203,449	10,542	-	-	-	-	-	-	-
Stage 17 Landscaping Consultancy		Complete/Removed				2,720	2,720	2,720	-	-	-	-	-	-	-	-
Stage 18 Landscaping		Complete/Removed				267,780	267,780	267,780	-	-	-	-	-	-	-	-
Stage 18 Landscaping Consultancy		Complete/Removed				46,251	46,251	46,251	-	-	-	-	-	-	-	-
Stage 18C Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Stage 19 Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Stage 20 Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Stage 21 Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Stage 22 Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Stage 23 Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
School Oval		Complete/Removed				44,219	44,219	44,219	-	-	-	-	-	-	-	-
School Oval Passive POS		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Marmion Ave Eastern Verge Upgrade		Complete/Removed				269,451	269,451	269,451	-	-	-	-	-	-	-	-
Marmion Ave Eastern Verge Upgrade Consultancy		Complete/Removed				19,688	19,688	19,688	-	-	-	-	-	-	-	-
Connolly Dve Median Upgrade		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Aviator Blvd Roundabouts Upgrade		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Bore 6		Complete/Removed				30,906	30,906	30,906	-	-	-	-	-	-	-	-
Catalina Beach Greenlink Stage 25		Complete/Removed				3,941,448	3,941,448	3,941,448	-	-	-	-	-	-	-	-
Catalina Beach Greenlink Stage 25 Consultancy		Complete/Removed				118,508	118,508	116,508	2,000	-	-	-	-	-	-	-
Catalina Beach Portofino Entry Statement Consultancy		Complete/Removed				19,164	19,164	19,164	-	-	-	-	-	-	-	-
Catalina Beach Portofino Greenlink Consultancy		Complete/Removed				11,880	11,880	11,880	-	-	-	-	-	-	-	-
Catalina Beach Marmion Ave Verge Consultancy		Complete/Removed				19,196	19,196	19,196	-	-	-	-	-	-	-	-
Catalina Beach POS Consultancy		Complete/Removed				83,145	83,145	83,145	-	-	-	-	-	-	-	-
Catalina Beach POS2		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Catalina Beach POS2 Consultancy		Complete/Removed				64,091	64,091	64,091	-	-	-	-	-	-	-	-
Catalina Beach Bore, Pump, Electrics & Iron Filtration System Stg 25		Complete/Removed				118,324	118,324	118,324	-	-	-	-	-	-	-	-
Catalina Beach Bore, Pump, Electrics & Iron Filtration System Stg 25 Consultancy		Complete/Removed				9,466	9,466	9,466	-	-	-	-	-	-	-	-
Catalina Beach Stage 26 Landscaping		Complete/Removed				40,000	40,000	40,000	-	-	-	-	-	-	-	-
Catalina Beach Stage 27A Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Catalina Beach Stage 27B Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Catalina Beach Portofino Medians Stg 27 Consultancy		Complete/Removed				19,357	19,357	19,357	-	-	-	-	-	-	-	-
Catalina Beach Stage 28 Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Catalina Beach Coastal Node Public Open Space / Greenlink		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Catalina Beach Bore, Pump, Electrics & Iron Filtration System 5.3		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Catalina Beach Foreshore Reserve Interface		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Catalina Beach Foreshore Node / Beach Connection		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Catalina Beach Southern Boundary Bush Forever Interface		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Catalina Beach Portofino Medians		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Catalina Beach Display Village Verge Landscaping		Complete/Removed				53,415	53,415	53,415	-	-	-	-	-	-	-	-
Catalina Green Initial Scoping Works		Complete/Removed				16,803	16,803	16,803	-	-	-	-	-	-	-	-
Catalina Green Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-	-
Landscaping Consultancy	10%					4,478,444	312,433	262,743	49,690	651,910	927,921	125,237	233,524	245,238	288,730	327,807
Environmental Landscaping	371,133	Non-OPC, Final POs	Jul-21	Oct-21	4 Mths	371,940	316,142	305,445	10,697	55,797	-	-	-	-	-	-
Public Art	601,764	Non-OPC, incl manual adjs →	Jul-23	Jun-28	60 Mths	766,870	171,764	156,764	15,000	100,000	-	95,104	97,023	98,982	100,980	103,018
Central Connolly Drive	351,700	Green Connolly Drive Phase 1	May-22	Oct-22	6 Mths	377,809	-	-	-	125,344	252,466	-	-	-	-	-
Central Connolly Drive South of Aviator	263,640	Stage 16B	Dec-30	Mar-31	4 Mths	335,875	-	-	-	-	-	-	-	-	-	-
Central Green Link	2,321,380		Nov-21	Jul-22	9 Mths	2,445,259	-	-	-	2,168,221	277,038	-	-	-	-	-
Central Streetscape - High Density	179,920		Jan-22	Aug-22	8 Mths	190,965	-	-	-	142,613	48,352	-	-	-	-	-
Central Stage 18C Subdivision	235,500	Stage 18C	Feb-22	Jul-22	6 Mths	250,168	-	-	-	208,010	42,158	-	-	-	-	-
Central Bore, Pump & Filtration Unit	200,000	School Site/GHS completion	May-30	Oct-30	6 Mths	252,266	-	-	-	-	-	-	-	-	-	-
Central School Oval & Passive POS	2,123,300	Stage 16B	Dec-30	May-31	6 Mths	2,709,581	-	-	-	-	-	-	-	-	-	-
Central Stage 19 Passive POS & Bore	512,060	Stage 19	Oct-31	Mar-32	6 Mths	664,422	-	-	-	-	-	-	-	-	-	-
Central Stage 21 POS & Bore	607,150	Stage 21	Mar-33	Aug-33	6 Mths	810,427	-	-	-	-	-	-	-	-	-	-
Central Stage 22 POS & Bore	1,921,650	Stage 22	Sep-33	Feb-34	6 Mths	2,590,785	-	-	-	-	-	-	-	-	-	-
Central Streetscape - Balance Stages	288,000	Stages 16B, 19-23	Jan-31	Dec-34	48 Mths	381,336	-	-	-	-	-	-	-	-	-	-
Beach Display Village Verge	350,900	Stage 28	Jul-22	Oct-22	4 Mths	377,837	-	-	-	-	377,837	-	-	-	-	-
Beach Portofino Verge - North	195,520	Stage 33	May-29	Aug-29	4 Mths	241,333	-	-	-	-	-	-	-	-	-	-
Beach Portofino Verge - South	951,080	Portofino Extension	Apr-22	Dec-22	9 Mths	1,021,843	-	-	-	337,977	683,866	-	-	-	-	-

CashFlow

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	PTD ACTUALS	PTD FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
TOTAL DEVELOPMENT COSTS						387,305,405	122,667,110	117,814,632	13,014,998	41,439,712	32,079,090	18,122,486	13,388,563	13,801,187	18,658,608	13,695,990
CASHFLOW						240,117,832	122,086,443	110,075,087	14,941,423	(11,109,206)	(8,314,606)	7,890,926	15,079,642	10,588,372	6,927,386	10,767,709
CAPITAL																
Opening: Cash at Bank / Interest Bearing Debt								110,075,087	46,108,095	51,976,526	27,512,680	16,824,657	17,195,015	16,348,932	16,132,252	16,008,972
Available to distribute			15,000,000			368,417,832	78,000,000	86,000,000	46,000,000	6,000,000	10,000,000	15,000,000	11,000,000	7,000,000	11,000,000	
Distribution adjustment						(115,000,000)	0	(77,000,000)	(36,000,000)	0	(2,000,000)	0	0	0	0	
Closing: Cash at Bank / Interest Bearing Debt			Cash Minimum (to FY29):	Feb-23	14,953,053		45,375,087	51,316,510	30,207,304	15,892,698	15,783,624	15,863,266	15,451,638	15,379,025	15,146,733	
Capital Contributed			5 Year Cash Minimum:	Feb-23	14,953,053	(13,300,000)	(13,300,000)	0	0	0	0	0	0	0	0	
Capital Returns						13,300,000	13,300,000	0	0	0	0	0	0	0	0	
PROFIT DISTRIBUTIONS						240,117,832		64,700,000	9,000,000	10,000,000	6,000,000	8,000,000	15,000,000	11,000,000	7,000,000	11,000,000

CATALINA | Cashflow | 2021 Project Forecast

DESCRIPTION	MISCDESC	MISCDESC	MISCDESC	MISCDESC	MISCDESC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
ACTUAL OR FORECAST															
OPENING STOCK							108	120	132	144	156	168	180	192	204
Stage 1	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 2	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 3	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 4	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 5	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 6A	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 6C	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 6B	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 7	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 8	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 9	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 10	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 11	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 12	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 13A	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 13B	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 14A	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 14B	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 15	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 16A	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 16B	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 17A	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 17B	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 18A	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 18B	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 18C	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 19	Catalina Central						-	-	-	46	-	-	-	-	-
Stage 20	Catalina Central						-	-	-	-	24	-	-	-	-
Stage 21	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 22	Catalina Central						-	-	-	-	-	40	-	-	-
Stage 23	Catalina Central						-	-	-	-	-	-	28	-	-
Stage 24	Catalina Central						-	-	-	-	-	-	-	-	-
Stage 25	Catalina Beach						-	-	-	-	-	-	-	-	-
Stage 26	Catalina Beach						-	-	-	-	-	-	-	-	-
Stage 27A	Catalina Beach						-	-	-	-	-	-	-	-	-
Stage 28	Catalina Beach						-	-	-	-	-	-	-	-	-
Stage 27B	Catalina Beach						-	-	-	-	-	-	-	-	-
Stage 29	Catalina Beach						-	-	-	-	-	-	-	-	-
Stage 30	Catalina Beach						-	-	-	-	-	-	-	-	-
Stage 31	Catalina Beach						-	-	-	-	-	-	-	-	-
Stage 32	Catalina Beach						-	-	-	-	-	-	-	-	-
Stage 33	Catalina Beach						12	-	-	-	-	-	-	-	-
Stage 34	Catalina Beach						-	39	15	-	-	-	-	-	-
Stage 35	Catalina Beach						-	-	-	42	18	-	-	-	-
Stage 36	Catalina Green						-	-	-	-	-	48	24	-	-
Stage 37	Catalina Green						-	-	-	-	-	-	-	-	-
Stage 38	Catalina Green						-	-	-	-	-	-	-	-	-
Stage 39	Catalina Green						-	-	-	-	-	-	-	-	-
Stage 40	Catalina Green						-	-	-	-	-	-	-	-	-
Stage 41	Catalina Green						-	-	-	-	-	-	-	-	-
Stage 42	Catalina Green						-	-	-	-	-	-	-	-	-
Stage 43	Catalina Green						-	-	-	-	-	-	-	-	-
Stage 44	Catalina Green						-	-	-	-	-	-	-	-	-
Stage 45	Catalina Green						-	-	-	-	-	-	-	-	-
Stage 46	Catalina Green						-	-	-	-	-	-	-	-	-
Stage 47	Catalina Green						11	-	-	-	-	-	-	-	-
Stage 48 - WAPC Land	WAPC						-	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land	WAPC						-	13	-	-	-	-	-	-	-
Stage 50 - WAPC Land	WAPC						-	-	-	-	-	-	-	-	-
Stage 51 - WAPC Land	WAPC						-	-	15	-	-	-	-	-	-
TOTAL OPENING STOCK							23	52	30	88	42	88	52	-	-
SALES RELEASE	TOTALLOTS	FtoC	OFFSET	SALE	RELEASE										
Stage 1	35	0		Apr-12	Mar-12	35	-	-	-	-	-	-	-	-	-
Stage 2	37	0		Apr-12	Apr-12	37	-	-	-	-	-	-	-	-	-
Stage 3	43	0		Sep-12	Aug-12	43	-	-	-	-	-	-	-	-	-
Stage 4	47	0		Nov-12	Nov-12	47	-	-	-	-	-	-	-	-	-
Stage 5	63	0		Mar-13	Feb-13	63	-	-	-	-	-	-	-	-	-
Stage 6A	8	0		Nov-12	Oct-12	8	-	-	-	-	-	-	-	-	-
Stage 6C	10	0		Mar-14	Feb-14	10	-	-	-	-	-	-	-	-	-
Stage 6B	24	0		Dec-14	Nov-14	24	-	-	-	-	-	-	-	-	-
Stage 7	63	0		Jun-13	May-13	63	-	-	-	-	-	-	-	-	-
Stage 8	53	0		Sep-13	Aug-13	53	-	-	-	-	-	-	-	-	-
Stage 9	51	0		Jan-14	Dec-13	51	-	-	-	-	-	-	-	-	-
Stage 10	30	0		Mar-14	Feb-14	30	-	-	-	-	-	-	-	-	-
Stage 11	64	0		Apr-14	Mar-14	64	-	-	-	-	-	-	-	-	-
Stage 12	49	0		Jun-14	May-14	49	-	-	-	-	-	-	-	-	-
Stage 13A	37	0		Sep-14	Aug-14	37	-	-	-	-	-	-	-	-	-
Stage 13B	45	0		Nov-14	Oct-14	45	-	-	-	-	-	-	-	-	-
Stage 14A	63	0		Feb-15	Jan-15	63	-	-	-	-	-	-	-	-	-
Stage 14B	10	0		Aug-16	Jul-16	10	-	-	-	-	-	-	-	-	-

CashFlow

DESCRIPTION	MISCDESC	MISCDESC	MISCDESC	MISCDESC	MISCDESC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Stage 15		55	0		Aug-15	Jul-15	55	-	-	-	-	-	-	-	-
Stage 16A		17	17	0	Aug-20	Aug-20	17	-	-	-	-	-	-	-	-
Stage 16B		55	55	1	Sep-30	Aug-30	55	-	-	55	-	-	-	-	-
Stage 17A		25	0		Nov-16	Oct-16	25	-	-	-	-	-	-	-	-
Stage 17B		36	0	0	Nov-17	Nov-17	36	-	-	-	-	-	-	-	-
Stage 18A		29	0		Mar-16	Feb-16	29	-	-	-	-	-	-	-	-
Stage 18B		31	0	1	Mar-17	Mar-17	31	-	-	-	-	-	-	-	-
Stage 18C		28	28	1	Oct-21	Sep-21	28	-	-	-	-	-	-	-	-
Stage 19		48	48	1	Jun-31	May-31	48	-	-	48	-	-	-	-	-
Stage 20		50	50	1	Feb-32	Jan-32	50	-	-	-	50	-	-	-	-
Stage 21		41	41	1	Nov-32	Oct-32	41	-	-	-	-	41	-	-	-
Stage 22		47	47	1	May-33	Apr-33	47	-	-	-	-	47	-	-	-
Stage 23		60	60	1	Jan-34	Dec-33	60	-	-	-	-	-	60	-	-
Stage 24								-	-	-	-	-	-	-	-
Stage 25		58	4	0	Jun-17	May-17	58	-	-	-	-	-	-	-	-
Stage 26		38	0	1	Apr-19	Mar-19	38	-	-	-	-	-	-	-	-
Stage 27A		20	20	0	Sep-20	Sep-20	20	-	-	-	-	-	-	-	-
Stage 28		34	34	0	Dec-20	Dec-20	34	-	-	-	-	-	-	-	-
Stage 27B		34	34	1	Aug-21	Jul-21	34	-	-	-	-	-	-	-	-
Stage 29		33	33	1	Jan-22	Dec-21	33	-	-	-	-	-	-	-	-
Stage 30		29	29	1	Nov-23	Oct-23	29	-	-	-	-	-	-	-	-
Stage 31		43	43	1	Feb-25	Jan-25	43	-	-	-	-	-	-	-	-
Stage 32		51	51	1	Nov-26	Oct-26	51	-	-	-	-	-	-	-	-
Stage 33		51	51	1	Jan-29	Dec-28	51	51	-	-	-	-	-	-	-
Stage 34		51	51	1	Feb-31	Jan-31	51	-	-	51	-	-	-	-	-
Stage 35		54	54	1	Apr-33	Mar-33	54	-	-	-	54	-	-	-	-
Stage 36		79	79	1	Oct-21	Sep-21	79	-	-	-	-	-	-	-	-
Stage 37		48	48	1	Nov-22	Oct-22	48	-	-	-	-	-	-	-	-
Stage 38		37	37	1	Jul-23	Jun-23	37	-	-	-	-	-	-	-	-
Stage 39		37	37	1	Jan-24	Dec-23	37	-	-	-	-	-	-	-	-
Stage 40		37	37	1	Jul-24	Jun-24	37	-	-	-	-	-	-	-	-
Stage 41		37	37	1	Jan-25	Dec-24	37	-	-	-	-	-	-	-	-
Stage 42		37	37	1	Jul-25	Jun-25	37	-	-	-	-	-	-	-	-
Stage 43		37	37	1	Feb-26	Jan-26	37	-	-	-	-	-	-	-	-
Stage 44		37	37	1	Aug-26	Jul-26	37	-	-	-	-	-	-	-	-
Stage 45		37	37	1	Feb-27	Jan-27	37	-	-	-	-	-	-	-	-
Stage 46		37	37	1	Aug-27	Jul-27	37	-	-	-	-	-	-	-	-
Stage 47		37	37	1	Feb-28	Jan-28	37	-	-	-	-	-	-	-	-
Stage 48 - WAPC Land		37	37	1	Aug-28	Jul-28	37	37	-	-	-	-	-	-	-
Stage 49 - WAPC Land		37	37	1	Mar-29	Feb-29	37	37	-	-	-	-	-	-	-
Stage 50 - WAPC Land		37	37	1	Sep-29	Aug-29	37	-	37	-	-	-	-	-	-
Stage 51 - WAPC Land		37	37	1	Mar-30	Feb-30	37	-	37	-	-	-	-	-	-
TOTAL SALES RELEASE	2,395	1,395					2,395	125	74	154	50	142	60		
CUMULATIVE SALES RELEASE								1,915	1,989	2,143	2,193	2,335	2,395	2,395	2,395
TITLES	TOTALLOTS	1ST SETT DATE	OFFSET			TITLES									
Stage 01	35	Jun-13				May-12	35	-	-	-	-	-	-	-	-
Stage 02	37	Jun-13				Oct-12	37	-	-	-	-	-	-	-	-
Stage 03	43	Jun-13				Jan-13	43	-	-	-	-	-	-	-	-
Stage 04	47	Jul-13				Mar-13	47	-	-	-	-	-	-	-	-
Stage 05	63	Jul-13				May-13	63	-	-	-	-	-	-	-	-
Stage 6A	8	Jan-14				Jan-13	8	-	-	-	-	-	-	-	-
Stage 6C	10	May-14				Mar-14	10	-	-	-	-	-	-	-	-
Stage 6B	24	Feb-15				Jan-15	24	-	-	-	-	-	-	-	-
Stage 07	63	Nov-13				Oct-13	63	-	-	-	-	-	-	-	-
Stage 08	53	Feb-14				Jan-14	53	-	-	-	-	-	-	-	-
Stage 09	51	May-14				Apr-14	51	-	-	-	-	-	-	-	-
Stage 10	30	May-14				Apr-14	30	-	-	-	-	-	-	-	-
Stage 11	64	Oct-14				Sep-14	64	-	-	-	-	-	-	-	-
Stage 12	49	Dec-14				Nov-14	49	-	-	-	-	-	-	-	-
Stage 13A	37	Apr-15				Mar-15	37	-	-	-	-	-	-	-	-
Stage 13B	45	May-15				Apr-15	45	-	-	-	-	-	-	-	-
Stage 14A	63	Jun-15				May-15	63	-	-	-	-	-	-	-	-
Stage 14B	10	Nov-16				Oct-16	10	-	-	-	-	-	-	-	-
Stage 15	55	Dec-15				Dec-15	55	-	-	-	-	-	-	-	-
Stage 16A	17	Feb-21	1			Jan-21	17	-	-	-	-	-	-	-	-
Stage 16B	55	Jan-31	1			Dec-30	55	-	-	55	-	-	-	-	-
Stage 17A	25	Mar-17				Feb-17	25	-	-	-	-	-	-	-	-
Stage 17B	36	Jun-18				May-18	36	-	-	-	-	-	-	-	-
Stage 18A	29	Jun-16				May-16	29	-	-	-	-	-	-	-	-
Stage 18B	31	Jul-17				Jun-17	31	-	-	-	-	-	-	-	-
Stage 18C	28	Mar-22	1			Feb-22	28	-	-	-	-	-	-	-	-
Stage 19	48	Nov-31	1			Oct-31	48	-	-	-	48	-	-	-	-
Stage 20	50	Jul-32	1			Jun-32	50	-	-	-	50	-	-	-	-
Stage 21	41	Apr-33	1			Mar-33	41	-	-	-	-	41	-	-	-
Stage 22	47	Oct-33	1			Sep-33	47	-	-	-	-	-	47	-	-
Stage 23	60	Jun-34	1			May-34	60	-	-	-	-	-	60	-	-
Stage 24								-	-	-	-	-	-	-	-
Stage 25	58	Aug-17				Aug-17	58	-	-	-	-	-	-	-	-
Stage 26	38	Jul-20	1			Sep-19	38	-	-	-	-	-	-	-	-
Stage 27A	20	Mar-21	1			Feb-21	20	-	-	-	-	-	-	-	-
Stage 28	34	Aug-21	1			Jul-21	34	-	-	-	-	-	-	-	-
Stage 27B	34	Mar-22	1			Feb-22	34	-	-	-	-	-	-	-	-
Stage 29	33	Aug-22	1			Jul-22	33	-	-	-	-	-	-	-	-
Stage 30	29	Apr-24	1			Mar-24	29	-	-	-	-	-	-	-	-
Stage 31	43	Jul-25	1			Jun-25	43	-	-	-	-	-	-	-	-

CashFlow

DESCRIPTION	MISCDESC	MISCDESC	MISCDESC	MISCDESC	MISCDESC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Stage 32	51	Apr-27	1		Mar-27	51	-	-	-	-	-	-	-	-	-
Stage 33	51	Jun-29	1		May-29	51	51	-	-	-	-	-	-	-	-
Stage 34	51	Jul-31	1		Jun-31	51	-	-	51	-	-	-	-	-	-
Stage 35	54	Sep-33	1		Aug-33	54	-	-	-	-	-	54	-	-	-
Stage 36	79	May-22	1		Apr-22	79	-	-	-	-	-	-	-	-	-
Stage 37	48	Apr-23	1		Mar-23	48	-	-	-	-	-	-	-	-	-
Stage 38	37	Dec-23	1		Nov-23	37	-	-	-	-	-	-	-	-	-
Stage 39	37	Jun-24	1		May-24	37	-	-	-	-	-	-	-	-	-
Stage 40	37	Dec-24	1		Nov-24	37	-	-	-	-	-	-	-	-	-
Stage 41	37	Jun-25	1		May-25	37	-	-	-	-	-	-	-	-	-
Stage 42	37	Dec-25	1		Nov-25	37	-	-	-	-	-	-	-	-	-
Stage 43	37	Jul-26	1		Jun-26	37	-	-	-	-	-	-	-	-	-
Stage 44	37	Jan-27	1		Dec-26	37	-	-	-	-	-	-	-	-	-
Stage 45	37	Jul-27	1		Jun-27	37	-	-	-	-	-	-	-	-	-
Stage 46	37	Jan-28	1		Dec-27	37	-	-	-	-	-	-	-	-	-
Stage 47	37	Jul-28	1		Jun-28	37	-	-	-	-	-	-	-	-	-
Stage 48 - WAPC Land	37	Jan-29	1		Dec-28	37	37	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land	37	Aug-29	1		Jul-29	37	-	37	-	-	-	-	-	-	-
Stage 50 - WAPC Land	37	Feb-30	1		Jan-30	37	-	37	-	-	-	-	-	-	-
Stage 51 - WAPC Land	37	Aug-30	1		Jul-30	37	-	-	37	-	-	-	-	-	-
TOTAL TITLES	2,395					2,395	88	74	143	98	41	161			
CUMULATIVE TITLES						2,395	1,878	1,952	2,095	2,193	2,234	2,395	2,395	2,395	2,395
SALES	TOTALLOTS	ERROR CHECK	1ST SALE												
Stage 1	35	-	Apr-12 11 Demo			35	-	-	-	-	-	-	-	-	-
Stage 2	37	-	Apr-12			37	-	-	-	-	-	-	-	-	-
Stage 3	43	-	Sep-12 43 Builders			43	-	-	-	-	-	-	-	-	-
Stage 4	47	-	Nov-12 23 Builders			47	-	-	-	-	-	-	-	-	-
Stage 5	63	-	Mar-13 39 Builders			63	-	-	-	-	-	-	-	-	-
Stage 6A	8	-	Nov-12			8	-	-	-	-	-	-	-	-	-
Stage 6C	10	-	Mar-14			10	-	-	-	-	-	-	-	-	-
Stage 6B	24	-	Dec-14			24	-	-	-	-	-	-	-	-	-
Stage 7	63	-	Jun-13			63	-	-	-	-	-	-	-	-	-
Stage 8	53	-	Sep-13			53	-	-	-	-	-	-	-	-	-
Stage 9	51	-	Jan-14			51	-	-	-	-	-	-	-	-	-
Stage 10	30	-	Mar-14			30	-	-	-	-	-	-	-	-	-
Stage 11	64	-	Apr-14			64	-	-	-	-	-	-	-	-	-
Stage 12	49	-	Jun-14			49	-	-	-	-	-	-	-	-	-
Stage 13A	37	-	Sep-14			37	-	-	-	-	-	-	-	-	-
Stage 13B	45	-	Nov-14			45	-	-	-	-	-	-	-	-	-
Stage 14A	63	-	Feb-15			63	-	-	-	-	-	-	-	-	-
Stage 14B	10	-	Aug-16			10	-	-	-	-	-	-	-	-	-
Stage 15	55	-	Aug-15			55	-	-	-	-	-	-	-	-	-
Stage 16A	17	-	Aug-20			17	-	-	-	-	-	-	-	-	-
Stage 16B	55	-	Sep-30			55	-	-	55	-	-	-	-	-	-
Stage 17A	25	-	Nov-16			25	-	-	-	-	-	-	-	-	-
Stage 17B	36	-	Nov-17			36	-	-	-	-	-	-	-	-	-
Stage 18A	29	-	Mar-16			29	-	-	-	-	-	-	-	-	-
Stage 18B	31	-	Mar-17			31	-	-	-	-	-	-	-	-	-
Stage 18C	28	-	Oct-21			28	-	-	-	-	-	-	-	-	-
Stage 19	48	-	Jun-31			48	-	-	2	46	-	-	-	-	-
Stage 20	50	-	Feb-32			50	-	-	-	26	24	-	-	-	-
Stage 21	41	-	Nov-32			41	-	-	-	-	41	-	-	-	-
Stage 22	47	-	May-33			47	-	-	-	-	7	40	-	-	-
Stage 23	60	-	Jan-34			60	-	-	-	-	-	32	28	-	-
Stage 24															
Stage 25	58	-	Jun-17			58	-	-	-	-	-	-	-	-	-
Stage 26	38	-	Apr-19			38	-	-	-	-	-	-	-	-	-
Stage 27A	20	-	Sep-20			20	-	-	-	-	-	-	-	-	-
Stage 28	34	-	Dec-20			34	-	-	-	-	-	-	-	-	-
Stage 27B	34	-	Aug-21			34	-	-	-	-	-	-	-	-	-
Stage 29	33	-	Jan-22			33	-	-	-	-	-	-	-	-	-
Stage 30	29	-	Nov-23			29	-	-	-	-	-	-	-	-	-
Stage 31	43	-	Feb-25			43	-	-	-	-	-	-	-	-	-
Stage 32	51	-	Nov-26			51	12	-	-	-	-	-	-	-	-
Stage 33	51	-	Jan-29			51	12	24	15	-	-	-	-	-	-
Stage 34	51	-	Feb-31			51	-	-	9	24	18	-	-	-	-
Stage 35	54	-	Apr-33			54	-	-	-	-	6	24	24	-	-
Stage 36	79	-	Oct-21			79	-	-	-	-	-	-	-	-	-
Stage 37	48	-	Nov-22			48	-	-	-	-	-	-	-	-	-
Stage 38	37	-	Jul-23			37	-	-	-	-	-	-	-	-	-
Stage 39	37	-	Jan-24			37	-	-	-	-	-	-	-	-	-
Stage 40	37	-	Jul-24			37	-	-	-	-	-	-	-	-	-
Stage 41	37	-	Jan-25			37	-	-	-	-	-	-	-	-	-
Stage 42	37	-	Jul-25			37	-	-	-	-	-	-	-	-	-
Stage 43	37	-	Feb-26			37	-	-	-	-	-	-	-	-	-
Stage 44	37	-	Aug-26			37	-	-	-	-	-	-	-	-	-
Stage 45	37	-	Feb-27			37	-	-	-	-	-	-	-	-	-
Stage 46	37	-	Aug-27			37	-	-	-	-	-	-	-	-	-
Stage 47	37	-	Feb-28			37	11	-	-	-	-	-	-	-	-
Stage 48 - WAPC Land	37	-	Aug-28			37	37	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land	37	-	Mar-29			37	24	13	-	-	-	-	-	-	-
Stage 50 - WAPC Land	37	-	Sep-29			37	-	37	-	-	-	-	-	-	-
Stage 51 - WAPC Land	37	-	Mar-30			37	-	22	15	-	-	-	-	-	-
TOTAL SALES	2,395	Jun-35	<-- FINAL SALE			2,395	96	96	96	96	96	96	52		
CUMULATIVE SALES							1,863	1,959	2,055	2,151	2,247	2,343	2,395	2,395	2,395

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
SALES VALUE	TOTALLOTS	STARTING													
Stage 1	35	0		244,514	244,514	8,558,000	-	-	-	-	-	-	-	-	-
Stage 2	37	0		220,473	220,473	8,157,500	-	-	-	-	-	-	-	-	-
Stage 3	43	0		173,605	173,605	7,465,000	-	-	-	-	-	-	-	-	-
Stage 4	47	0		228,638	228,638	10,746,000	-	-	-	-	-	-	-	-	-
Stage 5	63	0		218,635	218,635	13,774,000	-	-	-	-	-	-	-	-	-
Stage 6A	8	0		334,375	334,375	2,675,000	-	-	-	-	-	-	-	-	-
Stage 6C	10	0	No Esc	370,800	370,800	3,708,000	-	-	-	-	-	-	-	-	-
Stage 6B	24	0	No Esc		310,500	7,452,000	-	-	-	-	-	-	-	-	-
Stage 7	63	0		213,524	213,524	13,452,000	-	-	-	-	-	-	-	-	-
Stage 8	53	0	No Esc	229,170	229,170	12,146,000	-	-	-	-	-	-	-	-	-
Stage 9	51	0	No Esc		235,275	11,999,000	-	-	-	-	-	-	-	-	-
Stage 10	30	0	No Esc		300,667	9,020,000	-	-	-	-	-	-	-	-	-
Stage 11	64	0	No Esc		275,172	17,611,000	-	-	-	-	-	-	-	-	-
Stage 12	49	0	No Esc		287,000	14,063,000	-	-	-	-	-	-	-	-	-
Stage 13A	37	0	No Esc		261,486	9,675,000	-	-	-	-	-	-	-	-	-
Stage 13B	45	0	No Esc		268,956	12,103,000	-	-	-	-	-	-	-	-	-
Stage 14A	63	0	No Esc		266,413	16,784,000	-	-	-	-	-	-	-	-	-
Stage 14B	10	0	No Esc		244,400	2,444,000	-	-	-	-	-	-	-	-	-
Stage 15	55	0	No Esc		280,800	15,444,000	-	-	-	-	-	-	-	-	-
Stage 16A	17	269,140			265,016	4,505,280	-	-	-	-	-	-	-	-	-
Stage 16B	55	102,067			136,216	7,491,889	-	-	7,491,889	-	-	-	-	-	-
Stage 17A	25	0	No Esc		310,960	7,774,000	-	-	-	-	-	-	-	-	-
Stage 17B	36	0	No Esc		275,208	9,907,500	-	-	-	-	-	-	-	-	-
Stage 18A	29	0	No Esc		297,448	8,626,000	-	-	-	-	-	-	-	-	-
Stage 18B	31	0	No Esc		285,903	8,863,000	-	-	-	-	-	-	-	-	-
Stage 18C	28	191,536			197,714	5,535,995	-	-	-	-	-	-	-	-	-
Stage 19	48	210,500			287,015	13,776,706	-	-	568,079	13,208,627	-	-	-	-	-
Stage 20	50	240,667			334,896	16,744,799	-	-	-	8,663,542	8,081,258	-	-	-	-
Stage 21	41	196,207			278,262	11,408,726	-	-	-	-	11,408,726	-	-	-	-
Stage 22	47	238,519			344,517	16,192,278	-	-	-	-	2,391,202	13,801,076	-	-	-
Stage 23	60	223,999			330,827	19,849,620	-	-	-	-	-	10,524,219	9,325,401	-	-
Stage 24	0	0			#DIV/0!	-	-	-	-	-	-	-	-	-	-
Stage 25	58	328,385	No Esc		350,162	20,309,385	-	-	-	-	-	-	-	-	-
Stage 26	38	0	No Esc		372,171	14,142,500	-	-	-	-	-	-	-	-	-
Stage 27A	20	340,400	No Esc		314,320	6,286,400	-	-	-	-	-	-	-	-	-
Stage 28	34	365,980	No Esc		372,632	12,669,500	-	-	-	-	-	-	-	-	-
Stage 27B	34	336,924			342,439	11,642,919	-	-	-	-	-	-	-	-	-
Stage 29	33	367,647			386,199	12,744,568	-	-	-	-	-	-	-	-	-
Stage 30	29	369,554			404,577	11,732,732	-	-	-	-	-	-	-	-	-
Stage 31	43	346,087			396,344	17,042,772	-	-	-	-	-	-	-	-	-
Stage 32	51	289,475			351,552	17,929,132	4,321,942	-	-	-	-	-	-	-	-
Stage 33	51	289,475			374,672	19,108,281	4,387,177	8,974,015	5,747,089	-	-	-	-	-	-
Stage 34	51	289,475			399,294	20,363,982	-	-	3,499,880	9,528,224	7,335,878	-	-	-	-
Stage 35	54	289,475			426,355	23,023,182	-	-	-	-	2,482,156	10,116,659	10,424,367	-	-
Stage 36	79	196,688			201,715	15,935,484	-	-	-	-	-	-	-	-	-
Stage 37	48	216,663			228,141	10,950,766	-	-	-	-	-	-	-	-	-
Stage 38	37	225,000			241,149	8,922,521	-	-	-	-	-	-	-	-	-
Stage 39	37	225,000			244,888	9,060,867	-	-	-	-	-	-	-	-	-
Stage 40	37	225,000			248,685	9,201,358	-	-	-	-	-	-	-	-	-
Stage 41	37	225,000			252,541	9,344,025	-	-	-	-	-	-	-	-	-
Stage 42	37	225,000			256,457	9,488,902	-	-	-	-	-	-	-	-	-
Stage 43	37	225,000			260,451	9,636,679	-	-	-	-	-	-	-	-	-
Stage 44	37	225,000			264,489	9,786,101	-	-	-	-	-	-	-	-	-
Stage 45	37	225,000			268,590	9,937,837	-	-	-	-	-	-	-	-	-
Stage 46	37	225,000			272,755	10,091,925	-	-	-	-	-	-	-	-	-
Stage 47	37	225,000			276,984	10,248,400	3,063,662	-	-	-	-	-	-	-	-
Stage 48 - WAPC Land	37	225,000			281,278	10,407,300	10,407,300	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land	37	225,000			285,659	10,569,380	6,837,061	3,732,318	-	-	-	-	-	-	-
Stage 50 - WAPC Land	37	225,000			290,088	10,733,263	-	10,733,263	-	-	-	-	-	-	-
Stage 51 - WAPC Land	37	225,000			294,586	10,899,686	-	6,460,129	4,439,557	-	-	-	-	-	-
TOTAL SALES VALUE	2,395					680,162,140	29,017,143	29,899,727	21,746,493	31,400,393	31,699,220	34,441,954	19,749,767		
SALE AREA	TOTAL AREA	AVG AREA	AVG REMAIN												
Stage 1	14,753 m²	422 m²	-			14,753m²	-	-	-	-	-	-	-	-	-
Stage 2	13,161 m²	356 m²	-			13,161m²	-	-	-	-	-	-	-	-	-
Stage 3	11,481 m²	267 m²	-			11,481m²	-	-	-	-	-	-	-	-	-
Stage 4	17,531 m²	373 m²	-			17,531m²	-	-	-	-	-	-	-	-	-
Stage 5	21,385 m²	339 m²	-			21,385m²	-	-	-	-	-	-	-	-	-
Stage 6A	4,151 m²	519 m²	-			4,151m²	-	-	-	-	-	-	-	-	-
Stage 6C	4,789 m²	479 m²	-			4,789m²	-	-	-	-	-	-	-	-	-
Stage 6B	9,319 m²	388 m²	-			9,319m²	-	-	-	-	-	-	-	-	-
Stage 7	19,069 m²	303 m²	-			19,069m²	-	-	-	-	-	-	-	-	-
Stage 8	16,509 m²	311 m²	-			16,509m²	-	-	-	-	-	-	-	-	-
Stage 9	14,553 m²	285 m²	-			14,553m²	-	-	-	-	-	-	-	-	-
Stage 10	11,840 m²	395 m²	-			11,840m²	-	-	-	-	-	-	-	-	-
Stage 11	21,915 m²	342 m²	-			21,915m²	-	-	-	-	-	-	-	-	-
Stage 12	17,797 m²	363 m²	-			17,797m²	-	-	-	-	-	-	-	-	-
Stage 13A	11,586 m²	313 m²	-			11,586m²	-	-	-	-	-	-	-	-	-
Stage 13B	14,186 m²	315 m²	-			14,186m²	-	-	-	-	-	-	-	-	-
Stage 14A	19,990 m²	317 m²	-			19,990m²	-	-	-	-	-	-	-	-	-
Stage 14B	2,926 m²	293 m²	-			2,926m²	-	-	-	-	-	-	-	-	-
Stage 15	19,028 m²	346 m²	-			19,028m²	-	-	-	-	-	-	-	-	-
Stage 16A	6,632 m²	390 m²	403 m²			6,632m²	-	-	-	-	-	-	-	-	-
Stage 16B	8,922 m²	162 m²	162 m²			8,922m²	-	-	8,922m²	-	-	-	-	-	-
Stage 17A	10,128 m²	405 m²	-			10,128m²	-	-	-	-	-	-	-	-	-

DESCRIPTION	MISCDESC	MISCDESC	MISCDESC	MISCDESC	MISCDESC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Stage 17B	13,154 m²		365 m²	391 m²		13,154m²	-	-	-	-	-	-	-	-	-
Stage 18A	10,971 m²		378 m²	-		10,971m²	-	-	-	-	-	-	-	-	-
Stage 18B	11,237 m²		362 m²	-		11,236m²	-	-	-	-	-	-	-	-	-
Stage 18C	8,393 m²		300 m²	300 m²		8,393m²	-	-	-	-	-	-	-	-	-
Stage 19	15,705 m²		327 m²	327 m²		15,705m²	-	-	654m²	15,051m²	-	-	-	-	-
Stage 20	19,776 m²		396 m²	396 m²		19,776m²	-	-	-	10,284m²	9,492m²	-	-	-	-
Stage 21	11,468 m²		280 m²	280 m²		11,468m²	-	-	-	-	11,468m²	-	-	-	-
Stage 22	17,622 m²		375 m²	375 m²		17,622m²	-	-	-	-	2,625m²	14,997m²	-	-	-
Stage 23	20,014 m²		334 m²	334 m²		20,014m²	-	-	-	-	-	10,674m²	9,340m²	-	-
Stage 24	-		-	-		-	-	-	-	-	-	-	-	-	-
Stage 25	20,886 m²		360 m²	357 m²		20,886m²	-	-	-	-	-	-	-	-	-
Stage 26	15,903 m²		419 m²	-		15,904m²	-	-	-	-	-	-	-	-	-
Stage 27A	6,614 m²		331 m²	370 m²		6,615m²	-	-	-	-	-	-	-	-	-
Stage 28	13,721 m²		404 m²	396 m²		13,721m²	-	-	-	-	-	-	-	-	-
Stage 27B	13,036 m²		383 m²	383 m²		13,036m²	-	-	-	-	-	-	-	-	-
Stage 29	13,880 m²		421 m²	421 m²		13,880m²	-	-	-	-	-	-	-	-	-
Stage 30	12,461 m²		430 m²	430 m²		12,461m²	-	-	-	-	-	-	-	-	-
Stage 31	16,428 m²		382 m²	382 m²		16,428m²	-	-	-	-	-	-	-	-	-
Stage 32	16,229 m²		318 m²	318 m²		16,229m²	3,819m²	-	-	-	-	-	-	-	-
Stage 33	16,229 m²		318 m²	318 m²		16,229m²	3,819m²	7,637m²	4,773m²	-	-	-	-	-	-
Stage 34	16,229 m²		318 m²	318 m²		16,229m²	-	-	2,864m²	7,637m²	5,728m²	-	-	-	-
Stage 35	17,184 m²		318 m²	318 m²		17,184m²	-	-	-	-	1,909m²	7,637m²	7,637m²	-	-
Stage 36	25,992 m²		329 m²	329 m²		25,992m²	-	-	-	-	-	-	-	-	-
Stage 37	18,714 m²		390 m²	390 m²		18,714m²	-	-	-	-	-	-	-	-	-
Stage 38	11,544 m²		312 m²	312 m²		11,544m²	-	-	-	-	-	-	-	-	-
Stage 39	11,544 m²		312 m²	312 m²		11,544m²	-	-	-	-	-	-	-	-	-
Stage 40	11,544 m²		312 m²	312 m²		11,544m²	-	-	-	-	-	-	-	-	-
Stage 41	11,544 m²		312 m²	312 m²		11,544m²	-	-	-	-	-	-	-	-	-
Stage 42	11,544 m²		312 m²	312 m²		11,544m²	-	-	-	-	-	-	-	-	-
Stage 43	11,544 m²		312 m²	312 m²		11,544m²	-	-	-	-	-	-	-	-	-
Stage 44	11,544 m²		312 m²	312 m²		11,544m²	-	-	-	-	-	-	-	-	-
Stage 45	11,544 m²		312 m²	312 m²		11,544m²	-	-	-	-	-	-	-	-	-
Stage 46	11,544 m²		312 m²	312 m²		11,544m²	-	-	-	-	-	-	-	-	-
Stage 47	11,544 m²		312 m²	312 m²		11,544m²	3,432m²	-	-	-	-	-	-	-	-
Stage 48 - WAPC Land	11,544 m²		312 m²	312 m²		11,544m²	11,544m²	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land	11,544 m²		312 m²	312 m²		11,544m²	7,488m²	4,056m²	-	-	-	-	-	-	-
Stage 50 - WAPC Land	11,544 m²		312 m²	312 m²		11,544m²	-	11,544m²	-	-	-	-	-	-	-
Stage 51 - WAPC Land	11,544 m²		312 m²	312 m²		11,544m²	-	6,864m²	4,680m²	-	-	-	-	-	-
TOTAL SALE AREA	805,115 m²					805,115m²	30,101m²	30,101m²	21,894m²	32,971m²	31,222m²	33,309m²	16,977m²		
SETTLEMENTS	TOTALLOTS		FtoC	OFFSET	TITLES										
Stage 1	35		0		May-12 Catalina Central	35	-	-	-	-	-	-	-	-	-
Stage 2	37		0		Oct-12 Catalina Central	37	-	-	-	-	-	-	-	-	-
Stage 3	43		0		Jan-13 Catalina Central	43	-	-	-	-	-	-	-	-	-
Stage 4	47		0		Mar-13 Catalina Central	47	-	-	-	-	-	-	-	-	-
Stage 5	63		0		May-13 Catalina Central	63	-	-	-	-	-	-	-	-	-
Stage 6A	8		0		Jan-13 Catalina Central	8	-	-	-	-	-	-	-	-	-
Stage 6C	10		0		Mar-14 Catalina Central	10	-	-	-	-	-	-	-	-	-
Stage 6B	24		0		Jan-15 Catalina Central	24	-	-	-	-	-	-	-	-	-
Stage 7	63		0		Oct-13 Catalina Central	63	-	-	-	-	-	-	-	-	-
Stage 8	53		0		Jan-14 Catalina Central	53	-	-	-	-	-	-	-	-	-
Stage 9	51		0		Apr-14 Catalina Central	51	-	-	-	-	-	-	-	-	-
Stage 10	30		0		Apr-14 Catalina Central	30	-	-	-	-	-	-	-	-	-
Stage 11	64		0	4	Sep-14 Catalina Central	64	-	-	-	-	-	-	-	-	-
Stage 12	49		0	4	Nov-14 Catalina Central	49	-	-	-	-	-	-	-	-	-
Stage 13A	37		0		Mar-15 Catalina Central	37	-	-	-	-	-	-	-	-	-
Stage 13B	45		0	4	Apr-15 Catalina Central	45	-	-	-	-	-	-	-	-	-
Stage 14A	63		0	4	May-15 Catalina Central	63	-	-	-	-	-	-	-	-	-
Stage 14B	10		0	4	Oct-16 Catalina Central	10	-	-	-	-	-	-	-	-	-
Stage 15	55		0	4	Dec-15 Catalina Central	55	-	-	-	-	-	-	-	-	-
Stage 16A	17		0	5	Jan-21 Catalina Central	17	-	-	-	-	-	-	-	-	-
Stage 16B	55		0	4	Dec-30 Catalina Central	55	-	-	33	22	-	-	-	-	-
Stage 17A	25		0	4	Feb-17 Catalina Central	25	-	-	-	-	-	-	-	-	-
Stage 17B	36		0	4	May-18 Catalina Central	36	-	-	-	-	-	-	-	-	-
Stage 18A	29		0	4	May-16 Catalina Central	29	-	-	-	-	-	-	-	-	-
Stage 18B	31		0	4	Jun-17 Catalina Central	31	-	-	-	-	-	-	-	-	-
Stage 18C	28		0	5	Feb-22 Catalina Central	28	-	-	-	-	-	-	-	-	-
Stage 19	48		0	5	Oct-31 Catalina Central	48	-	-	-	44	4	-	-	-	-
Stage 20	50		0	5	Jun-32 Catalina Central	50	-	-	-	-	50	-	-	-	-
Stage 21	41		0	5	Mar-33 Catalina Central	41	-	-	-	-	18	23	-	-	-
Stage 22	47		0	5	Sep-33 Catalina Central	47	-	-	-	-	-	47	-	-	-
Stage 23	60		0	5	May-34 Catalina Central	60	-	-	-	-	-	2	58	-	-
Stage 24	0		0	5	Jan-00 Catalina Central	-	-	-	-	-	-	-	-	-	-
Stage 25	58		0	4	Aug-17 Catalina Beach	58	-	-	-	-	-	-	-	-	-
Stage 26	38		0	4	Sep-19 Catalina Beach	38	-	-	-	-	-	-	-	-	-
Stage 27A	20		0	5	Feb-21 Catalina Beach	20	-	-	-	-	-	-	-	-	-
Stage 28	34		0	8	Jul-21 Catalina Beach	34	-	-	-	-	-	-	-	-	-
Stage 27B	34		0	7	Feb-22 Catalina Beach	34	-	-	-	-	-	-	-	-	-
Stage 29	33		0	7	Jul-22 Catalina Beach	33	-	-	-	-	-	-	-	-	-
Stage 30	29		0	5	Mar-24 Catalina Beach	29	-	-	-	-	-	-	-	-	-
Stage 31	43		0	5	Jun-25 Catalina Beach	43	-	-	-	-	-	-	-	-	-
Stage 32	51		0	5	Mar-27 Catalina Beach	51	22	-	-	-	-	-	-	-	-
Stage 33	51		0	5	May-29 Catalina Beach	51	2	24	24	1	-	-	-	-	-
Stage 34	51		0	5	Jun-31 Catalina Beach	51	-	-	-	23	24	4	-	-	-
Stage 35	54		0	5	Aug-33 Catalina Beach	54	-	-	-	-	-	20	24	-	-
Stage 36	79		0	7	Apr-22 Catalina Green	79	-	-	-	-	-	-	-	-	-

DESCRIPTION	MISCDESC	MISCDESC	MISCDESC	MISCDESC	MISCDESC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Stage 37		48	0	5	Mar-23	Catalina Green	48	-	-	-	-	-	-	-	-
Stage 38		37	0	5	Nov-23	Catalina Green	37	-	-	-	-	-	-	-	-
Stage 39		37	0	5	May-24	Catalina Green	37	-	-	-	-	-	-	-	-
Stage 40		37	0	5	Nov-24	Catalina Green	37	-	-	-	-	-	-	-	-
Stage 41		37	0	5	May-25	Catalina Green	37	-	-	-	-	-	-	-	-
Stage 42		37	0	5	Nov-25	Catalina Green	37	-	-	-	-	-	-	-	-
Stage 43		37	0	5	Jun-26	Catalina Green	37	-	-	-	-	-	-	-	-
Stage 44		37	0	5	Dec-26	Catalina Green	37	-	-	-	-	-	-	-	-
Stage 45		37	0	5	Jun-27	Catalina Green	37	-	-	-	-	-	-	-	-
Stage 46		37	0	5	Dec-27	Catalina Green	37	4	-	-	-	-	-	-	-
Stage 47		37	0	5	Jun-28	Catalina Green	37	37	-	-	-	-	-	-	-
Stage 48 - WAPC Land		37	0	5	Dec-28	WAPC	37	31	6	-	-	-	-	-	-
Stage 49 - WAPC Land		37	0	5	Jul-29	WAPC	37	-	37	-	-	-	-	-	-
Stage 50 - WAPC Land		37	0	5	Jan-30	WAPC	37	-	29	8	-	-	-	-	-
Stage 51 - WAPC Land		37	0	5	Jul-30	WAPC	37	-	-	37	-	-	-	-	-
TOTAL SETTLEMENTS	2,395		Nov-35	--> FINAL SETTLEMENT			2,395	96	96	102	90	96	96	82	10
CUMULATIVE SETTLEMENTS								1,823	1,919	2,021	2,111	2,207	2,303	2,385	2,395
SETTLEMENT AREA	TOTAL AREA	AVG AREA	AVG REMAIN												
Stage 1	14,753 m ²	422 m ²	-			14,753m ²	-	-	-	-	-	-	-	-	-
Stage 2	13,161 m ²	356 m ²	-			13,161m ²	-	-	-	-	-	-	-	-	-
Stage 3	11,481 m ²	267 m ²	-			11,481m ²	-	-	-	-	-	-	-	-	-
Stage 4	17,531 m ²	373 m ²	-			17,531m ²	-	-	-	-	-	-	-	-	-
Stage 5	21,385 m ²	339 m ²	-			21,385m ²	-	-	-	-	-	-	-	-	-
Stage 6A	4,151 m ²	519 m ²	-			4,151m ²	-	-	-	-	-	-	-	-	-
Stage 6C	4,789 m ²	479 m ²	-			4,789m ²	-	-	-	-	-	-	-	-	-
Stage 6B	9,319 m ²	388 m ²	-			9,319m ²	-	-	-	-	-	-	-	-	-
Stage 7	19,069 m ²	303 m ²	-			19,069m ²	-	-	-	-	-	-	-	-	-
Stage 8	16,509 m ²	311 m ²	-			16,509m ²	-	-	-	-	-	-	-	-	-
Stage 9	14,553 m ²	285 m ²	-			14,553m ²	-	-	-	-	-	-	-	-	-
Stage 10	11,840 m ²	395 m ²	-			11,840m ²	-	-	-	-	-	-	-	-	-
Stage 11	21,915 m ²	342 m ²	-			21,915m ²	-	-	-	-	-	-	-	-	-
Stage 12	17,797 m ²	363 m ²	-			17,797m ²	-	-	-	-	-	-	-	-	-
Stage 13A	11,586 m ²	313 m ²	-			11,586m ²	-	-	-	-	-	-	-	-	-
Stage 13B	14,186 m ²	315 m ²	-			14,186m ²	-	-	-	-	-	-	-	-	-
Stage 14A	19,990 m ²	317 m ²	-			19,990m ²	-	-	-	-	-	-	-	-	-
Stage 14B	2,926 m ²	293 m ²	-			2,926m ²	-	-	-	-	-	-	-	-	-
Stage 15	19,028 m ²	346 m ²	-			19,028m ²	-	-	-	-	-	-	-	-	-
Stage 16A	6,632 m ²	390 m ²	390 m ²			6,632m ²	-	-	-	-	-	-	-	-	-
Stage 16B	8,922 m ²	162 m ²	162 m ²			8,922m ²	-	-	5,353m ²	3,569m ²	-	-	-	-	-
Stage 17A	10,128 m ²	405 m ²	-			10,128m ²	-	-	-	-	-	-	-	-	-
Stage 17B	13,154 m ²	365 m ²	386 m ²			13,154m ²	-	-	-	-	-	-	-	-	-
Stage 18A	10,971 m ²	378 m ²	-			10,971m ²	-	-	-	-	-	-	-	-	-
Stage 18B	11,236 m ²	362 m ²	-			11,237m ²	-	-	-	-	-	-	-	-	-
Stage 18C	8,393 m ²	300 m ²	300 m ²			8,393m ²	-	-	-	-	-	-	-	-	-
Stage 19	15,705 m ²	327 m ²	327 m ²			15,705m ²	-	-	-	14,396m ²	1,309m ²	-	-	-	-
Stage 20	19,776 m ²	396 m ²	396 m ²			19,776m ²	-	-	-	-	19,776m ²	-	-	-	-
Stage 21	11,468 m ²	280 m ²	280 m ²			11,468m ²	-	-	-	-	5,035m ²	6,433m ²	-	-	-
Stage 22	17,622 m ²	375 m ²	375 m ²			17,622m ²	-	-	-	-	-	17,622m ²	-	-	-
Stage 23	20,014 m ²	334 m ²	334 m ²			20,014m ²	-	-	-	-	-	667m ²	19,347m ²	-	-
Stage 24	-	-	-			-	-	-	-	-	-	-	-	-	-
Stage 25	20,886 m ²	360 m ²	369 m ²			20,886m ²	-	-	-	-	-	-	-	-	-
Stage 26	15,904 m ²	419 m ²	375 m ²			15,903m ²	-	-	-	-	-	-	-	-	-
Stage 27A	6,614 m ²	331 m ²	323 m ²			6,614m ²	-	-	-	-	-	-	-	-	-
Stage 28	13,721 m ²	404 m ²	404 m ²			13,721m ²	-	-	-	-	-	-	-	-	-
Stage 27B	13,036 m ²	383 m ²	383 m ²			13,036m ²	-	-	-	-	-	-	-	-	-
Stage 29	13,880 m ²	421 m ²	421 m ²			13,880m ²	-	-	-	-	-	-	-	-	-
Stage 30	12,461 m ²	430 m ²	430 m ²			12,461m ²	-	-	-	-	-	-	-	-	-
Stage 31	16,428 m ²	382 m ²	382 m ²			16,428m ²	-	-	-	-	-	-	-	-	-
Stage 32	16,229 m ²	318 m ²	318 m ²			16,229m ²	7,001m ²	-	-	-	-	-	-	-	-
Stage 33	16,229 m ²	318 m ²	318 m ²			16,229m ²	636m ²	7,637m ²	7,637m ²	318m ²	-	-	-	-	-
Stage 34	16,229 m ²	318 m ²	318 m ²			16,229m ²	-	-	-	7,319m ²	7,637m ²	1,273m ²	-	-	-
Stage 35	17,184 m ²	318 m ²	318 m ²			17,184m ²	-	-	-	-	-	6,364m ²	7,637m ²	3,182m ²	-
Stage 36	25,992 m ²	329 m ²	329 m ²			25,992m ²	-	-	-	-	-	-	-	-	-
Stage 37	18,714 m ²	390 m ²	390 m ²			18,714m ²	-	-	-	-	-	-	-	-	-
Stage 38	11,544 m ²	312 m ²	312 m ²			11,544m ²	-	-	-	-	-	-	-	-	-
Stage 39	11,544 m ²	312 m ²	312 m ²			11,544m ²	-	-	-	-	-	-	-	-	-
Stage 40	11,544 m ²	312 m ²	312 m ²			11,544m ²	-	-	-	-	-	-	-	-	-
Stage 41	11,544 m ²	312 m ²	312 m ²			11,544m ²	-	-	-	-	-	-	-	-	-
Stage 42	11,544 m ²	312 m ²	312 m ²			11,544m ²	-	-	-	-	-	-	-	-	-
Stage 43	11,544 m ²	312 m ²	312 m ²			11,544m ²	-	-	-	-	-	-	-	-	-
Stage 44	11,544 m ²	312 m ²	312 m ²			11,544m ²	-	-	-	-	-	-	-	-	-
Stage 45	11,544 m ²	312 m ²	312 m ²			11,544m ²	-	-	-	-	-	-	-	-	-
Stage 46	11,544 m ²	312 m ²	312 m ²			11,544m ²	1,248m ²	-	-	-	-	-	-	-	-
Stage 47	11,544 m ²	312 m ²	312 m ²			11,544m ²	11,544m ²	-	-	-	-	-	-	-	-
Stage 48 - WAPC Land	11,544 m ²	312 m ²	312 m ²			11,544m ²	-	9,672m ²	1,872m ²	-	-	-	-	-	-
Stage 49 - WAPC Land	11,544 m ²	312 m ²	312 m ²			11,544m ²	-	-	11,544m ²	-	-	-	-	-	-
Stage 50 - WAPC Land	11,544 m ²	312 m ²	312 m ²			11,544m ²	-	-	9,048m ²	2,496m ²	-	-	-	-	-
Stage 51 - WAPC Land	11,544 m ²	312 m ²	312 m ²			11,544m ²	-	-	-	11,544m ²	-	-	-	-	-
TOTAL SETTLEMENT AREA	805,114 m²					805,115m²	30,101m²	30,101m²	27,031m²	25,602m²	33,757m²	32,360m²	26,984m²	3,182m²	-
CONTRACTS ON HAND	TOTALLOTS														
Stage 1	35														
Stage 2	37														
Stage 3	43														
Stage 4	47														
Stage 5	63														

CashFlow

DESCRIPTION	MISCDESC	MISCDESC	MISCDESC	MISCDESC	MISCDESC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Stage 6A		8				-	-	-	-	-	-	-	-	-	-
Stage 6C		10				-	-	-	-	-	-	-	-	-	-
Stage 6B		24				-	-	-	-	-	-	-	-	-	-
Stage 7		63				-	-	-	-	-	-	-	-	-	-
Stage 8		53				-	-	-	-	-	-	-	-	-	-
Stage 9		51				-	-	-	-	-	-	-	-	-	-
Stage 10		30				-	-	-	-	-	-	-	-	-	-
Stage 11		64				-	-	-	-	-	-	-	-	-	-
Stage 12		49				-	-	-	-	-	-	-	-	-	-
Stage 13A		37				-	-	-	-	-	-	-	-	-	-
Stage 13B		45				-	-	-	-	-	-	-	-	-	-
Stage 14A		63				-	-	-	-	-	-	-	-	-	-
Stage 14B		10				-	-	-	-	-	-	-	-	-	-
Stage 15		55				-	-	-	-	-	-	-	-	-	-
Stage 16A		17				-	-	-	-	-	-	-	-	-	-
Stage 16B		55				-	-	22	-	-	-	-	-	-	-
Stage 17A		25				-	-	-	-	-	-	-	-	-	-
Stage 17B		36				-	-	-	-	-	-	-	-	-	-
Stage 18A		29				-	-	-	-	-	-	-	-	-	-
Stage 18B		31				-	-	-	-	-	-	-	-	-	-
Stage 18C		28				-	-	-	-	-	-	-	-	-	-
Stage 19		48				-	-	2	4	-	-	-	-	-	-
Stage 20		50				-	-	-	26	-	-	-	-	-	-
Stage 21		41				-	-	-	-	23	-	-	-	-	-
Stage 22		47				-	-	-	-	7	-	-	-	-	-
Stage 23		60				-	-	-	-	-	30	-	-	-	-
Stage 24		0				-	-	-	-	-	-	-	-	-	-
Stage 25		58				-	-	-	-	-	-	-	-	-	-
Stage 26		38				-	-	-	-	-	-	-	-	-	-
Stage 27A		20				-	-	-	-	-	-	-	-	-	-
Stage 28		34				-	-	-	-	-	-	-	-	-	-
Stage 27B		34				-	-	-	-	-	-	-	-	-	-
Stage 29		33				-	-	-	-	-	-	-	-	-	-
Stage 30		29				-	-	-	-	-	-	-	-	-	-
Stage 31		43				-	-	-	-	-	-	-	-	-	-
Stage 32		51				-	-	-	-	-	-	-	-	-	-
Stage 33		51				-	10	10	1	-	-	-	-	-	-
Stage 34		51				-	-	-	9	10	4	-	-	-	-
Stage 35		54				-	-	-	-	6	10	10	-	-	-
Stage 36		79				-	-	-	-	-	-	-	-	-	-
Stage 37		48				-	-	-	-	-	-	-	-	-	-
Stage 38		37				-	-	-	-	-	-	-	-	-	-
Stage 39		37				-	-	-	-	-	-	-	-	-	-
Stage 40		37				-	-	-	-	-	-	-	-	-	-
Stage 41		37				-	-	-	-	-	-	-	-	-	-
Stage 42		37				-	-	-	-	-	-	-	-	-	-
Stage 43		37				-	-	-	-	-	-	-	-	-	-
Stage 44		37				-	-	-	-	-	-	-	-	-	-
Stage 45		37				-	-	-	-	-	-	-	-	-	-
Stage 46		37				-	-	-	-	-	-	-	-	-	-
Stage 47		37				-	-	-	-	-	-	-	-	-	-
Stage 48 - WAPC Land		37				-	6	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land		37				-	24	-	-	-	-	-	-	-	-
Stage 50 - WAPC Land		37				-	-	8	-	-	-	-	-	-	-
Stage 51 - WAPC Land		37				-	-	22	-	-	-	-	-	-	-
TOTAL CONTRACTS ON HAND		2,395					40	40	34	40	40	40	10		
TITLES ON HAND		TOTALLOTS													
Stage 01		35				-	-	-	-	-	-	-	-	-	-
Stage 02		37				-	-	-	-	-	-	-	-	-	-
Stage 03		43				-	-	-	-	-	-	-	-	-	-
Stage 04		47				-	-	-	-	-	-	-	-	-	-
Stage 05		63				-	-	-	-	-	-	-	-	-	-
Stage 6A		8				-	-	-	-	-	-	-	-	-	-
Stage 6C		10				-	-	-	-	-	-	-	-	-	-
Stage 6B		24				-	-	-	-	-	-	-	-	-	-
Stage 07		63				-	-	-	-	-	-	-	-	-	-
Stage 08		53				-	-	-	-	-	-	-	-	-	-
Stage 09		51				-	-	-	-	-	-	-	-	-	-
Stage 10		30				-	-	-	-	-	-	-	-	-	-
Stage 11		64				-	-	-	-	-	-	-	-	-	-
Stage 12		49				-	-	-	-	-	-	-	-	-	-
Stage 13A		37				-	-	-	-	-	-	-	-	-	-
Stage 13B		45				-	-	-	-	-	-	-	-	-	-
Stage 14A		63				-	-	-	-	-	-	-	-	-	-
Stage 14B		10				-	-	-	-	-	-	-	-	-	-
Stage 15		55				-	-	-	-	-	-	-	-	-	-
Stage 16A		17				-	-	-	-	-	-	-	-	-	-
Stage 16B		55				-	-	22	-	-	-	-	-	-	-
Stage 17A		25				-	-	-	-	-	-	-	-	-	-
Stage 17B		36				-	-	-	-	-	-	-	-	-	-
Stage 18A		29				-	-	-	-	-	-	-	-	-	-
Stage 18B		31				-	-	-	-	-	-	-	-	-	-
Stage 18C		28				-	-	-	-	-	-	-	-	-	-
Stage 19		48				-	-	-	4	-	-	-	-	-	-
Stage 20		50				-	-	-	-	50	-	-	-	-	-

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Stage 21		41					-	-	-	-	23	-	-	-	-
Stage 22		47					-	-	-	-	-	-	-	-	-
Stage 23		60					-	-	-	-	-	58	-	-	-
Stage 24		0					-	-	-	-	-	-	-	-	-
Stage 25		58					-	-	-	-	-	-	-	-	-
Stage 26		38					-	-	-	-	-	-	-	-	-
Stage 27A		20					-	-	-	-	-	-	-	-	-
Stage 28		34					-	-	-	-	-	-	-	-	-
Stage 27B		34					-	-	-	-	-	-	-	-	-
Stage 29		33					-	-	-	-	-	-	-	-	-
Stage 30		29					-	-	-	-	-	-	-	-	-
Stage 31		43					-	-	-	-	-	-	-	-	-
Stage 32		51					-	-	-	-	-	-	-	-	-
Stage 33		51					49	25	1	-	-	-	-	-	-
Stage 34		51					-	-	51	28	4	-	-	-	-
Stage 35		54					-	-	-	-	-	34	10	-	-
Stage 36		79					-	-	-	-	-	-	-	-	-
Stage 37		48					-	-	-	-	-	-	-	-	-
Stage 38		37					-	-	-	-	-	-	-	-	-
Stage 39		37					-	-	-	-	-	-	-	-	-
Stage 40		37					-	-	-	-	-	-	-	-	-
Stage 41		37					-	-	-	-	-	-	-	-	-
Stage 42		37					-	-	-	-	-	-	-	-	-
Stage 43		37					-	-	-	-	-	-	-	-	-
Stage 44		37					-	-	-	-	-	-	-	-	-
Stage 45		37					-	-	-	-	-	-	-	-	-
Stage 46		37					-	-	-	-	-	-	-	-	-
Stage 47		37					-	-	-	-	-	-	-	-	-
Stage 48 - WAPC Land		37					6	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land		37					-	-	-	-	-	-	-	-	-
Stage 50 - WAPC Land		37					-	8	-	-	-	-	-	-	-
Stage 51 - WAPC Land		37					-	-	-	-	-	-	-	-	-
TOTAL TITLES ON HAND		2,395						55	33	74	82	27	92	10	-
TITLED UNSOLD STOCK															
Stage 01							-	-	-	-	-	-	-	-	-
Stage 02							-	-	-	-	-	-	-	-	-
Stage 03							-	-	-	-	-	-	-	-	-
Stage 04							-	-	-	-	-	-	-	-	-
Stage 05							-	-	-	-	-	-	-	-	-
Stage 6A							-	-	-	-	-	-	-	-	-
Stage 6C							-	-	-	-	-	-	-	-	-
Stage 6B							-	-	-	-	-	-	-	-	-
Stage 07							-	-	-	-	-	-	-	-	-
Stage 08							-	-	-	-	-	-	-	-	-
Stage 09							-	-	-	-	-	-	-	-	-
Stage 10							-	-	-	-	-	-	-	-	-
Stage 11							-	-	-	-	-	-	-	-	-
Stage 12							-	-	-	-	-	-	-	-	-
Stage 13A							-	-	-	-	-	-	-	-	-
Stage 13B							-	-	-	-	-	-	-	-	-
Stage 14A							-	-	-	-	-	-	-	-	-
Stage 14B							-	-	-	-	-	-	-	-	-
Stage 15							-	-	-	-	-	-	-	-	-
Stage 16A							-	-	-	-	-	-	-	-	-
Stage 16B							-	-	-	-	-	-	-	-	-
Stage 17A							-	-	-	-	-	-	-	-	-
Stage 17B							-	-	-	-	-	-	-	-	-
Stage 18A							-	-	-	-	-	-	-	-	-
Stage 18B							-	-	-	-	-	-	-	-	-
Stage 18C							-	-	-	-	-	-	-	-	-
Stage 19							-	-	-	-	-	-	-	-	-
Stage 20							-	-	-	18	-	-	-	-	-
Stage 21							-	-	-	-	-	-	-	-	-
Stage 22							-	-	-	-	-	-	-	-	-
Stage 23							-	-	-	-	-	22	-	-	-
Stage 24							-	-	-	-	-	-	-	-	-
Stage 25							-	-	-	-	-	-	-	-	-
Stage 26							-	-	-	-	-	-	-	-	-
Stage 27A							-	-	-	-	-	-	-	-	-
Stage 28							-	-	-	-	-	-	-	-	-
Stage 27B							-	-	-	-	-	-	-	-	-
Stage 29							-	-	-	-	-	-	-	-	-
Stage 30							-	-	-	-	-	-	-	-	-
Stage 31							-	-	-	-	-	-	-	-	-
Stage 32							-	-	-	-	-	-	-	-	-
Stage 33							37	13	-	-	-	-	-	15	-
Stage 34							-	-	40	16	-	-	-	-	-
Stage 35							-	-	-	-	-	22	-	-	-
Stage 36							-	-	-	-	-	-	-	-	-
Stage 37							-	-	-	-	-	-	-	-	-
Stage 38							-	-	-	-	-	-	-	-	-
Stage 39							-	-	-	-	-	-	-	-	-
Stage 40							-	-	-	-	-	-	-	-	-
Stage 41							-	-	-	-	-	-	-	-	-
Stage 42							-	-	-	-	-	-	-	-	-

CashFlow

DESCRIPTION	MISCDESC	MISCDESC	MISCDESC	MISCDESC	MISCDESC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Stage 43							-	-	-	-	-	-	-	-	-
Stage 44							-	-	-	-	-	-	-	-	-
Stage 45							-	-	-	-	-	-	-	-	-
Stage 46							-	-	-	-	-	-	-	-	-
Stage 47							-	-	-	-	-	-	-	-	-
Stage 48 - WAPC Land							-	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land							7	-	-	-	-	-	-	-	-
Stage 50 - WAPC Land							-	-	-	-	-	-	-	-	-
Stage 51 - WAPC Land							-	9	-	-	-	-	-	-	-
TOTAL UNSOLD STOCK								44	22	40	34	-	44	-	15
CLOSING STOCK						<i>Neg Check</i>									
Stage 1							-	-	-	-	-	-	-	-	-
Stage 2							-	-	-	-	-	-	-	-	-
Stage 3							-	-	-	-	-	-	-	-	-
Stage 4A							-	-	-	-	-	-	-	-	-
Stage 5							-	-	-	-	-	-	-	-	-
Stage 6A							-	-	-	-	-	-	-	-	-
Stage 6C							-	-	-	-	-	-	-	-	-
Stage 6B							-	-	-	-	-	-	-	-	-
Stage 7							-	-	-	-	-	-	-	-	-
Stage 8							-	-	-	-	-	-	-	-	-
Stage 9							-	-	-	-	-	-	-	-	-
Stage 10							-	-	-	-	-	-	-	-	-
Stage 11							-	-	-	-	-	-	-	-	-
Stage 12							-	-	-	-	-	-	-	-	-
Stage 13A							-	-	-	-	-	-	-	-	-
Stage 13B							-	-	-	-	-	-	-	-	-
Stage 14A							-	-	-	-	-	-	-	-	-
Stage 14B							-	-	-	-	-	-	-	-	-
Stage 15							-	-	-	-	-	-	-	-	-
Stage 16A							-	-	-	-	-	-	-	-	-
Stage 16B							-	-	-	-	-	-	-	-	-
Stage 17A							-	-	-	-	-	-	-	-	-
Stage 17B							-	-	-	-	-	-	-	-	-
Stage 18A							-	-	-	-	-	-	-	-	-
Stage 18B							-	-	-	-	-	-	-	-	-
Stage 18C							-	-	-	-	-	-	-	-	-
Stage 19							-	-	46	-	-	-	-	-	-
Stage 20							-	-	-	24	-	-	-	-	-
Stage 21							-	-	-	-	40	-	-	-	-
Stage 22							-	-	-	-	-	28	-	-	-
Stage 23							-	-	-	-	-	-	-	-	-
Stage 24							-	-	-	-	-	-	-	-	-
Stage 25							-	-	-	-	-	-	-	-	-
Stage 26							-	-	-	-	-	-	-	-	-
Stage 27A							-	-	-	-	-	-	-	-	-
Stage 28							-	-	-	-	-	-	-	-	-
Stage 27B							-	-	-	-	-	-	-	-	-
Stage 29							-	-	-	-	-	-	-	-	-
Stage 30							-	-	-	-	-	-	-	-	-
Stage 31							-	-	-	-	-	-	-	-	-
Stage 32							-	-	-	-	-	-	-	-	-
Stage 33							-	39	15	-	-	-	-	-	-
Stage 34							-	-	42	18	-	-	-	-	-
Stage 35							-	-	-	-	48	24	-	-	-
Stage 36							-	-	-	-	-	-	-	-	-
Stage 37							-	-	-	-	-	-	-	-	-
Stage 38							-	-	-	-	-	-	-	-	-
Stage 39							-	-	-	-	-	-	-	-	-
Stage 40							-	-	-	-	-	-	-	-	-
Stage 41							-	-	-	-	-	-	-	-	-
Stage 42							-	-	-	-	-	-	-	-	-
Stage 43							-	-	-	-	-	-	-	-	-
Stage 44							-	-	-	-	-	-	-	-	-
Stage 45							-	-	-	-	-	-	-	-	-
Stage 46							-	-	-	-	-	-	-	-	-
Stage 47							-	-	-	-	-	-	-	-	-
Stage 48 - WAPC Land							-	-	-	-	-	-	-	-	-
Stage 49 - WAPC Land							-	13	-	-	-	-	-	-	-
Stage 50 - WAPC Land							-	-	-	-	-	-	-	-	-
Stage 51 - WAPC Land							-	-	15	-	-	-	-	-	-
TOTAL CLOSING STOCK								52	30	88	42	88	52	-	-
LOT INCOME	TOTALLOTS	UNESCALATED AVG.	ESCALATED AVG.	UNESCALATED TOTAL											
Stage 1	35		244,514	0		8,558,000	-	-	-	-	-	-	-	-	-
Stage 2	37		220,473	0		8,157,500	-	-	-	-	-	-	-	-	-
Stage 3	43		173,605	0		7,465,000	-	-	-	-	-	-	-	-	-
Stage 4	47		228,638	0		10,746,000	-	-	-	-	-	-	-	-	-
Stage 5	63		218,635	0		13,774,000	-	-	-	-	-	-	-	-	-
Stage 6A	8		334,375	0		2,675,000	-	-	-	-	-	-	-	-	-
Stage 6C	10		370,800	0		3,708,000	-	-	-	-	-	-	-	-	-
Stage 6B	24		310,500	0		7,452,000	-	-	-	-	-	-	-	-	-
Stage 7	63		213,524	0		13,452,000	-	-	-	-	-	-	-	-	-
Stage 8	53		229,170	0		12,146,000	-	-	-	-	-	-	-	-	-
Stage 9	51		235,275	0		11,999,000	-	-	-	-	-	-	-	-	-
Stage 10	30		300,667	0		9,020,000	-	-	-	-	-	-	-	-	-

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Stage 11		64		275,172	0	17,611,000	-	-	-	-	-	-	-	-	-
Stage 12		49		287,000	0	14,063,000	-	-	-	-	-	-	-	-	-
Stage 13A		37		261,486	0	9,675,000	-	-	-	-	-	-	-	-	-
Stage 13B		45		268,956	0	12,103,000	-	-	-	-	-	-	-	-	-
Stage 14A		63		266,413	0	16,784,000	-	-	-	-	-	-	-	-	-
Stage 14B		10		244,400	0	2,444,000	-	-	-	-	-	-	-	-	-
Stage 15		55		280,800	0	15,444,000	-	-	-	-	-	-	-	-	-
Stage 16A		17	269,140	265,016	0	4,575,380	-	-	-	-	-	-	-	-	-
Stage 16B		55	102,067	136,216	0	5,613,670	-	-	4,484,056	3,007,833	-	-	-	-	-
Stage 17A		25	0	310,960	0	7,774,000	-	-	-	-	-	-	-	-	-
Stage 17B		36	0	275,208	0	9,907,500	-	-	-	-	-	-	-	-	-
Stage 18A		29		297,448	0	8,626,000	-	-	-	-	-	-	-	-	-
Stage 18B		31	0	285,903	0	8,863,000	-	-	-	-	-	-	-	-	-
Stage 18C		28	191,536	197,714	0	5,363,000	-	-	-	-	-	-	-	-	-
Stage 19		48	210,500	287,015	0	10,104,015	-	-	-	12,627,038	1,149,668	-	-	-	-
Stage 20		50	240,667	334,896	0	12,033,355	-	-	-	-	16,744,799	-	-	-	-
Stage 21		41	196,207	278,262	0	8,044,478	-	-	-	-	5,004,557	6,404,169	-	-	-
Stage 22		47	238,519	344,517	0	11,210,371	-	-	-	-	-	16,192,278	-	-	-
Stage 23		60	223,999	330,827	0	13,439,915	-	-	-	-	-	656,934	19,192,687	-	-
Stage 24		0					-	-	-	-	-	-	-	-	-
Stage 25		58	328,385	350,162	0	20,309,385	-	-	-	-	-	-	-	-	-
Stage 26		38	0	372,171	0	14,142,500	-	-	-	-	-	-	-	-	-
Stage 27A		20	340,400	314,320	0	6,808,000	-	-	-	-	-	-	-	-	-
Stage 28		34	365,980	372,632	0	12,443,320	-	-	-	-	-	-	-	-	-
Stage 27B		34	336,924	342,439	0	11,455,425	-	-	-	-	-	-	-	-	-
Stage 29		33	367,647	386,199	0	12,132,367	-	-	-	-	-	-	-	-	-
Stage 30		29	369,554	404,577	0	10,717,066	-	-	-	-	-	-	-	-	-
Stage 31		43	346,087	396,344	0	14,881,751	-	-	-	-	-	-	-	-	-
Stage 32		51	289,475	351,552	0	14,763,201	17,929,132	7,857,588	-	-	-	-	-	-	-
Stage 33		51	289,475	374,672	0	14,763,201	19,108,281	730,282	8,876,626	9,118,878	382,496	-	-	-	-
Stage 34		51	289,475	399,294	0	14,763,201	20,363,982	-	-	9,041,551	9,692,090	1,630,341	-	-	-
Stage 35		54	289,475	426,355	0	15,631,624	23,023,182	-	-	-	-	8,365,425	10,297,714	4,360,043	-
Stage 36		79	196,688	201,715	0	15,538,382	15,935,484	-	-	-	-	-	-	-	-
Stage 37		48	216,663	228,141	0	10,399,840	10,950,766	-	-	-	-	-	-	-	-
Stage 38		37	225,000	241,149	0	8,325,000	8,922,521	-	-	-	-	-	-	-	-
Stage 39		37	225,000	244,888	0	8,325,000	9,060,867	-	-	-	-	-	-	-	-
Stage 40		37	225,000	248,685	0	8,325,000	9,201,358	-	-	-	-	-	-	-	-
Stage 41		37	225,000	252,541	0	8,325,000	9,344,025	-	-	-	-	-	-	-	-
Stage 42		37	225,000	256,457	0	8,325,000	9,488,902	-	-	-	-	-	-	-	-
Stage 43		37	225,000	260,451	0	8,325,000	9,636,679	-	-	-	-	-	-	-	-
Stage 44		37	225,000	264,489	0	8,325,000	9,786,101	-	-	-	-	-	-	-	-
Stage 45		37	225,000	268,590	0	8,325,000	9,937,837	-	-	-	-	-	-	-	-
Stage 46		37	225,000	272,755	0	8,325,000	10,091,925	1,091,447	-	-	-	-	-	-	-
Stage 47		37	225,000	276,984	0	8,325,000	10,248,400	10,248,400	-	-	-	-	-	-	-
Stage 48 - WAPC Land		37	225,000	281,278	0	8,325,000	10,407,300	8,719,078	1,688,221	-	-	-	-	-	-
Stage 49 - WAPC Land		37	225,000	285,659	0	8,325,000	10,569,380	-	10,569,380	-	-	-	-	-	-
Stage 50 - WAPC Land		37	225,000	290,088	0	8,325,000	10,733,263	-	8,411,654	2,321,610	-	-	-	-	-
Stage 51 - WAPC Land		37	225,000	294,586	0	8,325,000	10,899,686	-	-	10,899,686	-	-	-	-	-
TOTAL LOT INCOME		2,395					680,162,140	28,646,796	29,545,881	26,824,229	25,058,919	32,591,114	33,249,146	29,490,400	4,360,043
SPECIAL SITE INCOME															
Special Sites: Sales Office Sale			320 m ² Complete				477,000	-	-	-	-	-	-	-	-
Special Sites: Charity Home			520 m ² Complete				707,500	-	-	-	-	-	-	-	-
GHS R60 Stage 1			4,600 m ² Complete				1,200,000	-	-	-	-	-	-	-	-
GHS R60 Stage 4			2,295 m ² Complete				695,000	-	-	-	-	-	-	-	-
Stage 11 Local Centre			4,011 m ² Complete				1,400,000	-	-	-	-	-	-	-	-
Stage 18C Demonstration Lot 1 (Land & Building)			Removed				-	-	-	-	-	-	-	-	-
GHS Stage 25 - Lot 2179			Removed				-	-	-	-	-	-	-	-	-
GHS Stage 28 (formerly GHS 9 - Catalina Beach and 0.1795ha)			Removed				-	-	-	-	-	-	-	-	-
Special Sites: Catalina Beach Sales Office Land & Building	846,576		255 m ²	May-24	May-24	1 Mths	846,576	-	-	-	-	-	-	-	-
Special Sites: Catalina Green Sales Office Building Only	500,000			Nov-35	Nov-35	1 Mths	500,000	-	-	-	-	-	-	500,000	-
GHS Stage 17B - Lot 341	1,730,250		6,921 m ²	Mar-23	Mar-23	1 Mths	1,883,346	-	-	-	-	-	-	-	-
GHS - School Site 1	1,797,250		7,189 m ²	Mar-30	Mar-30	1 Mths	2,249,989	-	2,249,989	-	-	-	-	-	-
GHS - School Site 2	359,000		1,436 m ²	Jun-30	Jun-30	1 Mths	451,685	-	451,685	-	-	-	-	-	-
GHS Stage 25 - Lot 2137	1,732,420		4,559 m ²	Dec-24	Dec-24	1 Mths	1,952,820	-	-	-	-	-	-	-	-
GHS Stage 28 - Lot 2138	1,432,220		3,769 m ²	Dec-24	Dec-24	1 Mths	1,614,428	-	-	-	-	-	-	-	-
Beach Commercial Site	750,500		1,975 m ²	Jun-26	Jun-26	1 Mths	871,721	-	-	-	-	-	-	-	-
GHS 1 Catalina Green	1,188,000		3,960 m ²	Nov-24	Nov-24	1 Mths	1,336,910	-	-	-	-	-	-	-	-
GHS 2 Catalina Green	666,600		2,222 m ²	Nov-26	Nov-26	1 Mths	780,743	-	-	-	-	-	-	-	-
GHS 3 Catalina Green	956,700		3,189 m ²	Nov-28	Nov-28	1 Mths	1,166,208	1,166,208	-	-	-	-	-	-	-
GHS 4 Catalina Green	823,200		2,744 m ²	Nov-30	Nov-30	1 Mths	1,044,391	-	-	1,044,391	-	-	-	-	-
GHS 5 Catalina Green	713,100		2,377 m ²	Nov-32	Nov-32	1 Mths	941,598	-	-	-	941,598	-	-	-	-
Catalina Green Commercial Site	5,000,000		20,015 m ²	Jun-22	Jun-22	1 Mths	5,000,000	-	-	-	-	-	-	-	-
TOTAL SPECIAL SITE INCOME							25,119,915	1,166,208	2,701,674	1,044,391	941,598			500,000	
OTHER INCOME															
Forfeited deposits							27,273	-	-	-	-	-	-	-	-
Interest Income							89,000	-	-	-	-	-	-	-	-
Other Income							147,570	-	-	-	-	-	-	-	-
TOTAL OTHER INCOME							263,843								
TOTAL INCOME							705,545,898	29,813,004	32,247,555	27,868,620	25,058,919	33,532,712	33,249,146	29,490,400	4,860,043
DIRECT SELLING COSTS															
Stage 1 Margin GST	\$4,500 /Lot	\$24m Margin					574,649	-	-	-	-	-	-	-	-
Stage 2 Margin GST	10,021	\$24m Margin					126,595	-	-	-	-	-	-	-	-
Stage 3 Margin GST	10,021	\$24m Margin					127,144	-	-	-	-	-	-	-	-
Stage 4 Margin GST	4,545	\$50,000 improvements per lot					146,683	-	-	-	-	-	-	-	-
Stage 5 Margin GST	4,545	\$50,000 improvements per lot					250,563	-	-	-	-	-	-	-	-

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Stage 6A Margin GST		4,545	\$50,000 improvements per lot			24,565	-	-	-	-	-	-	-	-	-
Stage 6C Margin GST		4,545	\$50,000 improvements per lot			37,258	-	-	-	-	-	-	-	-	-
Stage 6B Margin GST		4,545	\$50,000 improvements per lot			76,325	-	-	-	-	-	-	-	-	-
Stage 7 Margin GST		4,545	\$50,000 improvements per lot			160,984	-	-	-	-	-	-	-	-	-
Stage 8 Margin GST		4,545	\$50,000 improvements per lot			193,475	-	-	-	-	-	-	-	-	-
Stage 9 Margin GST		4,545	\$50,000 improvements per lot			202,014	-	-	-	-	-	-	-	-	-
Stage 10 Margin GST		4,545	\$50,000 improvements per lot			114,915	-	-	-	-	-	-	-	-	-
Stage 11 Margin GST		4,545	\$50,000 improvements per lot			260,782	-	-	-	-	-	-	-	-	-
Stage 12 Margin GST		4,545	\$50,000 improvements per lot			159,262	-	-	-	-	-	-	-	-	-
Stage 13A Margin GST		4,545	\$50,000 improvements per lot			134,008	-	-	-	-	-	-	-	-	-
Stage 13B Margin GST		4,545	\$50,000 improvements per lot			138,215	-	-	-	-	-	-	-	-	-
Stage 14A Margin GST		4,545	\$50,000 improvements per lot			181,081	-	-	-	-	-	-	-	-	-
Stage 14B Margin GST		4,545	\$50,000 improvements per lot			30,357	-	-	-	-	-	-	-	-	-
Stage 15 Margin GST		4,545	\$50,000 improvements per lot			158,048	-	-	-	-	-	-	-	-	-
Stage 16A Margin GST		4,545	\$50,000 improvements per lot			77,307	-	-	-	-	-	-	-	-	-
Stage 16B Margin GST		4,545	\$50,000 improvements per lot			336,994	-	-	201,259	135,735	-	-	-	-	-
Stage 17A Margin GST		4,545	\$50,000 improvements per lot			75,750	-	-	-	-	-	-	-	-	-
Stage 17B Margin GST		4,545	\$50,000 improvements per lot			90,323	-	-	-	-	-	-	-	-	-
Stage 18A Margin GST		4,545	\$50,000 improvements per lot			89,733	-	-	-	-	-	-	-	-	-
Stage 18B Margin GST		4,545	\$50,000 improvements per lot			89,792	-	-	-	-	-	-	-	-	-
Stage 18C Margin GST		4,545	\$50,000 improvements per lot			133,029	-	-	-	-	-	-	-	-	-
Stage 19 Margin GST		4,545	\$50,000 improvements per lot			301,226	-	-	-	275,882	25,343	-	-	-	-
Stage 20 Margin GST		4,545	\$50,000 improvements per lot			320,230	-	-	-	-	320,230	-	-	-	-
Stage 21 Margin GST		4,545	\$50,000 improvements per lot			267,622	-	-	-	-	116,928	150,695	-	-	-
Stage 22 Margin GST		4,545	\$50,000 improvements per lot			312,453	-	-	-	-	-	312,453	-	-	-
Stage 23 Margin GST		4,545	\$50,000 improvements per lot			407,855	-	-	-	-	-	13,421	394,435	-	-
Stage 24 Margin GST		4,545	\$50,000 improvements per lot			-	-	-	-	-	-	-	-	-	-
Stage 25 Margin GST		4,545	\$50,000 improvements per lot			243,517	-	-	-	-	-	-	-	-	-
Stage 26 Margin GST		4,545	\$50,000 improvements per lot			131,290	-	-	-	-	-	-	-	-	-
Stage 27A Margin GST		4,545	\$50,000 improvements per lot			90,943	-	-	-	-	-	-	-	-	-
Stage 28 Margin GST		4,545	\$50,000 improvements per lot			157,111	-	-	-	-	-	-	-	-	-
Stage 27B Margin GST		4,545	\$50,000 improvements per lot			159,749	-	-	-	-	-	-	-	-	-
Stage 29 Margin GST		4,545	\$50,000 improvements per lot			160,347	-	-	-	-	-	-	-	-	-
Stage 30 Margin GST		4,545	\$50,000 improvements per lot			146,124	-	-	-	-	-	-	-	-	-
Stage 31 Margin GST		4,545	\$50,000 improvements per lot			226,649	-	-	-	-	-	-	-	-	-
Stage 32 Margin GST		4,545	\$50,000 improvements per lot			285,068	125,201	-	-	-	-	-	-	-	-
Stage 33 Margin GST		4,545	\$50,000 improvements per lot			303,816	11,553	140,914	145,200	6,149	-	-	-	-	-
Stage 34 Margin GST		4,545	\$50,000 improvements per lot			323,781	-	-	-	143,468	154,167	26,147	-	-	-
Stage 35 Margin GST		4,545	\$50,000 improvements per lot			366,062	-	-	-	-	-	132,710	163,688	69,664	-
Stage 36 Margin GST		4,545	\$50,000 improvements per lot			373,820	-	-	-	-	-	-	-	-	-
Stage 37 Margin GST		4,545	\$50,000 improvements per lot			232,626	-	-	-	-	-	-	-	-	-
Stage 38 Margin GST		4,545	\$50,000 improvements per lot			182,517	-	-	-	-	-	-	-	-	-
Stage 39 Margin GST		4,545	\$50,000 improvements per lot			185,347	-	-	-	-	-	-	-	-	-
Stage 40 Margin GST		4,545	\$50,000 improvements per lot			188,221	-	-	-	-	-	-	-	-	-
Stage 41 Margin GST		4,545	\$50,000 improvements per lot			191,140	-	-	-	-	-	-	-	-	-
Stage 42 Margin GST		4,545	\$50,000 improvements per lot			194,103	-	-	-	-	-	-	-	-	-
Stage 43 Margin GST		4,545	\$50,000 improvements per lot			197,126	-	-	-	-	-	-	-	-	-
Stage 44 Margin GST		4,545	\$50,000 improvements per lot			200,183	-	-	-	-	-	-	-	-	-
Stage 45 Margin GST		4,545	\$50,000 improvements per lot			203,287	-	-	-	-	-	-	-	-	-
Stage 46 Margin GST		4,545	\$50,000 improvements per lot			206,439	22,481	-	-	-	-	-	-	-	-
Stage 47 Margin GST		4,545	\$50,000 improvements per lot			209,639	209,639	-	-	-	-	-	-	-	-
Stage 48 Margin GST - WAPC Land		4,545	\$50,000 improvements per lot			212,890	178,143	34,747	-	-	-	-	-	-	-
Stage 49 Margin GST - WAPC Land		4,545	\$50,000 improvements per lot			216,205	-	216,205	-	-	-	-	-	-	-
Stage 50 Margin GST - WAPC Land		4,545	\$50,000 improvements per lot			219,558	-	171,790	47,768	-	-	-	-	-	-
Stage 51 Margin GST - WAPC Land		4,545	\$50,000 improvements per lot			222,962	-	-	222,962	-	-	-	-	-	-
Sales Office GST						39,127	-	-	-	-	-	-	-	-	-
Catalina Beach Sales Office Land & Building GST			Assumed full GST			76,961	-	-	-	-	-	-	-	-	-
Catalina Green Sales Office Land & Building GST			Assumed full GST			45,455	-	-	-	-	-	-	-	45,455	-
Charity Home Margin GST			Assumed full GST			64,318	-	-	-	-	-	-	-	-	-
GHS R60 Stage 1 Margin GST			Complete			109,091	-	-	-	-	-	-	-	-	-
GHS R60 Stage 4 Margin GST			Complete			15,967	-	-	-	-	-	-	-	-	-
Stage 11 Local Centre GST			Complete			26,791	-	-	-	-	-	-	-	-	-
GHS Stage 17B - Lot 341 GST			Assumed full GST		55 DUE's	171,213	-	-	-	-	-	-	-	-	-
Stage 18C Demonstration Lot 1 (Land & Building) GST			Assumed full GST			-	-	-	-	-	-	-	-	-	-
GHS - School Site 1 GST			Assumed full GST		22 DUE's	204,544	-	204,544	-	-	-	-	-	-	-
GHS - School Site 2 GST			Assumed full GST		4 DUE's	41,062	-	41,062	-	-	-	-	-	-	-
GHS Stage 25 - Lot 2137 GST			Assumed full GST		50 DUE's	177,529	-	-	-	-	-	-	-	-	-
GHS Stage 25 - Lot 2179 GST			Assumed full GST		0 DUE's	-	-	-	-	-	-	-	-	-	-
GHS Stage 28 - Lot 2138 GST			Assumed full GST		23 DUE's	146,766	-	-	-	-	-	-	-	-	-
GHS Stage 28 (formerly GHS 9) GST			Assumed full GST		0 DUE's	-	-	-	-	-	-	-	-	-	-
GHS 1 Catalina Green GST			Assumed full GST			121,537	-	-	-	-	-	-	-	-	-
GHS 2 Catalina Green GST			Assumed full GST			70,977	-	-	-	-	-	-	-	-	-
GHS 3 Catalina Green GST			Assumed full GST			106,019	106,019	-	-	-	-	-	-	-	-
GHS 4 Catalina Green GST			Assumed full GST			94,945	-	-	94,945	-	-	-	-	-	-
GHS 5 Catalina Green GST			Assumed full GST			85,600	-	-	-	-	85,600	-	-	-	-
Catalina Green Commercial Site GST			Assumed full GST			454,545	-	-	-	-	-	-	-	-	-
Selling Commission		2.10%				14,283,405	601,583	620,463	563,309	526,237	684,413	698,232	619,298	91,561	-
Project Management		2.25%				15,303,648	644,553	664,782	603,545	563,826	733,300	748,106	663,534	98,101	-
Selling Commission Special Sites		2.10%				512,661	24,490	56,735	21,932	-	19,774	-	-	10,500	-
Project Management Special Sites		2.25%				549,279	26,240	60,788	23,499	-	21,186	-	-	11,250	-
Settlement Fees		\$800 /Lot				1,489,183	77,600	78,400	82,400	72,000	77,600	76,800	65,600	8,800	-
Display builder rebates		1,622,886	Allows for \$825k Green in future		Aug-25	Aug-25	1 Mths								
Construction Rebates & Campaign Incentives		\$10,000 /Lot	\$10k for 1st stage Green		Manual elements →										
Construction Recycling rebate		\$300 /Lot													
Fencing Package		\$3,500 /Lot	Offset 12mth		Manual elements →		490,000	12 Mths							
						9,298,152	501,809	522,271	543,567	601,205	552,226	612,809	637,797	29,447	562
														565,450	71,128

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Waterwise Landscaping Package	\$5,000 /Lot	Offset 12mth	Manual elements →	700,000	12 Mths	11,626,788	586,589	598,428	610,507	661,821	595,811	648,227	661,311	575,485	71,278
WELS Rebate	\$1,000 /Lot	Offset 3mth	80% Beach & Grove stlmts	103,000	3 Mths	900,385	93,854	95,749	88,445	24,913	25,416	25,929	26,452	17,931	-
Sustainability Rebate	\$700 /Lot	Offset 3mth	80% Beach & Grove stlmts	72,100	3 Mths	755,110	65,698	67,024	61,911	17,439	17,791	18,150	18,517	12,552	-
Energy Audit Rebate	\$300 /Lot	Offset 3mth	80% Beach & Grove stlmts	30,900	3 Mths	721,618	65,698	67,024	61,911	17,439	17,791	18,150	18,517	12,552	-
Solar Package	\$2,000 /Lot	Offset 12mth		280,000	12 Mths	4,663,322	234,635	239,371	244,203	264,728	238,324	259,291	264,524	230,194	28,511
TOTAL DIRECT SELLING COSTS						78,122,661	3,610,980	3,916,204	3,653,993	3,350,544	3,721,657	3,780,012	3,573,351	1,778,941	173,478
GROSS INCOME						627,423,237	26,202,024	28,331,351	24,214,626	21,708,375	29,811,055	29,469,134	25,917,049	3,081,102	(173,478)
LAND															
Land						-	-	-	-	-	-	-	-	-	-
Land Stamp Duty & Legals			1 Lots			-	-	-	-	-	-	-	-	-	-
Land Tax and Rates at Settlement			1 Lots			-	-	-	-	-	-	-	-	-	-
Land Due Diligence			1 Lots			-	-	-	-	-	-	-	-	-	-
WAPC Land Acquisition	2x 5,103,000		11.34 Hectares	50% Dec-21	50% Dec-22	10,206,000	-	-	-	-	-	-	-	-	-
TOTAL LAND						10,206,000									
CONSULTANTS															
Planning		refer Consultants schedule				6,514,810	302,460	308,565	317,655	318,227	327,629	167,121	166,878	-	-
Environmental		refer Consultants schedule				694,860	24,344	24,835	25,336	25,848	26,369	26,902	27,445	-	-
Sustainability		refer Consultants schedule				227,547	13,781	14,059	14,343	14,632	14,928	15,229	15,536	-	-
Geotechnical		refer Consultants schedule				121,987	7,436	7,587	7,740	7,896	8,055	8,218	8,384	-	-
Traffic Planning		refer Consultants schedule				100,421	1,104	1,126	1,149	1,172	1,196	1,220	1,245	-	-
General Surveying		refer Consultants schedule				440,518	19,487	19,880	20,281	20,691	21,108	21,534	21,969	-	-
Engineering Consultants		refer Consultants schedule				1,154,871	62,304	63,561	64,844	66,153	67,488	68,850	70,240	-	-
Architect		refer Consultants schedule				158,794	9,740	9,937	10,137	10,342	10,551	10,764	10,981	-	-
Fire		refer Consultants schedule				40,412	2,546	2,597	2,650	2,703	2,758	2,813	2,870	-	-
Arborist & Tree Mapping		refer Consultants schedule				68,024	4,841	4,939	5,038	5,140	5,244	5,350	5,458	-	-
Acoustic & Noise Consultants		refer Consultants schedule				24,243	1,746	1,781	1,817	1,854	1,891	1,929	1,968	-	-
Miscellaneous Consultants		refer Consultants schedule				483,162	32,597	33,255	33,927	34,611	35,310	36,023	36,750	-	-
Hydrology		refer Consultants schedule				544,483	29,019	29,604	30,202	30,812	31,434	32,068	32,715	-	-
TOTAL CONSULTANTS						10,574,132	511,404	521,726	535,119	540,081	553,960	398,021	402,438		
INFRASTRUCTURE															
INFRASTRUCTURE COSTS	AMOUNT		START	FINISH	DURATION										
Marmion Avenue Green Link Intersection		Complete				450,680	-	-	-	-	-	-	-	-	-
Marmion Avenue Green Link Intersection Engineering		Complete				48,750	-	-	-	-	-	-	-	-	-
Marmion Avenue Green Link Intersection Balance		Complete				3,041,955	-	-	-	-	-	-	-	-	-
Marmion Avenue Green Link Intersection Balance Engineering		Complete				151,585	-	-	-	-	-	-	-	-	-
Neerabup Road Key Largo Intersection		Complete				974,127	-	-	-	-	-	-	-	-	-
Neerabup Road Key Largo Intersection Engineering		Complete				54,024	-	-	-	-	-	-	-	-	-
Neerabup Rd Maroochydore Way Intersection		Complete				1,480,279	-	-	-	-	-	-	-	-	-
Neerabup Rd Maroochydore Way Intersection Engineering		Complete				97,321	-	-	-	-	-	-	-	-	-
Neerabup Road Green Link Underpass part 1		Complete				2,296,934	-	-	-	-	-	-	-	-	-
Housing Authority Scheme Contribution		Complete				162,919	-	-	-	-	-	-	-	-	-
Extension of services Stg 5-Connolly Drive		Complete				1,518,761	-	-	-	-	-	-	-	-	-
Extension of services Stg 5-Connolly Drive Engineering		Complete				100,778	-	-	-	-	-	-	-	-	-
UXO - Search Catalina Beach Phase 2		Complete				14,500	-	-	-	-	-	-	-	-	-
UXO - Search Catalina Beach Phase 2 Engineering		Complete				1,625	-	-	-	-	-	-	-	-	-
EPBC Offset - foraging & nesting		Complete				490,000	-	-	-	-	-	-	-	-	-
Waste Water Pump Station (West)		Complete				1,674,030	-	-	-	-	-	-	-	-	-
Waste Water Pump Station (West) Engineering		Complete				130,185	-	-	-	-	-	-	-	-	-
Rubbish removal - General Allowance	47,412		Feb-21	May-21	4 Mths	47,412	-	-	-	-	-	-	-	-	-
Catalina Beach North/South Dual Use Path	730,000		Apr-21	Apr-21	1 Mths	730,000	-	-	-	-	-	-	-	-	-
Catalina Beach North/South Dual Use Path Engineering	35,000		Apr-21	Apr-21	1 Mths	35,000	-	-	-	-	-	-	-	-	-
Connolly Drive Aviator Blvd Intersection	1,899,217		Jul-21	Dec-21	6 Mths	1,936,258	-	-	-	-	-	-	-	-	-
Connolly Drive Aviator Blvd Intersection Engineering	126,601		Jul-21	Dec-21	6 Mths	127,050	-	-	-	-	-	-	-	-	-
Additional allowance to scheme underpass (Connolly Drive)	400,000		Jul-21	Jan-23	7 Mths	431,785	-	-	-	-	-	-	-	-	-
Portofino Extension	2,610,000		Sep-21	Mar-22	7 Mths	2,702,822	-	-	-	-	-	-	-	-	-
Portofino Extension Engineering	169,650		Sep-21	Mar-22	7 Mths	174,182	-	-	-	-	-	-	-	-	-
Long Beach Extension	1,187,200		Oct-21	Jan-22	4 Mths	1,225,819	-	-	-	-	-	-	-	-	-
Long Beach Extension Engineering	77,168		Oct-21	Jan-22	4 Mths	79,678	-	-	-	-	-	-	-	-	-
Foreshore POS	75,000		Sep-21	Mar-22	7 Mths	77,669	-	-	-	-	-	-	-	-	-
Foreshore POS Engineering	4,875		Sep-21	Mar-22	7 Mths	5,048	-	-	-	-	-	-	-	-	-
Foreshore Access Road	1,529,800		Jul-21	Dec-21	6 Mths	1,561,285	-	-	-	-	-	-	-	-	-
Foreshore Access Road Engineering	99,437		Jul-21	Dec-21	6 Mths	100,712	-	-	-	-	-	-	-	-	-
Waste Water Pump Station (East)	2,000,000	w/ Stage 38 civils		Jul-23	Jan-24	7 Mths	2,202,502	-	-	-	-	-	-	-	-
Waste Water Pump Station (East) Engineering	159,000			Jan-23	Jun-23	18 Mths	169,618	-	-	-	-	-	-	-	-
Catalina Green Aviator Extension	4,849,500	w/ Stage 36 civils		Jul-22	Dec-22	6 Mths	5,230,489	-	-	-	-	-	-	-	-
Catalina Green Aviator Extension Engineering	315,218			Apr-22	Jun-23	15 Mths	340,561	-	-	-	-	-	-	-	-
TOTAL INFRASTRUCTURE COSTS	16,315,077					29,866,343									
INFRASTRUCTURE REFUNDS															
Neerabup Road Green Link Underpass Credit		Complete				(432,548)	-	-	-	-	-	-	-	-	-
Waste Water Pump Station (West) Refund		Complete				(1,397,613)	-	-	-	-	-	-	-	-	-
Waste Water Pump Station (East) Refund	(2,372,120)			Jan-25	Jan-25	1 Mths	(2,372,120)	-	-	-	-	-	-	-	-
School Site Carpark reimbursement	(150,000)			Jun-30	Jun-30	1 Mths	(150,000)	-	(150,000)	-	-	-	-	-	-
Primary School Earthworks Reimbursement	(1,100,000)			Jun-30	Jun-30	1 Mths	(1,100,000)	-	(1,100,000)	-	-	-	-	-	-
Primary School Site Services Reimbursement	(300,000)			Jun-30	Jun-30	1 Mths	(300,000)	-	(300,000)	-	-	-	-	-	-
TOTAL INFRASTRUCTURE REFUNDS	(3,922,120)					(5,752,281)									
TOTAL INFRASTRUCTURE	12,392,958		180			24,114,062									
SPECIAL SITE AND OTHER DEVELOPMENT COSTS															
Removal of temp sales office from site		Complete				8,636	-	-	-	-	-	-	-	-	-
Temp Sales office services		Complete				3,812	-	-	-	-	-	-	-	-	-
Special Sites: Sales Office Construction		Complete				512,396	-	-	-	-	-	-	-	-	-
Special Sites: Sales Office Retrofit & Maintenance		Complete				3,440	-	-	-	-	-	-	-	-	-
Special Sites: Sales Office Furniture & Fitout		Complete				61,586	-	-	-	-	-	-	-	-	-
Sales office carparks		Complete				98,087	-	-	-	-	-	-	-	-	-
Sales office carparks makegood		Complete				53,798	-	-	-	-	-	-	-	-	-
Sales office carparks Western		Complete				240,000	-	-	-	-	-	-	-	-	-

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Special Sites: Sales Office Furniture & Fitout Western		Complete				51,760	-	-	-	-	-	-	-	-	-
Lot 1 Group Housing Site Construction costs		Complete				172,782	-	-	-	-	-	-	-	-	-
Stage 18C Demonstration Lot 1 (Building)		Removed				-	-	-	-	-	-	-	-	-	-
Special Sites: Sales Office Construction Western	573,745		Feb-21	Mar-21	2 Mths	573,745	-	-	-	-	-	-	-	-	-
Special Sites: Sales Office Construction Green	500,000		Mar-23	Feb-24	12 Mths	549,258	-	-	-	-	-	-	-	-	-
Special Sites: Sales Office Furniture & Fitout Green	100,000		Mar-24	May-24	3 Mths	111,230	-	-	-	-	-	-	-	-	-
Sales office carparks Green	240,000	100 bays	Mar-24	Apr-24	2 Mths	266,731	-	-	-	-	-	-	-	-	-
Security Cameras		Complete				19,560	-	-	-	-	-	-	-	-	-
Stage 17B GHS - Lot 341	351,072		Sep-22	Feb-23	6 Mths	379,916	-	-	-	-	-	-	-	-	-
GHS School Site 1 Construction	872,112	7,189 m²	Sep-29	Feb-30	6 Mths	1,085,462	-	1,085,462	-	-	-	-	-	-	-
GHS School Site 2 Construction	174,204	1,436 m²	Dec-29	May-30	6 Mths	217,907	-	217,907	-	-	-	-	-	-	-
GHS 1 Catalina Green Construction		3,960 m²	May-24	Oct-24	6 Mths	-	-	-	-	-	-	-	-	-	-
GHS 2 Catalina Green Construction		2,222 m²	May-26	Oct-26	6 Mths	-	-	-	-	-	-	-	-	-	-
GHS 3 Catalina Green Construction		3,189 m²	May-28	Oct-28	6 Mths	-	-	-	-	-	-	-	-	-	-
GHS 4 Catalina Green Construction		2,744 m²	May-30	Oct-30	6 Mths	-	-	-	-	-	-	-	-	-	-
GHS 5 Catalina Green Construction		2,377 m²	May-31	Oct-32	6 Mths	-	-	-	-	-	-	-	-	-	-
Catalina Green Commercial Site Construction		20,015 m²	Dec-21	May-22	6 Mths	-	-	-	-	-	-	-	-	-	-
TOTAL SPECIAL SITE AND OTHER DEVELOPMENT COSTS						4,410,106		1,303,369							
LOT PRODUCTION	AMOUNT		START	FINISH	DURATION										
Main 01 Bulk Earthworks stgs 1-4,6		Complete				2,122,407	-	-	-	-	-	-	-	-	-
Main 01 Survey / Titles		Complete				24,940	-	-	-	-	-	-	-	-	-
Main 01 Engineering Consultants		Complete				132,887	-	-	-	-	-	-	-	-	-
Main 01 Bulk Earthworks Stgs 5 & 7		Complete				2,368,798	-	-	-	-	-	-	-	-	-
Main 01 Engineering Consultants Stgs 5 & 7		Complete				121,827	-	-	-	-	-	-	-	-	-
Main 01 Bulk Earthworks Stg 8		Complete				1,265,418	-	-	-	-	-	-	-	-	-
Main 01 Engineering Consultants Stg 8		Complete				63,366	-	-	-	-	-	-	-	-	-
Main 01 Bulk Earthworks Stgs 9-11 Cell B		Complete				4,066,094	-	-	-	-	-	-	-	-	-
Main 01 Engineering Consultants Stgs 9-11 Cell B		Complete				99,325	-	-	-	-	-	-	-	-	-
Main 01 Bulk Earthworks Stgs 12 & 13 Cell B		Complete				1,139,937	-	-	-	-	-	-	-	-	-
Main 01 Engineering Consultants Stgs 12 & 13 Cell B		Complete				108,025	-	-	-	-	-	-	-	-	-
Main 01 Bulk Earthworks Stgs 14-18 Cell B		Complete				1,738,744	-	-	-	-	-	-	-	-	-
Main 01 Engineering Consultants Stgs 14-18 Cell B		Complete				250,660	-	-	-	-	-	-	-	-	-
Bulk Earthworks Primary School & GHS	2,232,400		Jun-29	Sep-29	4 Mths	2,760,073	688,295	2,071,777	-	-	-	-	-	-	-
Bulk Earthworks Stg 19-23	5,035,500	198 Lots	Dec-29	Sep-30	10 Mths	6,319,814	-	4,412,807	1,907,007	-	-	-	-	-	-
Survey / Titles Stgs 19-23 Earthworks	20,000		Apr-29	Jan-30	10 Mths	24,769	7,387	17,381	-	-	-	-	-	-	-
Engineering Consultants Stgs 19-23 Earthworks	149,490	755 /Lot	Jun-29	Mar-30	10 Mths	185,752	18,436	167,316	-	-	-	-	-	-	-
Catalina Beach Bulk Earthworks Stgs 25-28	3,603,087	Complete				3,603,087	-	-	-	-	-	-	-	-	-
Catalina Beach Survey / Titles Stgs 25-28		Complete				16,665	-	-	-	-	-	-	-	-	-
Catalina Beach Engineering Consultants Stgs 25-28		Complete				172,859	-	-	-	-	-	-	-	-	-
Catalina Beach Bulk Earthworks Stgs 29-31		Removed, incl. in individual stage costs				-	-	-	-	-	-	-	-	-	-
Catalina Beach Survey / Titles Stgs 29-31		Removed, incl. in individual stage costs				-	-	-	-	-	-	-	-	-	-
Catalina Beach Engineering Consultants Stgs 29-31		Removed, incl. in individual stage costs				-	-	-	-	-	-	-	-	-	-
Catalina Beach Bulk Earthworks Stgs 32-35	1,227,700	5,931 /Lot	May-25	Oct-25	6 Mths	1,401,287	-	-	-	-	-	-	-	-	-
Catalina Beach Survey / Titles Stgs 32-35	20,000	207 Lots	Sep-24	Feb-25	6 Mths	22,526	-	-	-	-	-	-	-	-	-
Catalina Beach Engineering Consultants Stgs 32-35	156,285	755 /Lot	Nov-24	Apr-25	6 Mths	176,609	-	-	-	-	-	-	-	-	-
Catalina Green Bulk Earthworks Stgs 36-37	2,343,900	275 /Lot	Aug-21	Nov-21	4 Mths	2,392,155	-	-	-	-	-	-	-	-	-
Catalina Green Bulk Earthworks Stgs 38-40	945,771	8,520 /Lot	Feb-23	Jul-23	6 Mths	1,032,034	-	-	-	-	-	-	-	-	-
Catalina Green Survey / Titles Stgs 38-40	20,000	111 Lots	Jun-22	Nov-22	6 Mths	21,535	-	-	-	-	-	-	-	-	-
Catalina Green Engineering Consultants Stgs 38-40	87,135	785 /Lot	Feb-22	Jan-23	12 Mths	93,350	-	-	-	-	-	-	-	-	-
Catalina Green Bulk Earthworks Stgs 41-44	1,261,029	8,520 /Lot	Jul-23	Dec-23	6 Mths	1,387,551	-	-	-	-	-	-	-	-	-
Catalina Green Survey / Titles Stgs 41-44	20,000	148 Lots	Nov-22	Apr-23	6 Mths	21,715	-	-	-	-	-	-	-	-	-
Catalina Green Engineering Consultants Stgs 41-44	116,180	785 /Lot	Jul-22	Dec-22	6 Mths	125,307	-	-	-	-	-	-	-	-	-
Catalina Green Bulk Earthworks Stgs 45-47	945,771	8,520 /Lot	Aug-25	Jan-26	6 Mths	1,084,903	-	-	-	-	-	-	-	-	-
Catalina Green Survey / Titles Stgs 45-47	20,000	111 Lots	Dec-24	May-25	6 Mths	22,639	-	-	-	-	-	-	-	-	-
Catalina Green Engineering Consultants Stgs 45-47	87,135	785 /Lot	Aug-24	Jan-25	6 Mths	97,976	-	-	-	-	-	-	-	-	-
WAPC Land Bulk Earthworks Stgs 48-51	1,261,029	8,520 /Lot	Mar-27	Aug-27	6 Mths	1,493,037	-	-	-	-	-	-	-	-	-
WAPC Land Survey / Titles Stgs 48-51	20,000	148 Lots	Jul-26	Dec-26	6 Mths	23,366	-	-	-	-	-	-	-	-	-
WAPC Land Engineering Consultants Stgs 48-51	116,180	785 /Lot	Mar-26	Aug-26	6 Mths	134,834	-	-	-	-	-	-	-	-	-
BULK EARTHWORKS TOTAL	19,688,592					36,116,270	714,119	6,669,282	1,907,007						
Stage 01 Civils		Complete				2,785,128	-	-	-	-	-	-	-	-	-
Stage 01 Underground Power		Complete				419,465	-	-	-	-	-	-	-	-	-
Stage 01 Third Pipe		Complete				-	-	-	-	-	-	-	-	-	-
Stage 01 FTTH		Complete				3,940	-	-	-	-	-	-	-	-	-
Stage 01 Headworks		Complete				135,481	-	-	-	-	-	-	-	-	-
Stage 01 Local Auth Sprvsn & WC plng		Complete				22,720	-	-	-	-	-	-	-	-	-
Stage 01 Local Auth Scheme Costs	12,610	360 /Lot	Jul-22	Jul-22	1 Mths	13,544	-	-	-	-	-	-	-	-	-
Stage 01 Survey / Titles		Complete				57,604	-	-	-	-	-	-	-	-	-
Stage 01 Engineering Consultants		Complete				157,313	-	-	-	-	-	-	-	-	-
STAGE 01 TOTAL	12,610	360	102,720		35 Lots	3,595,194									
Stage 02 Civils		Complete				2,060,894	-	-	-	-	-	-	-	-	-
Stage 02 Underground Power		Complete				539,490	-	-	-	-	-	-	-	-	-
Stage 02 Third Pipe		Complete				-	-	-	-	-	-	-	-	-	-
Stage 02 FTTH		Complete				90,903	-	-	-	-	-	-	-	-	-
Stage 02 Headworks		Complete				215,092	-	-	-	-	-	-	-	-	-
Stage 02 Local Auth Sprvsn & WC plng		Complete				41,852	-	-	-	-	-	-	-	-	-
Stage 02 Local Auth Scheme Costs	13,331	360 /Lot	Jul-22	Jul-22	1 Mths	14,318	-	-	-	-	-	-	-	-	-
Stage 02 Western Power Fees		Complete				(46,652)	-	-	-	-	-	-	-	-	-
Stage 02 Survey / Titles		Complete				31,966	-	-	-	-	-	-	-	-	-
Stage 02 Engineering Consultants		Complete				132,205	-	-	-	-	-	-	-	-	-
STAGE 02 TOTAL	13,331	360	83,245		37 Lots	3,080,068									
Stage 03 Civils		Complete				1,944,190	-	-	-	-	-	-	-	-	-
Stage 03 Underground Power		Complete				63,023	-	-	-	-	-	-	-	-	-
Stage 03 Third Pipe		Complete				-	-	-	-	-	-	-	-	-	-
Stage 03 FTTH		Complete				3,720	-	-	-	-	-	-	-	-	-
Stage 03 Headworks		Complete				237,710	-	-	-	-	-	-	-	-	-

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Stage 03 Local Auth Sprvision & WC plng		Complete				46,445	-	-	-	-	-	-	-	-	-
Stage 03 Local Auth Scheme Costs	15,492		360 /Lot	Jul-22	Jul-22	1 Mths	16,640	-	-	-	-	-	-	-	-
Stage 03 Survey / Titles		Complete					33,694	-	-	-	-	-	-	-	-
Stage 03 Engineering Consultants		Complete					153,954	-	-	-	-	-	-	-	-
STAGE 03 TOTAL	15,492		360	58,125		43 Lots	2,499,376								
Stage 04 Civils		Complete					2,292,288	-	-	-	-	-	-	-	-
Stage 04 Underground Power		Complete					-	-	-	-	-	-	-	-	-
Stage 04 Third Pipe		Complete					2,933	-	-	-	-	-	-	-	-
Stage 04 FTTH		Complete					3,520	-	-	-	-	-	-	-	-
Stage 04 Headworks		Complete					-	-	-	-	-	-	-	-	-
Stage 04 Local Auth Sprvision & WC plng		Complete					284,471	-	-	-	-	-	-	-	-
Stage 04 Local Auth Scheme Costs	16,934		360 /Lot	Jul-22	Jul-22	1 Mths	18,188	-	-	-	-	-	-	-	-
Stage 04 Survey / Titles		Complete					54,521	-	-	-	-	-	-	-	-
Stage 04 Engineering Consultants		Complete					165,462	-	-	-	-	-	-	-	-
STAGE 04 TOTAL	16,934		360	60,029		47 Lots	2,821,383								
Stage 6A Civils		Complete					297,465	-	-	-	-	-	-	-	-
Stage 6A Underground Power		Complete					-	-	-	-	-	-	-	-	-
Stage 6A Third Pipe		Complete					-	-	-	-	-	-	-	-	-
Stage 6A FTTH		Complete					-	-	-	-	-	-	-	-	-
Stage 6A Headworks		Complete					47,151	-	-	-	-	-	-	-	-
Stage 6A Local Auth Sprvision & WC plng		Complete					3,056	-	-	-	-	-	-	-	-
Stage 6A Local Auth Scheme Costs	2,882		360 /Lot	Jul-22	Jul-22	1 Mths	3,096	-	-	-	-	-	-	-	-
Stage 6A Survey / Titles		Complete					4,621	-	-	-	-	-	-	-	-
Stage 6A Engineering Consultants		Complete					34,412	-	-	-	-	-	-	-	-
STAGE 6A TOTAL	2,882		360	48,725		8 Lots	389,801								
Stage 6C Civils		Complete					484,386	-	-	-	-	-	-	-	-
Stage 6C Headworks		Complete					60,796	-	-	-	-	-	-	-	-
Stage 6C Local Auth Sprvision & WC plng		Complete					29,815	-	-	-	-	-	-	-	-
Stage 6C Local Auth Scheme Costs	3,603		360 /Lot	Jul-22	Jul-22	1 Mths	3,870	-	-	-	-	-	-	-	-
Stage 6C Survey / Titles		Complete					10,765	-	-	-	-	-	-	-	-
Stage 6C Engineering Consultants		Complete					41,250	-	-	-	-	-	-	-	-
STAGE 6C TOTAL	3,603		360	63,088		10 Lots	630,882								
Stage 6B Civils		Complete					708,104	-	-	-	-	-	-	-	-
Stage 6B Headworks		Complete					143,643	-	-	-	-	-	-	-	-
Stage 6B Local Auth Sprvision & WC plng		Complete					5,352	-	-	-	-	-	-	-	-
Stage 6B Local Auth Scheme Costs	8,647		360 /Lot	Jul-22	Jul-22	1 Mths	9,287	-	-	-	-	-	-	-	-
Stage 6B Western Power Fees		Complete					53,422	-	-	-	-	-	-	-	-
Stage 6B Survey / Titles		Complete					20,535	-	-	-	-	-	-	-	-
Stage 6B Engineering Consultants		Complete					100,625	-	-	-	-	-	-	-	-
STAGE 6B TOTAL	8,647		346	41,639		25 Lots	1,040,969								
Stage 05 Civils		Complete					2,796,102	-	-	-	-	-	-	-	-
Stage 05 Underground Power		Complete					-	-	-	-	-	-	-	-	-
Stage 05 FTTH		Complete					-	-	-	-	-	-	-	-	-
Stage 05 Headworks		Complete					337,806	-	-	-	-	-	-	-	-
Stage 05 Local Auth Sprvision & WC plng		Complete					54,276	-	-	-	-	-	-	-	-
Stage 05 Local Auth Scheme Costs	22,698		360 /Lot	Jul-22	Jul-22	1 Mths	24,380	-	-	-	-	-	-	-	-
Stage 05 Survey / Titles		Complete					55,569	-	-	-	-	-	-	-	-
Stage 05 Engineering Consultants		Complete					332,802	-	-	-	-	-	-	-	-
STAGE 05 TOTAL	22,698		360	57,158		63 Lots	3,600,934								
Stage 07 Civils		Complete					2,184,857	-	-	-	-	-	-	-	-
Stage 07 Underground Power		Complete					70,334	-	-	-	-	-	-	-	-
Stage 07 Third Pipe		Complete					2,493	-	-	-	-	-	-	-	-
Stage 07 FTTH		Complete					-	-	-	-	-	-	-	-	-
Stage 07 Headworks		Complete					348,434	-	-	-	-	-	-	-	-
Stage 07 Local Auth Sprvision & WC plng		Complete					77,473	-	-	-	-	-	-	-	-
Stage 07 Local Auth Scheme Costs	22,698		360 /Lot	Jul-22	Jul-22	1 Mths	24,380	-	-	-	-	-	-	-	-
Stage 07 Survey / Titles		Complete					59,353	-	-	-	-	-	-	-	-
Stage 07 Engineering Consultants		Complete					231,525	-	-	-	-	-	-	-	-
STAGE 07 TOTAL	22,698		360	47,601		63 Lots	2,998,848								
Stage 08 Civils		Complete					2,494,187	-	-	-	-	-	-	-	-
Stage 08 Headworks		Complete					295,827	-	-	-	-	-	-	-	-
Stage 08 Local Auth Sprvision & WC plng		Complete					19,165	-	-	-	-	-	-	-	-
Stage 08 Local Auth Scheme Costs	19,095		360 /Lot	Jul-22	Jul-22	1 Mths	20,510	-	-	-	-	-	-	-	-
Stage 08 Survey / Titles		Complete					56,330	-	-	-	-	-	-	-	-
Stage 08 Engineering Consultants		Complete					194,775	-	-	-	-	-	-	-	-
STAGE 08 TOTAL	19,095		360	58,128		53 Lots	3,080,793								
Stage 09 Civils		Complete					2,418,198	-	-	-	-	-	-	-	-
Stage 09 Headworks		Complete					287,395	-	-	-	-	-	-	-	-
Stage 09 Local Auth Sprvision & WC plng		Complete					112,197	-	-	-	-	-	-	-	-
Stage 09 Local Auth Scheme Costs	18,375		360 /Lot	Jul-22	Jul-22	1 Mths	19,736	-	-	-	-	-	-	-	-
Stage 09 Western Power Fees		Complete					7,212	-	-	-	-	-	-	-	-
Stage 09 Survey / Titles		Complete					49,423	-	-	-	-	-	-	-	-
Stage 09 Engineering Consultants		Complete					187,425	-	-	-	-	-	-	-	-
STAGE 09 TOTAL	18,375		360	60,423		51 Lots	3,081,586								
Stage 10 Civils		Complete					1,229,760	-	-	-	-	-	-	-	-
Stage 10 Headworks		Complete					168,052	-	-	-	-	-	-	-	-
Stage 10 Local Auth Sprvision & WC plng		Complete					13,874	-	-	-	-	-	-	-	-
Stage 10 Local Auth Scheme Costs	10,809		360 /Lot	Jul-22	Jul-22	1 Mths	11,609	-	-	-	-	-	-	-	-
Stage 10 Western Power Fees		Complete					-	-	-	-	-	-	-	-	-
Stage 10 Survey / Titles		Complete					31,105	-	-	-	-	-	-	-	-
Stage 10 Engineering Consultants		Complete					110,250	-	-	-	-	-	-	-	-
STAGE 10 TOTAL	10,809		360	52,155		30 Lots	1,564,650								
Stage 11 Civils		Complete					2,778,422	-	-	-	-	-	-	-	-
Stage 11 Third Pipe		Complete					-	-	-	-	-	-	-	-	-
Stage 11 Headworks		Complete					376,003	-	-	-	-	-	-	-	-

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Stage 11 Local Auth Sprvsn & WC plng		Complete				19,076	-	-	-	-	-	-	-	-	-
Stage 11 Local Auth Scheme Costs	23,058		360 /Lot	Jul-22	Jul-22	1 Mths	24,767	-	-	-	-	-	-	-	-
Stage 11 Western Power Fees		Complete				46,505	-	-	-	-	-	-	-	-	-
Stage 11 Survey / Titles		Complete				60,802	-	-	-	-	-	-	-	-	-
Stage 11 Engineering Consultants		Complete				276,174	-	-	-	-	-	-	-	-	-
STAGE 11 TOTAL	23,058		349			66 Lots	3,581,748	-	-	-	-	-	-	-	-
Stage 12 Civils		Complete				2,077,002	-	-	-	-	-	-	-	-	-
Stage 12 Third Pipe		Complete				-	-	-	-	-	-	-	-	-	-
Stage 12 Headworks		Complete				278,224	-	-	-	-	-	-	-	-	-
Stage 12 Local Auth Sprvsn & WC plng		Complete				19,124	-	-	-	-	-	-	-	-	-
Stage 12 Local Auth Scheme Costs	17,654		360 /Lot	Jul-22	Jul-22	1 Mths	18,962	-	-	-	-	-	-	-	-
Stage 12 Western Power Fees		Complete				(39,144)	-	-	-	-	-	-	-	-	-
Stage 12 Survey / Titles		Complete				47,550	-	-	-	-	-	-	-	-	-
Stage 12 Engineering Consultants		Complete				199,683	-	-	-	-	-	-	-	-	-
STAGE 12 TOTAL	17,654		360	53,090		49 Lots	2,601,401	-	-	-	-	-	-	-	-
Stage 13A Civils		Complete				1,932,316	-	-	-	-	-	-	-	-	-
Stage 13A Underground Power		Complete				-	-	-	-	-	-	-	-	-	-
Stage 13A Headworks		Complete				206,473	-	-	-	-	-	-	-	-	-
Stage 13A Local Auth Sprvsn & WC plng		Complete				12,164	-	-	-	-	-	-	-	-	-
Stage 13A Local Auth Scheme Costs	13,331		360 /Lot	Jul-22	Jul-22	1 Mths	14,318	-	-	-	-	-	-	-	-
Stage 13A Western Power Fees		Complete				46,116	-	-	-	-	-	-	-	-	-
Stage 13A Survey / Titles		Complete				31,555	-	-	-	-	-	-	-	-	-
Stage 13A Engineering Consultants		Complete				151,714	-	-	-	-	-	-	-	-	-
STAGE 13A TOTAL	13,331		360	64,720		37 Lots	2,394,656	-	-	-	-	-	-	-	-
Stage 13B Civils		Complete				2,115,792	-	-	-	-	-	-	-	-	-
Stage 13B Underground Power		Complete				-	-	-	-	-	-	-	-	-	-
Stage 13B Headworks		Complete				249,828	-	-	-	-	-	-	-	-	-
Stage 13B Local Auth Sprvsn & WC plng		Complete				11,016	-	-	-	-	-	-	-	-	-
Stage 13B Local Auth Scheme Costs	16,213		360 /Lot	Jul-22	Jul-22	1 Mths	17,414	-	-	-	-	-	-	-	-
Stage 13B Western Power Fees		Complete				(65,410)	-	-	-	-	-	-	-	-	-
Stage 13B Survey / Titles		Complete				48,927	-	-	-	-	-	-	-	-	-
Stage 13B Engineering Consultants		Complete				182,227	-	-	-	-	-	-	-	-	-
STAGE 13B TOTAL	16,213		360	56,884		45 Lots	2,559,794	-	-	-	-	-	-	-	-
Stage 14A Civils		Complete				2,221,820	-	-	-	-	-	-	-	-	-
Stage 14A Underground Power		Complete				-	-	-	-	-	-	-	-	-	-
Stage 14A Headworks		Complete				350,984	-	-	-	-	-	-	-	-	-
Stage 14A Local Auth Sprvsn & WC plng		Complete				10,389	-	-	-	-	-	-	-	-	-
Stage 14A Western Power Fees		Complete				106,167	-	-	-	-	-	-	-	-	-
Stage 14A Local Auth Scheme Costs	22,698		360 /Lot	Jul-22	Jul-22	1 Mths	24,380	-	-	-	-	-	-	-	-
Stage 14A Survey / Titles		Complete				67,374	-	-	-	-	-	-	-	-	-
Stage 14A Engineering Consultants		Complete				234,175	-	-	-	-	-	-	-	-	-
STAGE 14A TOTAL	22,698		360	47,862		63 Lots	3,015,288	-	-	-	-	-	-	-	-
Stage 14B Civils		Complete				500,000	-	-	-	-	-	-	-	-	-
Stage 14B Underground Power		Complete				850	-	-	-	-	-	-	-	-	-
Stage 14B Headworks		Complete				51,015	-	-	-	-	-	-	-	-	-
Stage 14B Local Auth Sprvsn & WC plng		Complete				1,691	-	-	-	-	-	-	-	-	-
Stage 14B Western Power Fees		Complete				58,285	-	-	-	-	-	-	-	-	-
Stage 14B Local Auth Scheme Costs	3,603		360 /Lot	Jul-22	Jul-22	1 Mths	3,870	-	-	-	-	-	-	-	-
Stage 14B Survey / Titles		Complete				12,639	-	-	-	-	-	-	-	-	-
Stage 14B Engineering Consultants		Complete				5,000	-	-	-	-	-	-	-	-	-
STAGE 14B TOTAL	3,603		360	63,335		10 Lots	633,350	-	-	-	-	-	-	-	-
Stage 15 Civils		Complete				1,999,681	-	-	-	-	-	-	-	-	-
Stage 15 Underground Power		Complete				-	-	-	-	-	-	-	-	-	-
Stage 15 Headworks		Complete				305,351	-	-	-	-	-	-	-	-	-
Stage 15 Local Auth Sprvsn & WC plng		Complete				11,192	-	-	-	-	-	-	-	-	-
Stage 15 Western Power Fees		Complete				41,298	-	-	-	-	-	-	-	-	-
Stage 15 Local Auth Scheme Costs	19,816		360 /Lot	Jul-22	Jul-22	1 Mths	21,284	-	-	-	-	-	-	-	-
Stage 15 Survey / Titles		Complete				56,691	-	-	-	-	-	-	-	-	-
Stage 15 Engineering Consultants		Complete				206,550	-	-	-	-	-	-	-	-	-
STAGE 15 TOTAL	19,816		360	48,037		55 Lots	2,642,046	-	-	-	-	-	-	-	-
Stage 16A Civils	2,651,400		155,965 /Lot	Feb-21	Apr-21	3 Mths	2,651,400	-	-	-	-	-	-	-	-
Stage 16A Underground Power		Complete				923	-	-	-	-	-	-	-	-	-
Stage 16A Headworks	245,400		14,435 /Lot	Apr-21	Jun-21	3 Mths	245,400	-	-	-	-	-	-	-	-
Stage 16A Local Auth Sprvsn & WC plng	0		/Lot	Apr-21	Jun-21	3 Mths	28,623	-	-	-	-	-	-	-	-
Stage 16A Western Power Fees	88,000		5,176 /Lot	Apr-21	Jun-21	3 Mths	88,000	-	-	-	-	-	-	-	-
Stage 16A Local Auth Scheme Costs	6,125		360 /Lot	Jul-22	Jul-22	1 Mths	6,579	-	-	-	-	-	-	-	-
Stage 16A Survey / Titles	22,800		1,200 /Lot	Feb-21	Apr-21	3 Mths	22,800	-	-	-	-	-	-	-	-
Stage 16A Engineering Consultants	121,600		7,153 /Lot	Feb-21	Apr-21	3 Mths	121,600	-	-	-	-	-	-	-	-
STAGE 16A TOTAL	3,135,325		184,431	186,196		17 Lots	3,165,325	-	-	-	-	-	-	-	-
Stage 16B Civils	1,573,200		28,604 /Lot	Aug-30	Jan-31	6 Mths	1,994,260	-	-	1,994,260	-	-	-	-	-
Stage 16B Underground Power	0		/Lot	Aug-30	Jan-31	6 Mths	-	-	-	-	-	-	-	-	-
Stage 16B Headworks	156,200		2,840 /Lot	Nov-30	Nov-30	1 Mths	198,170	-	-	198,170	-	-	-	-	-
Stage 16B Local Auth Sprvsn & WC plng	16,400		298 /Lot	Nov-30	Nov-30	1 Mths	20,807	-	-	20,807	-	-	-	-	-
Stage 16B Western Power Fees	56,000		1,018 /Lot	Nov-30	Nov-30	1 Mths	71,047	-	-	71,047	-	-	-	-	-
Stage 16B Local Auth Scheme Costs	76,789		1,396 /Lot	Jun-32	Jun-32	1 Mths	100,553	-	-	100,553	-	-	-	-	-
Stage 16B Survey / Titles	68,400		1,200 /Lot	Feb-30	Oct-30	9 Mths	86,060	-	47,652	38,408	-	-	-	-	-
Stage 16B Engineering Consultants	83,000		1,509 /Lot	Feb-30	Jan-31	12 Mths	97,897	-	29,782	42,114	-	-	-	-	-
STAGE 16B TOTAL	2,029,989		36,909	46,705		55 Lots	2,568,794	-	77,434	2,364,806	100,553	-	-	-	-
Stage 17A Civils		Complete				732,033	-	-	-	-	-	-	-	-	-
Stage 17A Underground Power		Complete				-	-	-	-	-	-	-	-	-	-
Stage 17A Headworks		Complete				116,369	-	-	-	-	-	-	-	-	-
Stage 17A Local Auth Sprvsn & WC plng		Complete				6,839	-	-	-	-	-	-	-	-	-
Stage 17A Western Power Fees		Complete				38,071	-	-	-	-	-	-	-	-	-
Stage 17A Local Auth Scheme Costs	9,007		360 /Lot	Jul-22	Jul-22	1 Mths	9,674	-	-	-	-	-	-	-	-
Stage 17A Survey / Titles		Complete				25,000	-	-	-	-	-	-	-	-	-

CashFlow

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Stage 17A Engineering Consultants		Complete				85,250	-	-	-	-	-	-	-	-	-
STAGE 17A TOTAL	9,007		360	40,529	25 Lots	1,013,237	-	-	-	-	-	-	-	-	-
Stage 17B Civils		Complete				1,273,015	-	-	-	-	-	-	-	-	-
Stage 17B Underground Power		Incl in civils				-	-	-	-	-	-	-	-	-	-
Stage 17B Headworks		Complete				174,117	-	-	-	-	-	-	-	-	-
Stage 17B Local Auth Sprvision & WC plng		Complete				12,684	-	-	-	-	-	-	-	-	-
Stage 17B Western Power Fees		Complete				7,610	-	-	-	-	-	-	-	-	-
Stage 17B Local Auth Scheme Costs	12,970		360 /Lot	Jul-22	Jul-22	1 Mths	13,931	-	-	-	-	-	-	-	-
Stage 17B Survey / Titles		Complete				34,280	-	-	-	-	-	-	-	-	-
Stage 17B Engineering Consultants		Complete				146,589	-	-	-	-	-	-	-	-	-
STAGE 17B TOTAL	12,970		360	46,173	36 Lots	1,662,226	-	-	-	-	-	-	-	-	-
Stage 18A Civils		Complete				871,358	-	-	-	-	-	-	-	-	-
Stage 18A Underground Power		Incl in civils				-	-	-	-	-	-	-	-	-	-
Stage 18A Headworks		Complete				161,333	-	-	-	-	-	-	-	-	-
Stage 18A Local Auth Sprvision & WC plng		Complete				4,072	-	-	-	-	-	-	-	-	-
Stage 18A Western Power Fees		Complete				51,132	-	-	-	-	-	-	-	-	-
Stage 18A Local Auth Scheme Costs	10,448		360 /Lot	Jul-22	Jul-22	1 Mths	11,222	-	-	-	-	-	-	-	-
Stage 18A Survey / Titles		Complete				31,664	-	-	-	-	-	-	-	-	-
Stage 18A Engineering Consultants		Complete				94,000	-	-	-	-	-	-	-	-	-
STAGE 18A TOTAL	10,448		360	42,234	29 Lots	1,224,781	-	-	-	-	-	-	-	-	-
Stage 18B Civils	1,968,290			Apr-21	May-21	2 Mths	1,968,290	-	-	-	-	-	-	-	-
Stage 18B Underground Power							-	-	-	-	-	-	-	-	-
Stage 18B Headworks	149,000		5,138 /Lot	Apr-21	Apr-21	1 Mths	149,000	-	-	-	-	-	-	-	-
Stage 18B Local Auth Sprvision & WC plng		Complete					14,252	-	-	-	-	-	-	-	-
Stage 18B Western Power Fees		Complete					107,696	-	-	-	-	-	-	-	-
Stage 18B Local Auth Scheme Costs	11,169		360 /Lot	Jul-22	Jul-22	1 Mths	11,996	-	-	-	-	-	-	-	-
Stage 18B Survey / Titles		Complete					31,000	-	-	-	-	-	-	-	-
Stage 18B Engineering Consultants		Complete					160,390	-	-	-	-	-	-	-	-
STAGE 18B TOTAL	2,128,459		68,660	78,794	31 Lots	2,442,624	-	-	-	-	-	-	-	-	-
Stage 18C Civils	1,363,100		65,230 /Lot	Nov-21	Mar-22	5 Mths	1,419,792	-	-	-	-	-	-	-	-
Stage 18C Underground Power	0		/Lot	Nov-21	Apr-22	6 Mths	-	-	-	-	-	-	-	-	-
Stage 18C Headworks	156,200		5,579 /Lot	Jan-22	Jan-22	1 Mths	162,691	-	-	-	-	-	-	-	-
Stage 18C Local Auth Sprvision & WC plng	17,000		462 /Lot	Jan-22	Jan-22	1 Mths	17,706	-	-	-	-	-	-	-	-
Stage 18C Western Power Fees	56,000		2,000 /Lot	Jan-22	Jan-22	1 Mths	58,327	-	-	-	-	-	-	-	-
Stage 18C Local Auth Scheme Costs	10,088		360 /Lot	Jul-22	Jul-22	1 Mths	10,835	-	-	-	-	-	-	-	-
Stage 18C Survey / Titles	36,000		1,200 /Lot	Apr-21	Dec-21	9 Mths	36,436	-	-	-	-	-	-	-	-
Stage 18C Engineering Consultants	83,400		3,092 /Lot	Apr-21	Dec-21	9 Mths	84,546	-	-	-	-	-	-	-	-
STAGE 18C TOTAL	1,721,788		61,492	63,940	28 Lots	1,790,334	-	-	-	-	-	-	-	-	-
Stage 19 Civils	3,131,044		65,230 /Lot	Jun-31	Nov-31	6 Mths	4,035,703	-	-	669,820	3,365,883	-	-	-	-
Stage 19 Underground Power	0		/Lot	Jun-31	Nov-31	6 Mths	-	-	-	-	-	-	-	-	-
Stage 19 Headworks	267,805		5,579 /Lot	Sep-31	Sep-31	1 Mths	345,468	-	-	-	345,468	-	-	-	-
Stage 19 Local Auth Sprvision & WC plng	22,166		462 /Lot	Sep-31	Sep-31	1 Mths	28,594	-	-	-	28,594	-	-	-	-
Stage 19 Western Power Fees	96,000		2,000 /Lot	Sep-31	Sep-31	1 Mths	123,840	-	-	-	123,840	-	-	-	-
Stage 19 Local Auth Scheme Costs	67,016		1,396 /Lot	Jun-32	Jun-32	1 Mths	87,756	-	-	-	87,756	-	-	-	-
Stage 19 Survey / Titles	60,000		1,200 /Lot	Sep-30	May-31	9 Mths	76,376	-	-	76,376	-	-	-	-	-
Stage 19 Engineering Consultants	148,410		3,092 /Lot	Sep-30	May-31	9 Mths	188,917	-	-	188,917	-	-	-	-	-
STAGE 19 TOTAL	3,792,440		79,009	101,805	48 Lots	4,886,654	-	-	935,113	3,951,541	712,999	-	-	-	-
Stage 20 Civils	3,261,504		65,230 /Lot	Feb-32	Jul-32	6 Mths	4,260,237	-	-	-	3,547,238	712,999	-	-	-
Stage 20 Underground Power	0		/Lot	Feb-32	Jul-32	6 Mths	-	-	-	-	-	-	-	-	-
Stage 20 Headworks	278,963		5,579 /Lot	May-32	May-32	1 Mths	364,689	-	-	-	364,689	-	-	-	-
Stage 20 Local Auth Sprvision & WC plng	23,089		462 /Lot	May-32	May-32	1 Mths	30,185	-	-	-	30,185	-	-	-	-
Stage 20 Western Power Fees	100,000		2,000 /Lot	May-32	May-32	1 Mths	130,730	-	-	-	130,730	-	-	-	-
Stage 20 Local Auth Scheme Costs	69,808		1,396 /Lot	Jun-32	Jun-32	1 Mths	91,412	-	-	-	91,412	-	-	-	-
Stage 20 Survey / Titles	62,400		1,200 /Lot	May-31	Jan-32	9 Mths	80,497	-	-	17,784	62,713	-	-	-	-
Stage 20 Engineering Consultants	154,593		3,092 /Lot	May-31	Jan-32	9 Mths	199,428	-	-	44,059	155,368	-	-	-	-
STAGE 20 TOTAL	3,950,358		79,007	103,144	50 Lots	5,157,177	-	-	61,843	4,382,335	712,999	-	-	-	-
Stage 21 Civils	2,674,433		65,230 /Lot	Nov-32	Apr-33	6 Mths	3,546,146	-	-	-	3,546,146	-	-	-	-
Stage 21 Underground Power	0		/Lot	Nov-32	Apr-33	6 Mths	-	-	-	-	-	-	-	-	-
Stage 21 Headworks	228,750		5,579 /Lot	Feb-33	Feb-33	1 Mths	303,561	-	-	-	303,561	-	-	-	-
Stage 21 Local Auth Sprvision & WC plng	18,933		462 /Lot	Feb-33	Feb-33	1 Mths	25,125	-	-	-	25,125	-	-	-	-
Stage 21 Western Power Fees	82,000		2,000 /Lot	Feb-33	Feb-33	1 Mths	108,817	-	-	-	108,817	-	-	-	-
Stage 21 Local Auth Scheme Costs	57,243		1,396 /Lot	Jun-32	Jun-32	1 Mths	74,958	-	-	74,958	-	-	-	-	-
Stage 21 Survey / Titles	51,600		1,200 /Lot	Feb-32	Oct-32	9 Mths	67,570	-	-	37,414	30,156	-	-	-	-
Stage 21 Engineering Consultants	126,767		3,092 /Lot	Feb-32	Oct-32	9 Mths	166,000	-	-	91,915	74,085	-	-	-	-
STAGE 21 TOTAL	3,239,726		79,018	104,687	41 Lots	4,292,177	-	-	204,287	4,087,890	3,248,397	-	-	-	-
Stage 22 Civils	3,065,814		65,230 /Lot	May-33	Oct-33	6 Mths	4,105,915	-	-	-	1,364,082	2,741,832	-	-	-
Stage 22 Underground Power	0		/Lot	May-33	Oct-33	6 Mths	-	-	-	-	-	-	-	-	-
Stage 22 Headworks	262,226		5,579 /Lot	Aug-33	Aug-33	1 Mths	351,479	-	-	-	-	351,479	-	-	-
Stage 22 Local Auth Sprvision & WC plng	21,704		462 /Lot	Aug-33	Aug-33	1 Mths	29,091	-	-	-	-	29,091	-	-	-
Stage 22 Western Power Fees	94,000		2,000 /Lot	Aug-33	Aug-33	1 Mths	125,995	-	-	-	-	125,995	-	-	-
Stage 22 Local Auth Scheme Costs	65,620		1,396 /Lot	Jun-32	Jun-32	1 Mths	85,927	-	-	85,927	-	-	-	-	-
Stage 22 Survey / Titles	58,800		1,200 /Lot	Aug-32	Apr-33	9 Mths	77,771	-	-	-	77,771	-	-	-	-
Stage 22 Engineering Consultants	145,318		3,092 /Lot	Aug-32	Apr-33	9 Mths	192,204	-	-	-	192,204	-	-	-	-
STAGE 22 TOTAL	3,713,481		79,010	105,710	47 Lots	4,968,382	-	-	85,927	1,634,057	3,248,397	-	-	-	-
Stage 23 Civils	3,913,805		65,230 /Lot	Jan-34	Jun-34	6 Mths	5,311,890	-	-	-	-	5,311,890	-	-	-
Stage 23 Underground Power	0		/Lot	Jan-34	Jun-34	6 Mths	-	-	-	-	-	-	-	-	-
Stage 23 Headworks	334,756		5,579 /Lot	Apr-34	Apr-34	1 Mths	454,714	-	-	-	-	454,714	-	-	-
Stage 23 Local Auth Sprvision & WC plng	27,707		462 /Lot</												

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Stage 24 Headworks	0	/Lot				-	-	-	-	-	-	-	-	-	-
Stage 24 Local Auth Sprvision & WC plng	0	/Lot				-	-	-	-	-	-	-	-	-	-
Stage 24 Western Power Fees	0	/Lot				-	-	-	-	-	-	-	-	-	-
Stage 24 Local Auth Scheme Costs	0	360 /Lot		Jul-22	Jul-22	1 Mths	-	-	-	-	-	-	-	-	-
Stage 24 Survey / Titles	0	/Lot					-	-	-	-	-	-	-	-	-
Stage 24 Engineering Consultants	0	/Lot					-	-	-	-	-	-	-	-	-
STAGE 24 TOTAL	0	#DIV/0!	#DIV/0!			Lots	-	-	-	-	-	-	-	-	-
Stage 25 Civils		Complete					5,105,707	-	-	-	-	-	-	-	-
Stage 25 Underground Power		Complete					418,274	-	-	-	-	-	-	-	-
Stage 25 Headworks		Complete					279,895	-	-	-	-	-	-	-	-
Stage 25 Local Auth Sprvision & WC plng		Complete					48,673	-	-	-	-	-	-	-	-
Stage 25 Local Auth Scheme Costs	20,897	360 /Lot		Jul-22	Jul-22	1 Mths	22,445	-	-	-	-	-	-	-	-
Stage 25 Western Power Fees		Complete. CR received.					(115,639)	-	-	-	-	-	-	-	-
Stage 25 Survey / Titles		Complete					58,580	-	-	-	-	-	-	-	-
Stage 25 Engineering Consultants		Complete					218,391	-	-	-	-	-	-	-	-
STAGE 25 TOTAL	20,897	354	102,311			59 Lots	6,036,325	-	-	-	-	-	-	-	-
Stage 26 Civils	1,425,000	37,500 /Lot		Feb-21	Apr-21	3 Mths	1,425,000	-	-	-	-	-	-	-	-
Stage 26 Earthworks	0						-	-	-	-	-	-	-	-	-
Stage 26 Underground Power	0						-	-	-	-	-	-	-	-	-
Stage 26 Headworks		Complete					183,682	-	-	-	-	-	-	-	-
Stage 26 Local Auth Sprvision & WC plng		Complete					12,947	-	-	-	-	-	-	-	-
Stage 26 Local Auth Scheme Costs	13,691	360 /Lot		Jul-22	Jul-22	1 Mths	14,705	-	-	-	-	-	-	-	-
Stage 26 Western Power Fees		Complete					43,149	-	-	-	-	-	-	-	-
Stage 26 Survey / Titles	48,000	1,200 /Lot		Feb-21	Apr-21	3 Mths	48,000	-	-	-	-	-	-	-	-
Stage 26 Engineering Consultants	114,500	3,013 /Lot		Feb-21	Apr-21	3 Mths	114,500	-	-	-	-	-	-	-	-
STAGE 26 TOTAL	1,601,191	42,137	48,473			38 Lots	1,841,982	-	-	-	-	-	-	-	-
Stage 27A Civils	1,731,592	86,580 /Lot		Feb-21	Apr-21	3 Mths	1,731,592	-	-	-	-	-	-	-	-
Stage 27A Earthworks	0						-	-	-	-	-	-	-	-	-
Stage 27A Underground Power	27,152	1,358 /Lot		Apr-21	Jun-21	3 Mths	27,152	-	-	-	-	-	-	-	-
Stage 27A Headworks	145,050	7,253 /Lot		Apr-21	Apr-21	1 Mths	145,050	-	-	-	-	-	-	-	-
Stage 27A Local Auth Sprvision & WC plng	17,424	871 /Lot		Apr-21	Apr-21	1 Mths	17,424	-	-	-	-	-	-	-	-
Stage 27A Local Auth Scheme Costs	7,206	360 /Lot		Jul-22	Jul-22	1 Mths	7,740	-	-	-	-	-	-	-	-
Stage 27A Western Power Fees	52,000	2,600 /Lot		Apr-21	Apr-21	1 Mths	52,000	-	-	-	-	-	-	-	-
Stage 27A Survey / Titles	26,400	1,200 /Lot		Feb-21	Apr-21	3 Mths	26,400	-	-	-	-	-	-	-	-
Stage 27A Engineering Consultants	78,350	3,918 /Lot		Feb-21	Apr-21	3 Mths	78,350	-	-	-	-	-	-	-	-
STAGE 27A TOTAL	2,085,174	104,259	104,285			20 Lots	2,085,708	-	-	-	-	-	-	-	-
Stage 28 Civils	2,354,238	69,242 /Lot		Feb-21	Jun-21	5 Mths	2,354,238	-	-	-	-	-	-	-	-
Stage 28 Earthworks	0	/Lot		Apr-21	Aug-21	5 Mths	-	-	-	-	-	-	-	-	-
Stage 28 Underground Power	0	/Lot		Apr-21	Sep-21	6 Mths	-	-	-	-	-	-	-	-	-
Stage 28 Headworks	200,900	5,909 /Lot		Jun-21	Jun-21	1 Mths	200,900	-	-	-	-	-	-	-	-
Stage 28 Local Auth Sprvision & WC plng	13,200	388 /Lot		Jun-21	Jun-21	1 Mths	13,200	-	-	-	-	-	-	-	-
Stage 28 Local Auth Scheme Costs	12,250	360 /Lot		Jul-22	Jul-22	1 Mths	13,157	-	-	-	-	-	-	-	-
Stage 28 Western Power Fees	72,000	2,118 /Lot		Apr-21	Apr-21	1 Mths	72,000	-	-	-	-	-	-	-	-
Stage 28 Survey / Titles	44,400	6,343 /Lot		Feb-21	Jul-21	6 Mths	44,442	-	-	-	-	-	-	-	-
Stage 28 Engineering Consultants	108,500	3,191 /Lot		Feb-21	Jul-21	6 Mths	108,518	-	-	-	-	-	-	-	-
STAGE 28 TOTAL	2,805,488	82,514	82,543			34 Lots	2,806,456	-	-	-	-	-	-	-	-
Stage 27B Civils	2,311,322	67,980 /Lot		Sep-21	Mar-22	7 Mths	2,393,569	-	-	-	-	-	-	-	-
Stage 27B Earthworks	0	/Lot		Feb-21	Aug-21	7 Mths	-	-	-	-	-	-	-	-	-
Stage 27B Underground Power	0	/Lot		Sep-21	Feb-22	6 Mths	-	-	-	-	-	-	-	-	-
Stage 27B Headworks	189,600	5,576 /Lot		Jan-22	Jan-22	1 Mths	197,479	-	-	-	-	-	-	-	-
Stage 27B Local Auth Sprvision & WC plng	14,700	432 /Lot		Jan-22	Jan-22	1 Mths	15,311	-	-	-	-	-	-	-	-
Stage 27B Local Auth Scheme Costs	12,250	360 /Lot		Jul-22	Jul-22	1 Mths	13,157	-	-	-	-	-	-	-	-
Stage 27B Western Power Fees	68,000	2,000 /Lot		Jan-22	Jan-22	1 Mths	70,826	-	-	-	-	-	-	-	-
Stage 27B Survey / Titles	43,200	1,200 /Lot		Jul-21	Jun-22	12 Mths	44,874	-	-	-	-	-	-	-	-
Stage 27B Engineering Consultants	116,100	3,415 /Lot		Feb-21	Jan-22	12 Mths	117,699	-	-	-	-	-	-	-	-
STAGE 27B TOTAL	2,755,172	81,034	83,909			34 Lots	2,852,914	-	-	-	-	-	-	-	-
Stage 29 Civils	2,292,815	53,843 /Lot		Dec-21	Jul-22	8 Mths	2,422,007	-	-	-	-	-	-	-	-
Stage 29 Earthworks	0	/Lot		Apr-21	Nov-21	8 Mths	-	-	-	-	-	-	-	-	-
Stage 29 Underground Power	0	/Lot		Dec-21	May-22	6 Mths	-	-	-	-	-	-	-	-	-
Stage 29 Headworks	184,100	5,579 /Lot		Jun-22	Jun-22	1 Mths	197,409	-	-	-	-	-	-	-	-
Stage 29 Local Auth Sprvision & WC plng	19,800	286 /Lot		Jun-22	Jun-22	1 Mths	21,231	-	-	-	-	-	-	-	-
Stage 29 Local Auth Scheme Costs	11,890	360 /Lot		Jul-22	Jul-22	1 Mths	12,770	-	-	-	-	-	-	-	-
Stage 29 Western Power Fees	66,000	2,000 /Lot		Jun-22	Jun-22	1 Mths	70,771	-	-	-	-	-	-	-	-
Stage 29 Survey / Titles	42,000	1,200 /Lot		Mar-21	Nov-21	9 Mths	42,412	-	-	-	-	-	-	-	-
Stage 29 Engineering Consultants	121,600	2,843 /Lot		Mar-21	Nov-21	9 Mths	122,791	-	-	-	-	-	-	-	-
STAGE 29 TOTAL	2,738,205	82,976	87,557			33 Lots	2,889,391	-	-	-	-	-	-	-	-
Stage 30 Civils	1,642,989	53,843 /Lot		Sep-23	Apr-24	8 Mths	1,816,895	-	-	-	-	-	-	-	-
Stage 30 Earthworks	0	/Lot		Jan-23	Aug-23	8 Mths	-	-	-	-	-	-	-	-	-
Stage 30 Underground Power	0	/Lot		Sep-23	Feb-24	6 Mths	-	-	-	-	-	-	-	-	-
Stage 30 Headworks	161,800	5,579 /Lot		Feb-24	Feb-24	1 Mths	179,372	-	-	-	-	-	-	-	-
Stage 30 Local Auth Sprvision & WC plng	10,300	286 /Lot		Feb-24	Feb-24	1 Mths	11,419	-	-	-	-	-	-	-	-
Stage 30 Local Auth Scheme Costs	40,489	1,396 /Lot		Jun-32	Jun-32	1 Mths	53,019	-	-	-	53,019	-	-	-	-
Stage 30 Western Power Fees	58,000	2,000 /Lot		Feb-24	Feb-24	1 Mths	64,299	-	-	-	-	-	-	-	-
Stage 30 Survey / Titles	37,200	1,200 /Lot		Dec-22	Aug-23	9 Mths	40,559	-	-	-	-	-	-	-	-
Stage 30 Engineering Consultants	112,600	2,843 /Lot		Dec-22	Aug-23	9 Mths	122,768	-	-	-	-	-	-	-	-
STAGE 30 TOTAL	2,063,378	71,151	78,908			29 Lots	2,288,332	-	-	-	53,019	-	-	-	-
Stage 31 Civils	2,513,329	53,843 /Lot		Dec-24	Jul-25	8 Mths	2,849,658	-	-	-	-	-	-	-	-
Stage 31 Earthworks	0	/Lot		Apr-24	Nov-24	8 Mths	-	-	-	-	-	-	-	-	-
Stage 31 Underground Power	0	/Lot		Dec-24	May-25	6 Mths	-	-	-	-	-	-	-	-	-
Stage 31 Headworks	239,907	5,579 /Lot		May-25	May-25	1 Mths	272,689	-	-	-	-	-	-	-	-
Stage 31 Local Auth Sprvision & WC plng	12,298	286 /Lot		May-25	May-25	1 Mths	13,978	-	-	-	-	-	-	-	-
Stage 31 Local Auth Scheme Costs	60,035	1,396 /Lot		Jun-32	Jun-32	1 Mths	78,615	-	-	-	78,615	-	-	-	-
Stage 31 Western Power Fees	86,000	2,000 /Lot		May-25	May-25	1 Mths	97,752	-	-	-	-	-	-	-	-
Stage 31 Survey / Titles	54,000	1,200 /Lot		Mar-24	Nov-24	9 Mths	60,366	-	-	-	-	-	-	-	-
Stage 31 Engineering Consultants	122,249	2,843 /Lot		Mar-24	Nov-24	9 Mths	136,660	-	-	-	-	-	-	-	-

CashFlow

DESCRIPTION	MISCDESC	MISCDESC	MISCDESC	MISCDESC	MISCDESC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
STAGE 31 TOTAL	3,087,817	71,810	81,621		43 Lots	3,509,717	-	-	-	78,615	-	-	-	-	-
Stage 32 Civils	2,980,926	53,843 /Lot	Nov-26	Apr-27	6 Mths	3,505,936	-	-	-	-	-	-	-	-	-
Stage 32 Earthworks	0	/Lot	May-26	Oct-26	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 32 Underground Power	0	/Lot	Nov-26	Apr-27	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 32 Headworks	284,541	5,579 /Lot	Feb-27	Feb-27	1 Mths	334,932	-	-	-	-	-	-	-	-	-
Stage 32 Local Auth Sprvsn & WC plng	14,586	286 /Lot	Feb-27	Feb-27	1 Mths	17,169	-	-	-	-	-	-	-	-	-
Stage 32 Local Auth Scheme Costs	71,204	1,396 /Lot	Jun-32	Jun-32	1 Mths	93,240	-	-	-	93,240	-	-	-	-	-
Stage 32 Western Power Fees	102,000	2,000 /Lot	Feb-27	Feb-27	1 Mths	120,064	-	-	-	-	-	-	-	-	-
Stage 32 Survey / Titles	63,600	1,200 /Lot	Feb-26	Oct-26	9 Mths	73,873	-	-	-	-	-	-	-	-	-
Stage 32 Engineering Consultants	144,993	2,843 /Lot	Feb-26	Oct-26	9 Mths	168,414	-	-	-	-	-	-	-	-	-
STAGE 32 TOTAL	3,661,849	71,801	84,581		51 Lots	4,313,628	-	-	-	93,240	-	-	-	-	-
Stage 33 Civils	2,980,926	53,843 /Lot	Jan-29	Jun-29	6 Mths	3,661,067	3,661,067	-	-	-	-	-	-	-	-
Stage 33 Earthworks	0	/Lot	Jul-28	Dec-28	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 33 Underground Power	0	/Lot	Jan-29	Jun-29	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 33 Headworks	284,541	5,579 /Lot	Apr-29	Apr-29	1 Mths	349,752	349,752	-	-	-	-	-	-	-	-
Stage 33 Local Auth Sprvsn & WC plng	14,586	286 /Lot	Apr-29	Apr-29	1 Mths	17,928	17,928	-	-	-	-	-	-	-	-
Stage 33 Local Auth Scheme Costs	71,204	1,396 /Lot	Jun-32	Jun-32	1 Mths	93,240	-	-	-	93,240	-	-	-	-	-
Stage 33 Western Power Fees	102,000	2,000 /Lot	Apr-29	Apr-29	1 Mths	125,377	125,377	-	-	-	-	-	-	-	-
Stage 33 Survey / Titles	63,600	1,200 /Lot	Apr-28	Dec-28	9 Mths	77,142	51,556	-	-	-	-	-	-	-	-
Stage 33 Engineering Consultants	144,993	2,843 /Lot	Apr-28	Dec-28	9 Mths	175,866	117,536	-	-	-	-	-	-	-	-
STAGE 33 TOTAL	3,661,849	71,801	88,243		51 Lots	4,500,373	4,323,218	-	-	93,240	-	-	-	-	-
Stage 34 Civils	2,980,926	53,843 /Lot	Feb-31	Jul-31	6 Mths	3,816,702	-	-	3,177,934	638,768	-	-	-	-	-
Stage 34 Earthworks	0	/Lot	Aug-30	Jan-31	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 34 Underground Power	0	/Lot	Feb-31	Jul-31	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 34 Headworks	284,541	5,579 /Lot	May-31	May-31	1 Mths	364,621	-	-	364,621	-	-	-	-	-	-
Stage 34 Local Auth Sprvsn & WC plng	14,586	286 /Lot	May-31	May-31	1 Mths	18,690	-	-	18,690	-	-	-	-	-	-
Stage 34 Local Auth Scheme Costs	71,204	1,396 /Lot	Jun-32	Jun-32	1 Mths	93,240	-	-	-	93,240	-	-	-	-	-
Stage 34 Western Power Fees	102,000	2,000 /Lot	May-31	May-31	1 Mths	130,706	-	-	130,706	-	-	-	-	-	-
Stage 34 Survey / Titles	63,600	1,200 /Lot	May-30	Jan-31	9 Mths	80,422	-	17,767	62,654	-	-	-	-	-	-
Stage 34 Engineering Consultants	144,993	2,843 /Lot	May-30	Jan-31	9 Mths	183,342	-	40,505	142,836	-	-	-	-	-	-
STAGE 34 TOTAL	3,661,849	71,801	91,916		51 Lots	4,687,724	-	58,273	3,897,442	732,009	-	-	-	-	-
Stage 35 Civils	3,156,274	53,843 /Lot	Apr-33	Sep-33	6 Mths	4,220,031	-	-	-	-	2,104,745	2,115,286	-	-	-
Stage 35 Earthworks	0	/Lot	Oct-32	Mar-33	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 35 Underground Power	0	/Lot	Apr-33	Sep-33	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 35 Headworks	301,278	5,579 /Lot	Jul-33	Jul-33	1 Mths	403,152	-	-	-	-	-	403,152	-	-	-
Stage 35 Local Auth Sprvsn & WC plng	15,443	286 /Lot	Jul-33	Jul-33	1 Mths	20,665	-	-	-	-	-	20,665	-	-	-
Stage 35 Local Auth Scheme Costs	75,393	1,396 /Lot	Jun-32	Jun-32	1 Mths	98,725	-	-	-	98,725	-	-	-	-	-
Stage 35 Western Power Fees	108,000	2,000 /Lot	Jul-33	Jul-33	1 Mths	144,519	-	-	-	-	-	144,519	-	-	-
Stage 35 Survey / Titles	67,200	1,200 /Lot	Jul-32	Mar-33	9 Mths	88,734	-	-	-	-	88,734	-	-	-	-
Stage 35 Engineering Consultants	153,522	2,843 /Lot	Jul-32	Mar-33	9 Mths	202,716	-	-	-	-	202,716	-	-	-	-
STAGE 35 TOTAL	3,877,110	71,798	95,899		54 Lots	5,178,542	-	-	-	98,725	2,396,195	2,683,622	-	-	-
Stage 36 Civils	6,801,900	86,100 /Lot	Oct-21	May-22	8 Mths	7,105,817	-	-	-	-	-	-	-	-	-
Stage 36 Earthworks	0	/Lot	Apr-21	Nov-21	8 Mths	-	-	-	-	-	-	-	-	-	-
Stage 36 Underground Power	0	/Lot	Oct-21	Mar-22	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 36 Headworks	435,200	5,509 /Lot	Mar-22	Mar-22	1 Mths	458,588	-	-	-	-	-	-	-	-	-
Stage 36 Local Auth Sprvsn & WC plng	59,700	756 /Lot	Mar-22	Mar-22	1 Mths	62,908	-	-	-	-	-	-	-	-	-
Stage 36 Local Auth Scheme Costs	28,463	360 /Lot	Jul-22	Jul-22	1 Mths	30,571	-	-	-	-	-	-	-	-	-
Stage 36 Western Power Fees	156,000	1,975 /Lot	Mar-22	Mar-22	1 Mths	164,384	-	-	-	-	-	-	-	-	-
Stage 36 Survey / Titles	97,200	1,200 /Lot	Apr-21	Dec-21	9 Mths	98,536	-	-	-	-	-	-	-	-	-
Stage 36 Engineering Consultants	327,000	4,139 /Lot	Apr-21	Dec-21	9 Mths	331,494	-	-	-	-	-	-	-	-	-
STAGE 36 TOTAL	7,905,463	100,069	104,459		79 Lots	8,252,299	-	-	-	-	-	-	-	-	-
Stage 37 Civils	2,958,800	61,642 /Lot	Dec-22	Apr-23	5 Mths	3,215,251	-	-	-	-	-	-	-	-	-
Stage 37 Earthworks	0	/Lot	Jul-22	Nov-22	5 Mths	-	-	-	-	-	-	-	-	-	-
Stage 37 Underground Power	0	/Lot	Dec-22	Apr-23	5 Mths	-	-	-	-	-	-	-	-	-	-
Stage 37 Headworks	262,200	5,463 /Lot	Feb-23	Feb-23	1 Mths	284,925	-	-	-	-	-	-	-	-	-
Stage 37 Local Auth Sprvsn & WC plng	23,200	483 /Lot	Feb-23	Feb-23	1 Mths	25,211	-	-	-	-	-	-	-	-	-
Stage 37 Local Auth Scheme Costs	67,016	1,396 /Lot	Jun-32	Jun-32	1 Mths	87,756	-	-	-	87,756	-	-	-	-	-
Stage 37 Western Power Fees	94,000	1,958 /Lot	Feb-23	Feb-23	1 Mths	102,147	-	-	-	-	-	-	-	-	-
Stage 37 Survey / Titles	60,000	1,200 /Lot	Mar-22	Nov-22	9 Mths	64,269	-	-	-	-	-	-	-	-	-
Stage 37 Engineering Consultants	129,300	2,694 /Lot	Mar-22	Nov-22	9 Mths	138,499	-	-	-	-	-	-	-	-	-
STAGE 37 TOTAL	3,594,516	74,886	81,626		48 Lots	3,918,057	-	-	-	87,756	-	-	-	-	-
Stage 38 Civils	2,238,586	60,502 /Lot	Jul-23	Dec-23	6 Mths	2,463,189	-	-	-	-	-	-	-	-	-
Stage 38 Earthworks	0	/Lot	Jan-23	Jun-23	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 38 Underground Power	0	/Lot	Jul-23	Dec-23	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 38 Headworks	208,414	5,633 /Lot	Oct-23	Oct-23	1 Mths	229,515	-	-	-	-	-	-	-	-	-
Stage 38 Local Auth Sprvsn & WC plng	14,750	399 /Lot	Oct-23	Oct-23	1 Mths	16,243	-	-	-	-	-	-	-	-	-
Stage 38 Local Auth Scheme Costs	51,658	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	67,645	-	-	-	-	-
Stage 38 Western Power Fees	74,714	2,019 /Lot	Oct-23	Oct-23	1 Mths	82,279	-	-	-	-	-	-	-	-	-
Stage 38 Survey / Titles	46,800	1,200 /Lot	Oct-22	Jun-23	9 Mths	50,857	-	-	-	-	-	-	-	-	-
Stage 38 Engineering Consultants	109,614	2,963 /Lot	Oct-22	Jun-23	9 Mths	119,116	-	-	-	-	-	-	-	-	-
STAGE 38 TOTAL	2,744,537	74,177	81,861		37 Lots	3,028,844	-	-	-	67,645	-	-	-	-	-
Stage 39 Civils	2,238,586	60,502 /Lot	Jan-24	Jun-24	6 Mths	2,487,924	-	-	-	-	-	-	-	-	-
Stage 39 Earthworks	0	/Lot	Jul-23	Dec-23	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 39 Underground Power	0	/Lot	Jan-24	Jun-24	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 39 Headworks	208,414	5,633 /Lot	Apr-24	Apr-24	1 Mths	231,820	-	-	-	-	-	-	-	-	-
Stage 39 Local Auth Sprvsn & WC plng	14,750	399 /Lot	Apr-24	Apr-24	1 Mths	16,406	-	-	-	-	-	-	-	-	-
Stage 39 Local Auth Scheme Costs	51,658	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	67,645	-	-	-	-	-
Stage 39 Western Power Fees	74,714	2,019 /Lot	Apr-24	Apr-24	1 Mths	83,105	-	-	-	-	-	-	-	-	-
Stage 39 Survey / Titles	46,800	1,200 /Lot	Apr-23	Dec-23	9 Mths	51,367	-	-	-	-	-	-	-	-	-
Stage 39 Engineering Consultants	109,614	2,963 /Lot	Apr-23	Dec-23	9 Mths	120,312	-	-	-	-	-	-	-	-	-
STAGE 39 TOTAL	2,744,537	74,177	82,664		37 Lots	3,058,579	-	-	-	67,645	-	-	-	-	-
Stage 40 Civils	2,238,586	60,502 /Lot	Jul-24	Dec-24	6 Mths	2,512,907	-	-	-	-	-	-	-	-	-
Stage 40 Earthworks	0	/Lot	Jan-24	Jun-24	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 40 Underground Power	0	/Lot	Jul-24	Dec-24	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 40 Headworks	208,414	5,633 /Lot	Oct-24	Oct-24	1 Mths	234,148	-	-	-	-	-	-	-	-	-

CashFlow

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Stage 40 Local Auth Sprvsn & WC plng	14,750	399 /Lot	Oct-24	Oct-24	1 Mths	16,571	-	-	-	-	-	-	-	-	-
Stage 40 Local Auth Scheme Costs	51,658	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	67,645	-	-	-	-	-
Stage 40 Western Power Fees	74,714	2,019 /Lot	Oct-24	Oct-24	1 Mths	83,939	-	-	-	-	-	-	-	-	-
Stage 40 Survey / Titles	46,800	1,200 /Lot	Oct-23	Jun-24	9 Mths	51,883	-	-	-	-	-	-	-	-	-
Stage 40 Engineering Consultants	109,614	2,963 /Lot	Oct-23	Jun-24	9 Mths	121,520	-	-	-	-	-	-	-	-	-
STAGE 40 TOTAL	2,744,537	74,177	83,476		37 Lots	3,088,613				67,645					
Stage 41 Civils	2,238,586	60,502 /Lot	Jan-25	Jun-25	6 Mths	2,538,141	-	-	-	-	-	-	-	-	-
Stage 41 Earthworks	0	/Lot	Jul-24	Dec-24	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 41 Underground Power	0	/Lot	Jan-25	Jun-25	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 41 Headworks	208,414	5,633 /Lot	Apr-25	Apr-25	1 Mths	236,499	-	-	-	-	-	-	-	-	-
Stage 41 Local Auth Sprvsn & WC plng	14,750	399 /Lot	Apr-25	Apr-25	1 Mths	16,738	-	-	-	-	-	-	-	-	-
Stage 41 Local Auth Scheme Costs	51,658	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	67,645	-	-	-	-	-
Stage 41 Western Power Fees	74,714	2,019 /Lot	Apr-25	Apr-25	1 Mths	84,782	-	-	-	-	-	-	-	-	-
Stage 41 Survey / Titles	46,800	1,200 /Lot	Apr-24	Dec-24	9 Mths	52,404	-	-	-	-	-	-	-	-	-
Stage 41 Engineering Consultants	109,614	2,963 /Lot	Apr-24	Dec-24	9 Mths	122,740	-	-	-	-	-	-	-	-	-
STAGE 41 TOTAL	2,744,537	74,177	84,296		37 Lots	3,118,949				67,645					
Stage 42 Civils	2,238,586	60,502 /Lot	Jul-25	Dec-25	6 Mths	2,563,628	-	-	-	-	-	-	-	-	-
Stage 42 Earthworks	0	/Lot	Jan-25	Jun-25	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 42 Underground Power	0	/Lot	Jul-25	Dec-25	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 42 Headworks	208,414	5,633 /Lot	Oct-25	Oct-25	1 Mths	238,874	-	-	-	-	-	-	-	-	-
Stage 42 Local Auth Sprvsn & WC plng	14,750	399 /Lot	Oct-25	Oct-25	1 Mths	16,906	-	-	-	-	-	-	-	-	-
Stage 42 Local Auth Scheme Costs	51,658	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	67,645	-	-	-	-	-
Stage 42 Western Power Fees	74,714	2,019 /Lot	Oct-25	Oct-25	1 Mths	85,634	-	-	-	-	-	-	-	-	-
Stage 42 Survey / Titles	46,800	1,200 /Lot	Oct-24	Jun-25	9 Mths	52,930	-	-	-	-	-	-	-	-	-
Stage 42 Engineering Consultants	109,614	2,963 /Lot	Oct-24	Jun-25	9 Mths	123,973	-	-	-	-	-	-	-	-	-
STAGE 42 TOTAL	2,744,537	74,177	85,124		37 Lots	3,149,590				67,645					
Stage 43 Civils	2,238,586	60,502 /Lot	Feb-26	Jul-26	6 Mths	2,593,687	-	-	-	-	-	-	-	-	-
Stage 43 Earthworks	0	/Lot	Aug-25	Jan-26	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 43 Underground Power	0	/Lot	Feb-26	Jul-26	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 43 Headworks	208,414	5,633 /Lot	May-26	May-26	1 Mths	241,675	-	-	-	-	-	-	-	-	-
Stage 43 Local Auth Sprvsn & WC plng	14,750	399 /Lot	May-26	May-26	1 Mths	17,104	-	-	-	-	-	-	-	-	-
Stage 43 Local Auth Scheme Costs	51,658	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	67,645	-	-	-	-	-
Stage 43 Western Power Fees	74,714	2,019 /Lot	May-26	May-26	1 Mths	86,638	-	-	-	-	-	-	-	-	-
Stage 43 Survey / Titles	46,800	1,200 /Lot	May-25	Jan-26	9 Mths	53,551	-	-	-	-	-	-	-	-	-
Stage 43 Engineering Consultants	109,614	2,963 /Lot	May-25	Jan-26	9 Mths	125,426	-	-	-	-	-	-	-	-	-
STAGE 43 TOTAL	2,744,537	74,177	86,101		37 Lots	3,185,726				67,645					
Stage 44 Civils	2,238,586	60,502 /Lot	Aug-26	Jan-27	6 Mths	2,619,732	-	-	-	-	-	-	-	-	-
Stage 44 Earthworks	0	/Lot	Feb-26	Jul-26	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 44 Underground Power	0	/Lot	Aug-26	Jan-27	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 44 Headworks	208,414	5,633 /Lot	Nov-26	Nov-26	1 Mths	244,102	-	-	-	-	-	-	-	-	-
Stage 44 Local Auth Sprvsn & WC plng	14,750	399 /Lot	Nov-26	Nov-26	1 Mths	17,276	-	-	-	-	-	-	-	-	-
Stage 44 Local Auth Scheme Costs	51,658	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	67,645	-	-	-	-	-
Stage 44 Western Power Fees	74,714	2,019 /Lot	Nov-26	Nov-26	1 Mths	87,508	-	-	-	-	-	-	-	-	-
Stage 44 Survey / Titles	46,800	1,200 /Lot	Nov-25	Jul-26	9 Mths	54,089	-	-	-	-	-	-	-	-	-
Stage 44 Engineering Consultants	109,614	2,963 /Lot	Nov-25	Jul-26	9 Mths	126,686	-	-	-	-	-	-	-	-	-
STAGE 44 TOTAL	2,744,537	74,177	86,947		37 Lots	3,217,037				67,645					
Stage 45 Civils	2,238,586	60,502 /Lot	Feb-27	Jul-27	6 Mths	2,646,039	-	-	-	-	-	-	-	-	-
Stage 45 Earthworks	0	/Lot	Aug-26	Jan-27	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 45 Underground Power	0	/Lot	Feb-27	Jul-27	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 45 Headworks	208,414	5,633 /Lot	May-27	May-27	1 Mths	246,553	-	-	-	-	-	-	-	-	-
Stage 45 Local Auth Sprvsn & WC plng	14,750	399 /Lot	May-27	May-27	1 Mths	17,449	-	-	-	-	-	-	-	-	-
Stage 45 Local Auth Scheme Costs	51,658	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	67,645	-	-	-	-	-
Stage 45 Western Power Fees	74,714	2,019 /Lot	May-27	May-27	1 Mths	88,387	-	-	-	-	-	-	-	-	-
Stage 45 Survey / Titles	46,800	1,200 /Lot	May-26	Jan-27	9 Mths	54,632	-	-	-	-	-	-	-	-	-
Stage 45 Engineering Consultants	109,614	2,963 /Lot	May-26	Jan-27	9 Mths	127,958	-	-	-	-	-	-	-	-	-
STAGE 45 TOTAL	2,744,537	74,177	87,802		37 Lots	3,248,662				67,645					
Stage 46 Civils	2,238,586	60,502 /Lot	Aug-27	Jan-28	6 Mths	2,672,610	-	-	-	-	-	-	-	-	-
Stage 46 Earthworks	0	/Lot	Feb-27	Jul-27	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 46 Underground Power	0	/Lot	Aug-27	Jan-28	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 46 Headworks	208,414	5,633 /Lot	Nov-27	Nov-27	1 Mths	249,029	-	-	-	-	-	-	-	-	-
Stage 46 Local Auth Sprvsn & WC plng	14,750	399 /Lot	Nov-27	Nov-27	1 Mths	17,624	-	-	-	-	-	-	-	-	-
Stage 46 Local Auth Scheme Costs	51,658	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	67,645	-	-	-	-	-
Stage 46 Western Power Fees	74,714	2,019 /Lot	Nov-27	Nov-27	1 Mths	89,274	-	-	-	-	-	-	-	-	-
Stage 46 Survey / Titles	46,800	1,200 /Lot	Nov-26	Jul-27	9 Mths	55,181	-	-	-	-	-	-	-	-	-
Stage 46 Engineering Consultants	109,614	2,963 /Lot	Nov-26	Jul-27	9 Mths	129,243	-	-	-	-	-	-	-	-	-
STAGE 46 TOTAL	2,744,537	74,177	88,665		37 Lots	3,280,605				67,645					
Stage 47 Civils	2,238,586	60,502 /Lot	Feb-28	Jul-28	6 Mths	2,699,448	451,783	-	-	-	-	-	-	-	-
Stage 47 Earthworks	0	/Lot	Aug-27	Jan-28	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 47 Underground Power	0	/Lot	Feb-28	Jul-28	6 Mths	-	-	-	-	-	-	-	-	-	-
Stage 47 Headworks	208,414	5,633 /Lot	May-28	May-28	1 Mths	251,529	-	-	-	-	-	-	-	-	-
Stage 47 Local Auth Sprvsn & WC plng	14,750	399 /Lot	May-28	May-28	1 Mths	17,801	-	-	-	-	-	-	-	-	-
Stage 47 Local Auth Scheme Costs	51,658	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	67,645	-	-	-	-	-
Stage 47 Western Power Fees	74,714	2,019 /Lot	May-28	May-28	1 Mths	90,171	-	-	-	-	-	-	-	-	-
Stage 47 Survey / Titles	46,800	1,200 /Lot	May-27	Jan-28	9 Mths	55,735	-	-	-	-	-	-	-	-	-
Stage 47 Engineering Consultants	109,614	2,963 /Lot	May-27	Jan-28	9 Mths	130,541	-	-	-	-	-	-	-	-	-
STAGE 47 TOTAL	2,744,537	74,177	89,537		37 Lots	3,312,869	451,783			67,645					
Stage 48 Civils	2,238,586	60,502 /Lot	Sep-28	Jan-29	5 Mths	2,728,822	2,728,822	-	-	-	-	-	-	-	-
Stage 48 Earthworks	0	/Lot	Apr-28	Aug-28	5 Mths	-	-	-	-	-	-	-	-	-	-
Stage 48 Underground Power	0	/Lot	Sep-28	Jan-29	5 Mths	-	-	-	-	-	-	-	-	-	-
Stage 48 Headworks	208,414	5,633 /Lot	Nov-28	Nov-28	1 Mths	254,055	254,055	-	-	-	-	-	-	-	-
Stage 48 Local Auth Sprvsn & WC plng	14,750	399 /Lot	Nov-28	Nov-28	1 Mths	17,980	17,980	-	-	-	-	-	-	-	-
Stage 48 Local Auth Scheme Costs	51,658	1,396 /Lot	Jun-32	Jun-32	1 Mths	67,645	-	-	-	67,645	-	-	-	-	-
Stage 48 Western Power Fees	74,714	2,019 /Lot	Nov-28	Nov-28	1 Mths	91,076	91,076	-	-	-	-	-	-	-	-
Stage 48 Survey / Titles	46,800	1,200 /Lot	Dec-27	Aug-28	9 Mths	56,388	12,604	-	-	-	-	-	-	-	-
Stage 48 Engineering Consultants	109,614	2,963 /Lot	Dec-27	Aug-28	9 Mths	132,071	29,521	-	-	-	-	-	-	-	-

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
STAGE 48 - WAPC LAND TOTAL	2,744,537	74,112			37 Lots	3,348,038	3,134,058	-	-	67,645	-	-	-	-	-
Stage 49 Civils	2,238,586	60,502 /Lot		Apr-29	Aug-29	5 Mths	2,760,818	1,653,732	1,107,087	-	-	-	-	-	-
Stage 49 Earthworks	0	/Lot		Nov-28	Mar-29	5 Mths	-	-	-	-	-	-	-	-	-
Stage 49 Underground Power	0	/Lot		Apr-29	Aug-29	5 Mths	-	-	-	-	-	-	-	-	-
Stage 49 Headworks	208,414	5,633 /Lot		Jun-29	Jun-29	1 Mths	257,034	257,034	-	-	-	-	-	-	-
Stage 49 Local Auth Sprvsn & WC plng	14,750	399 /Lot		Jun-29	Jun-29	1 Mths	18,191	18,191	-	-	-	-	-	-	-
Stage 49 Local Auth Scheme Costs	51,658	1,396 /Lot		Jun-32	Jun-32	1 Mths	67,645	-	-	67,645	-	-	-	-	-
Stage 49 Western Power Fees	74,714	2,019 /Lot		Jun-29	Jun-29	1 Mths	92,144	92,144	-	-	-	-	-	-	-
Stage 49 Survey / Titles	46,800	1,200 /Lot		Jul-28	Mar-29	9 Mths	57,049	57,049	-	-	-	-	-	-	-
Stage 49 Engineering Consultants	109,614	2,963 /Lot		Jul-28	Mar-29	9 Mths	133,620	133,620	-	-	-	-	-	-	-
STAGE 49 - WAPC LAND TOTAL	2,744,537	74,112				37 Lots	3,386,501	2,211,770	1,107,087	-	-	-	-	-	-
Stage 50 Civils	2,238,586	60,502 /Lot		Oct-29	Feb-30	5 Mths	2,788,542	-	2,788,542	-	-	-	-	-	-
Stage 50 Earthworks	0	/Lot		May-29	Sep-29	5 Mths	-	-	-	-	-	-	-	-	-
Stage 50 Underground Power	0	/Lot		Oct-29	Feb-30	5 Mths	-	-	-	-	-	-	-	-	-
Stage 50 Headworks	208,414	5,633 /Lot		Dec-29	Dec-29	1 Mths	259,615	-	259,615	-	-	-	-	-	-
Stage 50 Local Auth Sprvsn & WC plng	14,750	399 /Lot		Dec-29	Dec-29	1 Mths	18,374	-	18,374	-	-	-	-	-	-
Stage 50 Local Auth Scheme Costs	51,658	1,396 /Lot		Jun-32	Jun-32	1 Mths	67,645	-	-	67,645	-	-	-	-	-
Stage 50 Western Power Fees	74,714	2,019 /Lot		Dec-29	Dec-29	1 Mths	93,069	-	93,069	-	-	-	-	-	-
Stage 50 Survey / Titles	46,800	1,200 /Lot		Jan-29	Sep-29	9 Mths	57,622	38,319	19,303	-	-	-	-	-	-
Stage 50 Engineering Consultants	109,614	2,963 /Lot		Jan-29	Sep-29	9 Mths	134,962	89,750	45,212	-	-	-	-	-	-
STAGE 50 - WAPC LAND TOTAL	2,744,537	74,112				37 Lots	3,419,829	128,068	3,224,115	-	-	-	-	-	-
Stage 51 Civils	2,238,586	60,502 /Lot		Apr-30	Aug-30	5 Mths	2,816,544	-	1,687,111	1,129,432	-	-	-	-	-
Stage 51 Earthworks	0	/Lot		Nov-29	Mar-30	5 Mths	-	-	-	-	-	-	-	-	-
Stage 51 Underground Power	0	/Lot		Apr-30	Aug-30	5 Mths	-	-	-	-	-	-	-	-	-
Stage 51 Headworks	208,414	5,633 /Lot		Jun-30	Jun-30	1 Mths	262,222	-	262,222	-	-	-	-	-	-
Stage 51 Local Auth Sprvsn & WC plng	14,750	399 /Lot		Jun-30	Jun-30	1 Mths	18,558	-	18,558	-	-	-	-	-	-
Stage 51 Local Auth Scheme Costs	51,658	1,396 /Lot		Jun-32	Jun-32	1 Mths	67,645	-	-	67,645	-	-	-	-	-
Stage 51 Western Power Fees	74,714	2,019 /Lot		Jun-30	Jun-30	1 Mths	94,004	-	94,004	-	-	-	-	-	-
Stage 51 Survey / Titles	46,800	1,200 /Lot		Jul-29	Mar-30	9 Mths	58,201	-	58,201	-	-	-	-	-	-
Stage 51 Engineering Consultants	109,614	2,963 /Lot		Jul-29	Mar-30	9 Mths	136,317	-	136,317	-	-	-	-	-	-
STAGE 51 - WAPC LAND TOTAL	2,744,537	74,112				37 Lots	3,453,490	-	2,256,413	1,129,432	67,645	-	-	-	-
TOTAL LOT PRODUCTION	130,399,548						221,984,848	10,963,016	13,392,604	10,295,644	11,017,973	8,946,689	12,132,094	-	-
LANDSCAPE	AMOUNT			START	FINISH	DURATION									
Drainage Space and Neerabup Road		Complete					795,713	-	-	-	-	-	-	-	-
Drainage Space and Neerabup Road Consultancy		Complete					47,056	-	-	-	-	-	-	-	-
Aviator Blvd Greenlink (2.4)		Complete					164,882	-	-	-	-	-	-	-	-
Aviator Blvd Greenlink (2.4) Consultancy		Complete					11,980	-	-	-	-	-	-	-	-
Roundabout		Complete					7,162	-	-	-	-	-	-	-	-
Roundabout Consultancy		Complete					1,035	-	-	-	-	-	-	-	-
Public Access Way Lot 8005 (3.1)		Complete					40,537	-	-	-	-	-	-	-	-
Aviator Blvd Greenlink (5.2) Consultancy		Complete					6,072	-	-	-	-	-	-	-	-
Neerabup Road Verge Treatment Stg3		Complete					180,487	-	-	-	-	-	-	-	-
Neerabup Road Verge Treatment Stg3 Consultancy		Complete					23,134	-	-	-	-	-	-	-	-
Neerabup Road Verge Treatment Stg4		Complete					206,713	-	-	-	-	-	-	-	-
Neerabup Road Verge Treatment Stg4 Consultancy		Complete					12,759	-	-	-	-	-	-	-	-
Neerabup Road Verge Treatment Stg5		Complete					157,346	-	-	-	-	-	-	-	-
Neerabup Road Verge Treatment Stg5 Consultancy		Complete					14,093	-	-	-	-	-	-	-	-
Neerabup Entry Statement		Complete					87,605	-	-	-	-	-	-	-	-
Neerabup Entry Statement Consultancy		Complete					1,927	-	-	-	-	-	-	-	-
Public Open Space 1		Complete					369,509	-	-	-	-	-	-	-	-
Public Open Space 1 Consultancy		Complete					46,158	-	-	-	-	-	-	-	-
POS Lot 8009 (2.2)		Complete					166,728	-	-	-	-	-	-	-	-
POS Lot 8009 (2.2) Consultancy		Complete					11,504	-	-	-	-	-	-	-	-
Sales Centre Landscaping		Complete					8,498	-	-	-	-	-	-	-	-
Sales Centre Landscaping Stg 2 Consultancy		Complete					7,527	-	-	-	-	-	-	-	-
POS Lot 8007 (4.3)		Complete					1,083,262	-	-	-	-	-	-	-	-
POS Lot 8007 (4.3) Consultancy		Complete					76,262	-	-	-	-	-	-	-	-
Feature Entry Statement 1.2		Complete					76,010	-	-	-	-	-	-	-	-
Feature Entry Statement 1.2 Consultancy		Complete					4,801	-	-	-	-	-	-	-	-
Public Access Way 2.1		Complete					150,700	-	-	-	-	-	-	-	-
Public Access Way 2.1 Consultancy		Complete					11,232	-	-	-	-	-	-	-	-
Catalina Central Street Trees and Other Items		Complete					59,051	-	-	-	-	-	-	-	-
Stage 7 Landscaping		Complete					169,816	-	-	-	-	-	-	-	-
Stage 7 Landscaping Consultancy		Complete					7,193	-	-	-	-	-	-	-	-
Stage 8 Landscaping POS Lot 8020		Complete					412,952	-	-	-	-	-	-	-	-
Stage 8 Landscaping POS Lot 8020 Consultancy		Complete					30,857	-	-	-	-	-	-	-	-
Stage 8 Landscaping Verge Landscaping Lot 475		Complete					1,001	-	-	-	-	-	-	-	-
Stage 8 Landscaping Street Trees / Streetscapes		Complete					63,552	-	-	-	-	-	-	-	-
Stage 8 Landscaping Street Trees / Streetscapes Consultancy		Complete					2,587	-	-	-	-	-	-	-	-
Stage 8 Medium Density Lot Verges		Complete					19,598	-	-	-	-	-	-	-	-
Stage 8 Medium Density Lot Verges consultancy		Complete					1,346	-	-	-	-	-	-	-	-
Stage 9 Landscaping Aviator Blvd Greenlink		Complete					104,134	-	-	-	-	-	-	-	-
Stage 9 Landscaping Aviator Blvd Greenlink Consultancy		Complete					11,489	-	-	-	-	-	-	-	-
Stage 9 Landscaping Biodiversity Conservation Area (South) verge		Complete					40,000	-	-	-	-	-	-	-	-
Stage 9 Landscaping Biodiversity Conservation Area (South) verge Consultancy		Complete					3,120	-	-	-	-	-	-	-	-
Stage 10 POS (10.1)		Complete					198,747	-	-	-	-	-	-	-	-
Stage 10 POS (10.1) Consultancy		Complete					14,417	-	-	-	-	-	-	-	-
Stage 10 Biodiversity Conservation Area (South) verge (10.2)		Complete					116,647	-	-	-	-	-	-	-	-
Stage 10 Biodiversity Conservation Area (South) verge (10.2) Consultancy		Complete					7,918	-	-	-	-	-	-	-	-
Biodiversity Conservation Area (North)		Complete/Removed					354,111	-	-	-	-	-	-	-	-
Biodiversity Conservation Area (North) Consultancy		Complete/Removed					19,093	-	-	-	-	-	-	-	-
Aviator Blvd Entry Stmt		Complete/Removed					511,858	-	-	-	-	-	-	-	-
Aviator Blvd Entry Stmt Consultancy		Complete/Removed					27,897	-	-	-	-	-	-	-	-
Stage 6 McCallister Blvd Verge		Complete/Removed					145,252	-	-	-	-	-	-	-	-
Stage 6 McCallister Blvd Verge Consultancy		Complete/Removed					6,768	-	-	-	-	-	-	-	-

DESCRIPTION	MISCDESC	MISCDESC	MISCDESC	MISCDESC	MISCDESC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
Public Art Consultancy		Complete/Removed				13,105	-	-	-	-	-	-	-	-	-
Stage 9 Medium Density Lot Verges		Complete/Removed				95,700	-	-	-	-	-	-	-	-	-
Stage 9 Medium Density Lot Verges Consultancy		Complete/Removed				5,500	-	-	-	-	-	-	-	-	-
Catalina Central Landscape Upgrade		Complete/Removed				821,012	-	-	-	-	-	-	-	-	-
Catalina Central Landscape Upgrade Consultancy		Complete/Removed				63,128	-	-	-	-	-	-	-	-	-
Marmion Ave Shrub Planting		Complete/Removed				17,282	-	-	-	-	-	-	-	-	-
Stage 10 Biodiversity Conservation Area (South) (10.3)		Complete/Removed				228,092	-	-	-	-	-	-	-	-	-
Stage 10 Biodiversity Conservation Area (South) (10.3) Consultancy		Complete/Removed				28,012	-	-	-	-	-	-	-	-	-
Stage 11 Landscaping		Complete/Removed				1,328,968	-	-	-	-	-	-	-	-	-
Stage 11 Landscaping Consultancy		Complete/Removed				162,929	-	-	-	-	-	-	-	-	-
Stage 11 Landscaping Phase 2		Complete/Removed				743,690	-	-	-	-	-	-	-	-	-
Stage 12 Landscaping		Complete/Removed				236,650	-	-	-	-	-	-	-	-	-
Stage 12 Landscaping Consultancy		Complete/Removed				27,377	-	-	-	-	-	-	-	-	-
Stage 12 Landscaping - Greenlink		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Stage 13 Landscaping		Complete/Removed				789,993	-	-	-	-	-	-	-	-	-
Stage 13 Landscaping Consultancy		Complete/Removed				61,433	-	-	-	-	-	-	-	-	-
Stage 13 Landscaping - Greenlink		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Stage 12/13 Greenlink Bore 5		Complete/Removed				70,354	-	-	-	-	-	-	-	-	-
Stage 14A Landscaping		Complete/Removed				553,652	-	-	-	-	-	-	-	-	-
Stage 14A Landscaping Consultancy		Complete/Removed				8,430	-	-	-	-	-	-	-	-	-
Stage 14B Landscaping		Complete/Removed				216,700	-	-	-	-	-	-	-	-	-
Stage 14B Landscaping Consultancy		Complete/Removed				15,457	-	-	-	-	-	-	-	-	-
Stage 15 Landscaping		Complete/Removed				115,933	-	-	-	-	-	-	-	-	-
Stage 15 Landscaping Consultancy		Complete/Removed				18,838	-	-	-	-	-	-	-	-	-
Stage 16 Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Stage 16 Landscaping Consultancy		Complete/Removed				11,303	-	-	-	-	-	-	-	-	-
Stage 17 Landscaping		Complete/Removed				213,992	-	-	-	-	-	-	-	-	-
Stage 17 Landscaping Consultancy		Complete/Removed				2,720	-	-	-	-	-	-	-	-	-
Stage 18 Landscaping		Complete/Removed				267,780	-	-	-	-	-	-	-	-	-
Stage 18 Landscaping Consultancy		Complete/Removed				46,251	-	-	-	-	-	-	-	-	-
Stage 18C Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Stage 19 Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Stage 20 Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Stage 21 Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Stage 22 Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Stage 23 Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-
School Oval		Complete/Removed				44,219	-	-	-	-	-	-	-	-	-
School Oval Passive POS		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Marmion Ave Eastern Verge Upgrade		Complete/Removed				269,451	-	-	-	-	-	-	-	-	-
Marmion Ave Eastern Verge Upgrade Consultancy		Complete/Removed				19,688	-	-	-	-	-	-	-	-	-
Connolly Dve Median Upgrade		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Aviator Blvd Roundabouts Upgrade		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Bore 6		Complete/Removed				30,906	-	-	-	-	-	-	-	-	-
Catalina Beach Greenlink Stage 25		Complete/Removed				3,941,448	-	-	-	-	-	-	-	-	-
Catalina Beach Greenlink Stage 25 Consultancy		Complete/Removed				118,508	-	-	-	-	-	-	-	-	-
Catalina Beach Portofino Entry Statement Consultancy		Complete/Removed				19,164	-	-	-	-	-	-	-	-	-
Catalina Beach Portofino Greenlink Consultancy		Complete/Removed				11,880	-	-	-	-	-	-	-	-	-
Catalina Beach Marmion Ave Verge Consultancy		Complete/Removed				19,196	-	-	-	-	-	-	-	-	-
Catalina Beach POS Consultancy		Complete/Removed				83,145	-	-	-	-	-	-	-	-	-
Catalina Beach POS2		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Catalina Beach POS2 Consultancy		Complete/Removed				64,091	-	-	-	-	-	-	-	-	-
Catalina Beach Bore, Pump, Electrics & Iron Filtration System Stg 25		Complete/Removed				118,324	-	-	-	-	-	-	-	-	-
Catalina Beach Bore, Pump, Electrics & Iron Filtration System Stg 25 Consultancy		Complete/Removed				9,466	-	-	-	-	-	-	-	-	-
Catalina Beach Stage 26 Landscaping		Complete/Removed				40,000	-	-	-	-	-	-	-	-	-
Catalina Beach Stage 27A Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Catalina Beach Stage 27B Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Catalina Beach Portofino Medians Stg 27 Consultancy		Complete/Removed				19,357	-	-	-	-	-	-	-	-	-
Catalina Beach Stage 28 Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Catalina Beach Coastal Node Public Open Space / Greenlink		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Catalina Beach Bore, Pump, Electrics & Iron Filtration System 5.3		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Catalina Beach Foreshore Reserve Interface		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Catalina Beach Foreshore Node / Beach Connection		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Catalina Beach Southern Boundary Bush Forever Interface		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Catalina Beach Portofino Medians		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Catalina Beach Display Village Verge Landscaping		Complete/Removed				53,415	-	-	-	-	-	-	-	-	-
Catalina Green Initial Scoping Works		Complete/Removed				16,803	-	-	-	-	-	-	-	-	-
Catalina Green Landscaping		Complete/Removed				-	-	-	-	-	-	-	-	-	-
Landscaping Consultancy		10%				4,478,444	258,459	271,853	374,456	83,209	71,044	301,687	4,935	-	-
Environmental Landscaping	371,133	Non-OPC, Final POS		Jul-21	Oct-21	4 Mths	371,940	-	-	-	-	-	-	-	-
Public Art	601,764	Non-OPC, incl manual adjs →		Jul-23	Jun-28	60 Mths	766,870	-	-	-	-	-	-	-	-
Central Connolly Drive	351,700	Green Connolly Drive Phase 1		May-22	Oct-22	6 Mths	377,809	-	-	-	-	-	-	-	-
Central Connolly Drive South of Aviator	263,640	Stage 16B		Dec-30	Mar-31	4 Mths	335,875	-	-	335,875	-	-	-	-	-
Central Green Link	2,321,380			Nov-21	Jul-22	9 Mths	2,445,259	-	-	-	-	-	-	-	-
Central Streetscape - High Density	179,920			Jan-22	Aug-22	8 Mths	190,965	-	-	-	-	-	-	-	-
Central Stage 18C Subdivision	235,500	Stage 18C		Feb-22	Jul-22	6 Mths	250,168	-	-	-	-	-	-	-	-
Central Bore, Pump & Filtration Unit	200,000	School Site/GHS completion		May-30	Oct-30	6 Mths	252,266	-	83,809	168,457	-	-	-	-	-
Central School Oval & Passive POS	2,123,300	Stage 16B		Dec-30	May-31	6 Mths	2,709,581	-	-	2,709,581	-	-	-	-	-
Central Stage 19 Passive POS & Bore	512,060	Stage 19		Oct-31	Mar-32	6 Mths	664,422	-	-	-	664,422	-	-	-	-
Central Stage 21 POS & Bore	607,150	Stage 21		Mar-33	Aug-33	6 Mths	810,427	-	-	-	-	539,384	271,042	-	-
Central Stage 22 POS & Bore	1,921,650	Stage 22		Sep-33	Feb-34	6 Mths	2,590,785	-	-	-	-	-	2,590,785	-	-
Central Streetscape - Balance Stages	288,000	Stages 16B, 19-23		Jan-31	Dec-34	48 Mths	381,336	-	-	46,017	93,425	95,310	97,234	49,351	-
Beach Display Village Verge	350,900	Stage 28		Jul-22	Oct-22	4 Mths	377,837	-	-	-	-	-	-	-	-
Beach Portofino Verge - North	195,520	Stage 33		May-29	Aug-29	4 Mths	241,333	120,465	120,867	-	-	-	-	-	-
Beach Portofino Verge - South	951,080	Portofino Extension		Apr-22	Dec-22	9 Mths	1,021,843	-	-	-	-	-	-	-	-

CashFlow

DESCRIPTION	MISCDESC	MISCDESC	MISCDESC	MISCDESC	MISCDESC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37	
Beach Park 2	684,190	Portofino Extension		Apr-22	Dec-22	9 Mths	735,096	-	-	-	-	-	-	-	-	
Beach Foreshore POS Area 1	3,977,340	Portofino Extension		Apr-22	Dec-22	9 Mths	4,273,265	-	-	-	-	-	-	-	-	
Beach Foreshore POS Area 2	956,060	Area 1 + 5 yrs		Apr-27	Dec-27	9 Mths	1,136,688	-	-	-	-	-	-	-	-	
Beach Foreshore Access Area 1	650,706	FY22		Jul-21	Jun-22	12 Mths	675,914	-	-	-	-	-	-	-	-	
Beach Foreshore Access Area 2	162,676	FY23		Jul-22	Jun-23	12 Mths	176,338	-	-	-	-	-	-	-	-	
Beach Streetscapes - Commercial & South of Portofino	120,630	Commercial PC (assumed settle -1)		May-26	Aug-26	4 Mths	140,231	-	-	-	-	-	-	-	-	
Beach Streetscapes - North of Portofino	227,110	Stages 32-35		Apr-27	Mar-34	84 Mths	287,649	39,649	40,449	41,266	42,098	42,948	32,779	-	-	
Beach Mallaca Way Medians	37,000	Stage 30		Mar-24	Jun-24	4 Mths	41,190	-	-	-	-	-	-	-	-	
Beach South Buffer	315,900	Stages 28-35		Jul-21	Mar-34	153 Mths	377,893	30,278	30,889	31,513	32,149	32,798	25,032	-	-	
Beach Long Beach Promenade Verge	91,980	Long Beach Extension		Feb-22	Oct-22	9 Mths	98,180	-	-	-	-	-	-	-	-	
Beach Bore, Pump & Filtration Unit	200,000			Apr-22	Dec-22	9 Mths	214,881	-	-	-	-	-	-	-	-	
Green Neerabup Road Phase 1	572,800	↓ with Connolly		May-22	Jan-23	9 Mths	617,007	-	-	-	-	-	-	-	-	
Green Connolly Drive Phase 1	1,086,150	↑ with Neerabup		May-22	Jan-23	9 Mths	1,169,977	-	-	-	-	-	-	-	-	
Green POS 1 Phase 1	1,219,450			May-22	Jan-23	9 Mths	1,313,564	-	-	-	-	-	-	-	-	
Green Widened Verges Phase 1	137,490	Stage 36		Aug-22	Nov-22	4 Mths	148,291	-	-	-	-	-	-	-	-	
Green Green Link POS Phase 1	313,950	FY23		Jul-22	Jun-23	12 Mths	340,315	-	-	-	-	-	-	-	-	
Green Streetscapes Phase 1	875,825	FY23		Jul-22	Jun-23	12 Mths	949,375	-	-	-	-	-	-	-	-	
Green Central Bore, Pump & Filtration Unit	200,000			May-22	Jun-22	2 Mths	213,836	-	-	-	-	-	-	-	-	
Green Balance Landscaping	13,060,980	Stages 38-51		Jan-24	Aug-30	80 Mths	15,449,612	2,394,194	2,442,520	411,853	-	-	-	-	-	
TOTAL LANDSCAPE	36,364,934						63,769,895	2,843,046	2,990,388	4,119,017	915,303	781,485	3,318,560	54,286	-	
MARKETING																
Brand Development	SM Schedule						2,050,408	128,911	132,956	120,709	112,765	146,660	149,621	132,707	19,620	
Sales Office and Builder Relations	SM Schedule						561,785	32,228	33,239	30,177	28,191	36,665	37,405	33,177	4,905	
Brochures	SM Schedule						597,370	32,228	33,239	30,177	28,191	36,665	37,405	33,177	4,905	
Advertising	SM Schedule						5,414,089	322,277	332,391	301,773	281,913	366,650	374,053	331,767	49,051	
Signage	SM Schedule						1,815,616	96,683	99,717	90,532	84,574	109,995	112,216	99,530	14,715	
Website	SM Schedule						455,672	32,228	33,239	30,177	28,191	36,665	37,405	33,177	4,905	
Sponsorship							7,000	-	-	-	-	-	-	-	-	
Promotions	SM Schedule						665,084	-	-	-	-	-	-	-	-	
Public Relations	SM Schedule						13,198	-	-	-	-	-	-	-	-	
Sales and Marketing Contingency	SM Schedule						-	-	-	-	-	-	-	-	-	
TOTAL MARKETING						1.70%	11,580,222	644,553	664,782	603,545	563,826	733,300	748,106	663,534	98,101	
COMMUNITY DEVELOPMENT																
Comm Devmt - Resident Development	CD Schedule						2,526,105	144,000	144,000	144,000	144,000	144,000	144,000	78,000	-	
Comm Devmt - Youth and Over 50's							184	-	-	-	-	-	-	-	-	
Comm Devmt - Community Events							60,158	-	-	-	-	-	-	-	-	
Comm Devmt - Communications							25,161	-	-	-	-	-	-	-	-	
Comm Devmt - Sponsorship							2,000	-	-	-	-	-	-	-	-	
Comm Devmt - Internal Consultants							-	-	-	-	-	-	-	-	-	
Comm Devmt - External Consultants							-	-	-	-	-	-	-	-	-	
TOTAL COMMUNITY DEVELOPMENT						0.38%	2,613,609	144,000	144,000	144,000	144,000	144,000	144,000	78,000	-	
ADMINISTRATION	FY20	ONWARDS														
Audit and Tax	\$20,000/PA	\$20,000/PA					608,283	24,299	24,789	25,290	25,800	26,321	26,852	27,394	27,947	
Cleaning	\$1,000/Mth	\$1,000/Mth		Feb-21	Until final settlement		257,035	14,665	14,961	15,263	15,571	15,885	16,206	16,533	5,585	
Computer Costs	\$500/Mth	\$500/Mth		Feb-21	Until final settlement		109,794	7,332	7,480	7,631	7,785	7,943	8,103	8,266	2,792	
Couriers	\$300/Mth	\$300/Mth		Feb-21	Until final settlement		74,567	4,399	4,488	4,579	4,671	4,766	4,862	4,960	1,675	
Electricity & Gas	\$1,000/Mth	\$1,000/Mth		Feb-21	Until final settlement		331,913	14,665	14,961	15,263	15,571	15,885	16,206	16,533	5,585	
Insurance	\$500/Mth	\$500/Mth		Feb-21	Until final settlement		110,296	7,332	7,480	7,631	7,785	7,943	8,103	8,266	2,792	
Legal fees	\$4,167/Mth	\$4,167/Mth		Feb-21	Until final settlement		1,096,168	61,103	62,336	63,595	64,878	66,188	67,524	68,887	23,270	
Licences and Fees	\$500/Mth	\$500/Mth		Feb-21	Until final settlement		108,394	7,332	7,480	7,631	7,785	7,943	8,103	8,266	2,792	
Postage, Print & Stationery	\$500/Mth	\$500/Mth		Feb-21	Until final settlement		136,103	7,332	7,480	7,631	7,785	7,943	8,103	8,266	2,792	
Rent - Temp Sales Office		Complete					19,000	-	-	-	-	-	-	-	-	
Rent - Carpark lots Stg 2		Complete					448,350	-	-	-	-	-	-	-	-	
Sundry Office Expenses	\$1,500/Mth	\$1,500/Mth		Feb-21	Until final settlement		337,613	21,997	22,441	22,894	23,356	23,828	24,309	24,799	8,377	
OSH Audit	\$2,083/Mth	\$2,083/Mth		Feb-21	Until final settlement		448,384	30,551	31,168	31,797	32,439	33,094	33,762	34,443	11,635	
Travel & Accommodation	\$0/Mth	n/a					-	-	-	-	-	-	-	-	-	
Valuations	\$40,000/PA	\$3,333/Mth			Until final settlement		890,428	48,882	49,869	50,876	51,903	52,950	54,019	55,109	18,616	
Rates & Taxes	\$400,000/PA	Reduces from \$400k per year as land is developed			Until final settlement		3,005,934	146,084	127,615	108,340	86,843	67,276	45,434	22,682	2,515	
Maintenance	\$70,833/Mth	32%		Feb-21	Jun-33	May-37	15,986,784	1,038,751	1,059,717	1,081,107	1,102,928	1,125,190	366,728	374,130	381,681	356,639
Maintenance Supervision	5.5%	Forecast only, Actuals included above					759,756	57,131	58,284	59,461	60,661	61,885	20,170	20,577	20,992	19,615
Security	\$3,000/Mth	\$			Until final settlement		674,970	43,994	44,882	45,788	46,712	47,655	48,617	49,598	16,754	
TOTAL ADMINISTRATION							25,403,772	1,535,851	1,545,433	1,554,777	1,562,474	1,572,692	757,097	748,711	535,802	
FINANCE																
Bank Charges	2,000,000	0.75%					-	-	-	-	-	-	-	-	-	
GST Paid							-	-	-	-	-	-	-	-	(581,087)	
GST Collected							-	-	-	-	-	-	-	-	495,311	
Bonds		Per bond schedule - \$350k per stage, timed with civils to titles +3 mths.					-	350,000	(350,000)	350,000	(350,000)	700,000	(700,000)	(350,000)	-	
Creditors							-	-	-	-	-	-	-	-	-	
TPRC Cash Adjustment	0			Feb-21	Aug-32	139 Mths	-	-	-	-	-	-	-	-	(211,292)	
Receivables							-	-	-	-	-	-	-	-	-	
Depreciation							-	-	-	-	-	-	-	-	(264,063)	
Depreciation BS							-	-	-	-	-	-	-	-	114,103	
Plant & Equipment Write Off							-	-	-	-	-	-	-	-	(197,181)	
Bad Debts							-	-	-	-	-	-	-	-	(1,000)	
Prefunds							-	-	-	-	-	-	-	-	-	
Trade Debtors							-	-	-	-	-	-	-	-	-	
BAS Refund Due							-	-	-	-	-	-	-	-	-	
Prepayments							-	-	-	-	-	-	-	-	(69,451)	
Accruals							-	-	-	-	-	-	-	-	(0)	
Loans							-	-	-	-	-	-	-	-	(0)	
Creditors/Recharges Pending							-	-	-	-	-	-	-	-	475,888	
Catalina Beach Contingency	5.0%						1,646,683	216,161	2,914	194,872	57,442	119,810	134,181	-	-	
Contingency	5.0%		Final date:		May-37		11,002,076	615,933	947,701	667,733	679,740	516,797	740,713	97,348	31,695	
TOTAL FINANCE							12,648,759	1,182,093	600,615	1,212,605	387,183	1,336,606	174,894	(252,652)	18,813	

CashFlow

DESCRIPTION	MISCDISC	MISCDISC	MISCDISC	MISCDISC	MISCDISC	CURRENT JUN-21	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37
TOTAL DEVELOPMENT COSTS						387,305,405	17,823,963	19,612,917	18,464,707	15,130,841	14,068,732	17,672,772	1,694,317	426,826	395,066
CASHFLOW						240,117,832	8,378,061	8,718,435	5,749,919	6,577,534	15,742,323	11,796,363	24,222,732	2,654,277	(568,545)
CAPITAL															
Opening: Cash at Bank / Interest Bearing Debt							16,199,206	15,734,572	15,251,380	15,675,510	16,804,442	15,409,282	17,439,654	15,939,343	14,915,885
Available to distribute			15,000,000			368,417,832	8,000,000	9,000,000	5,000,000	7,000,000	16,000,000	12,000,000	24,000,000	3,000,000	14,417,832
Distribution adjustment						(115,000,000)	0	0	0	0	0	0	0	0	0
Closing: Cash at Bank / Interest Bearing Debt			Cash Minimum (to FY29):	Feb-23	14,953,053		15,524,794	15,243,229	15,993,148	15,570,682	15,313,005	15,109,368	15,332,100	14,986,377	0
Capital Contributed			5 Year Cash Minimum:	Feb-23	14,953,053		0	0	0	0	0	0	0	0	0
Capital Returns						13,300,000	0	0	0	0	0	0	0	0	0
PROFIT DISTRIBUTIONS						240,117,832	8,000,000	9,000,000	5,000,000	7,000,000	16,000,000	12,000,000	24,000,000	3,000,000	14,417,832