

DEVELOPMENT COST		2010/11 Full Year	2011/12 Full Year	2012/13 Full Year	2013/14 Full Year	2014/15 Full Year	2015/16 Full Year	2016/17 Full Year	2017/18 Full Year	2018/19 Full Year	2019/20 Full Year	2020/21 Full Year	2021/22 Full Year	2022/23 Full Year	2023/24 Full Year	2024/25 Qtr 1	2024/25 Qtr 2	TOTAL
Phase 1	Decant & Buybacks	4,067,590	608,708											0	0	0	0	4,676,298
	Development Costs		4,316,778	4,706,617	5,849,669	314,174				215,966				0	0	0	0	15,403,204
Phase 2	Decant & Buybacks		2,095,800	2,832,388	599,314	24,692		720	240					0	0	0	0	5,553,154
	Development Costs		173,798	33,086	5,208,178	8,253,234	4,672,117	2,089,213	488,428	393				0	0	0	0	20,918,447
Phase 3	Decant & Buybacks			288,229	66,342	1,964,903	1,279,950	10,841		(95)				0	0	0	0	3,610,170
	Development Costs					83,261	251,250	4,798,185	6,973,901	3,681,324	948,727	5,979	(2,668)	0	0	0	0	16,739,959
Phase 4	Decant & Buybacks									6,033,496	2,200,566	854	(948)	700	1,113	0	0	8,235,781
	Development Costs									322,426	1,163,613	6,017,470	5,742,177	4,922,571	3,262,425	58,565	4,950	21,494,196
Phase 5	Decant & Buybacks					5,438	162	1,310,101	2,118,363	412,804	8,076	222	1,029	0	0	0	0	3,856,195
	Development Costs						1,703	116,024	291,258	2,489,064	4,622,765	2,031,564	2,922,635	103,179	66,566	1,648	6,349	12,652,753
Ham Drive	Decant & Buybacks													0	0	0	0	0
	Development Costs				29,615	1,123,104	907,961	32,106	(72)					0	0	0	0	2,092,714
Laurel Road	Decant & Buybacks				8,840	3,700								0	0	0	0	12,540
	Development Costs					10,504	412,133	18,731						0	0	0	0	441,368
Goodwin Crescent	Decant & Buybacks				1,610	13,530	118,644							0	0	0	0	133,784
	Development Costs					5,155	204,861	642,620						0	0	0	0	852,636
Allenby Road	Decant & Buybacks				71,085									0	0	0	0	71,085
	Development Costs					8,589	122,145	460,186						0	0	0	0	590,920
Wren Gardens	Decant & Buybacks													0	0	0	0	0
	Development Costs					4,933	87,970	255,086	2,075					0	0	0	0	350,064
Bodmin Road	Decant & Buybacks													0	0	0	0	0
	Development Costs						208,757	2,718,510	6,687,749	989,046	9,129			0	0	0	0	10,613,191
Skerries Road	Decant & Buybacks													0	0	0	0	0
	Development Costs					28,255	126,397	5,626,716	3,205,000	79,998	26,505			0	0	0	0	9,092,871
Southway	Decant & Buybacks													0	0	0	0	0
	Development Costs					29,570	28,611	462,465	8,658,783	3,283,500	92,405	(1,570)		0	0	0	0	12,553,764
Newcastle Gardens	Decant & Buybacks													0	0	0	0	0
	Development Costs									5,775	2,650	31,400	20,765	267,271	1,000,090	73,578	4,000	1,405,528
Bampfyde Way	Decant & Buybacks													0	0	0	0	0
	Development Costs											3,788	14,754	65,248	720,301	7,532	1,500	813,122
Hillcrest Close	Decant & Buybacks													0	0	0	0	0
	Development Costs													0	19,244,540	427,615	468,688	20,140,843
Southway Drive	Decant & Buybacks													0	0	0	0	0
	Development Costs													4,476	3,153,626	6,660	18,760	3,183,523
Filham Chase, Ivybridge	Decant & Buybacks													0	0	0	0	0
	Development Costs													0	3,461,271	9,604	7,471	3,478,345
TOTAL NET EXPENDITURE		4,067,590	7,195,084	7,860,320	11,834,653	11,873,042	8,422,661	18,541,504	28,425,725	17,513,697	9,074,434	8,089,707	8,697,744	5,363,444	30,909,931	585,201	511,718	178,966,456

DEVELOPMENT INCOME

Phase 1	Land Receipts		882,425	282,575		389,546							0	0	0	0	0	1,554,546
	Grants	1,980,000	1,056,000	1,979,999	832,000	184,000							0	0	0	0	0	6,031,999
	Homebuy Sales			1,017,980	634,834								0	0	0	0	0	1,652,814
Phase 2	Land Receipts			149,089	1,114,311	1,651,013	1,089,602	742,910	1,191,455				0	0	0	0	0	5,938,380
	Grants				944,000	3,230,250	633,750	487,500	67,500				0	0	0	0	0	5,363,000
	Homebuy Sales				181,125	929,222	1,592,289	1,022,500	231,500				0	0	0	0	0	3,956,636
Phase 3	Land Receipts							363,762	185,750	719,784	185,752			0	0	0	0	1,455,048
	Grants						3,198,720			447,440	504,560	114,240	0	0	0	0	0	4,264,960
	Homebuy Sales								562,100	1,177,050	560,050		0	0	0	0	0	2,299,200
Phase 4	Land Receipts									474,075		353,850	633,675	377,370	57,330		0	1,896,300
	Grants									2,117,435	3,427,000	2,975,500	580,800	115,200		0	0	9,215,935
	Homebuy Sales											184,750	632,850	1,773,150	715,750	223,500	0	3,530,000
Phase 5	Land Receipts									551,506	1,194,931	275,753	0	0	0	0	0	2,022,190
	Grants								2,273,250	821,689	128,311	157,500	600,250				0	3,981,000
	Homebuy Sales										1,062,500	1,368,500	222,500				0	2,653,500
Ham Drive	Land Receipts													0	0	0	0	0
	Grants					240,000	80,000							0	0	0	0	320,000
	Homebuy Sales						335,200							0	0	0	0	335,200
Laurel Road	Land Receipts													0	0	0	0	0
	Grants					85,500	28,500							0	0	0	0	114,000
	Homebuy Sales													0	0	0	0	0
Goodwin Crescent	Land Receipts													0	0	0	0	0
	Grants						120,000	40,000						0	0	0	0	160,000
	Homebuy Sales													0	0	0	0	0
Allenby Road	Land Receipts													0	0	0	0	0
	Grants						90,000	30,000						0	0	0	0	120,000
	Homebuy Sales													0	0	0	0	0
Wren Gardens	Land Receipts													0	0	0	0	0
	Grants						60,000	20,000						0	0	0	0	80,000
	Homebuy Sales													0	0	0	0	0
Bodmin Road	Land Receipts													0	0	0	0	0
	Grants						1,365,500	468,000	897,500					0	0	0	0	2,731,000
	Homebuy Sales							131,600	1,285,450	165,450				0	0	0	0	1,582,500
Skerries Road	Land Receipts													0	0	0	0	0
	Grants						1,064,500	1,064,500						0	0	0	0	2,129,000
	Homebuy Sales							562,000	1,255,650					0	0	0	0	1,817,650
Southway	Land Receipts													0	0	0	0	0
	Grants						831,400	830,975	1,662,375					0	0	0	0	3,324,750
	Homebuy Sales								1,109,500	1,795,500				0	0	0	0	2,905,000
Newcastle Gardens	Land Receipts													0	0	0	0	0
	Grants													318,500	0	94,500	35,000	448,000
	Homebuy Sales													0	0	0	0	0
Bampfyde Way	Land Receipts													0	0	0	0	0
	Grants													269,000	0	0	0	269,000
	Homebuy Sales													0	0	0	0	0
Hillcrest Close	Land Receipts													0	0	0	0	0
	Grants													6,197,925	0	657,736	6,855,661	
	Homebuy Sales													0	0	190,800	190,800	
Southway Drive	Land Receipts													0	0	0	0	0
	Grants													0	0	0	0	0
	Homebuy Sales													0	0	0	0	0
Filham Chase, Ivybridge	Land Receipts													0	0	0	0	0
	Grants													236,250	78,750	0	0	315,000
	Homebuy Sales													91,800	670,270	438,660	0	1,200,730
TOTAL NET INCOME		1,980,000	1,938,425	3,429,643	3,706,270	6,709,531	7,228,061	5,968,072	5,295,380	10,827,999	7,176,016	5,926,982	5,315,853	3,257,575	8,791,695	1,616,600	1,545,696	80,713,799

Total Expenditure / (Income)	2,087,590	5,256,659	4,430,677	8,128,383	5,163,511	1,194,600	12,573,432	23,130,345	6,685,698	1,898,418	2,162,725	3,381,891	2,105,869	22,118,236	(1,031,399)	(1,033,978)	98,252,657
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