

| ESTATEMASTER Development Management | | Forrest View Apartments - CASH FLOW | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|---|-------------------------------------|---------------|------------------|----------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Code | Stage Description | 0 Jun-2006 | 1 Jul-2006 | 2 Aug-2006 | 3 Sep-2006 | 4 Oct-2006 | 5 Nov-2006 | 6 Dec-2006 | 7 Jan-2007 | 8 Feb-2007 | 9 Mar-2007 | 10 Apr-2007 | 11 May-2007 | 12 Jun-2007 | 13 Jul-2007 | 14 Aug-2007 | 15 Sep-2007 | 16 Oct-2007 | 17 Nov-2007 | 18 Dec-2007 | 19 Jan-2008 | 20 Feb-2008 | 21 Mar-2008 |
| 1000 | Land and Acquisition | | | | | | | | | | | | | | | | | | | | | | |
| | Total Land Purchase Price | | | | | | | | | | | | | | | | | | | | | | |
| 6-1001 | Deposit in Trust Account | 17,000,000 | | | | | | | | | | | | | | | | 1,870,000 | | | | | |
| 6-1002 | Settlement (balance) | | | | | | | | | | | | | | | | | | | | | | |
| | Stamp Duty (NIL) | | | | | | | | | | | | | | | | | | | | | | |
| | Interest on Deposit in Trust | | | | | | | | | | | | | | | | | | | | | | |
| | Profit Share to Land Owner | | | | | | | | | | | | | | | | | | | | | | |
| | Valuation Fees | | | | | | | | | | | | | | | | | 13,200 | | | | | |
| | Legal Fees | | | | | | | | | | | | | | | | | 280,500 | 0 | | | | |
| | TOTAL | 17,000,000 | | | | | | | | | | | | | | | | 2,163,700 | 0 | | | | |
| 2000 | Project Contingency | | | | | | | | | | | | | | | | | | | | | | |
| 3000 | Professional Fees | | | | | | | | | | | | | | | | | | | | | | |
| 6-3001 | Acoustic | | | | | | 30,000 | | | | | | | | | | | 3,000 | | | | | |
| 6-3002 | Airspace consultant | | | | 30,000 | | | | | | | | | | | | | 3,000 | | | | | |
| 6-3003 | Arborist | | | | | 30,000 | | | | | | | | | | | | 3,000 | | | | | |
| 6-3004 | Archaeological Consultant | | | | | | | | | | | | | | | | | 3,000 | | | | | |
| 6-3005 | Building Architect | | | | | | | | 28,000 | 42,000 | 49,000 | 52,500 | 52,500 | 63,000 | 84,000 | 170,328 | 145,737 | 205,100 | 164,080 | 153,825 | 102,550 | 127,069 | 96,304 |
| 6-3006 | Building Construction Approval | | | | | | | | | | | 30,000 | | | | | | 3,000 | | | | | |
| 6-3007 | Civil Engineer | | | | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | | | | | | | | 3,000 | | | | | |
| 6-3008 | Cultural Heritage Consultant | | | | | 30,000 | | | | | | | | | | | | 3,000 | | | | | |
| 6-3009 | Due Diligence Consultant | 30,000 | | | | | | | | | | | | | | | | 3,000 | | | | | |
| 6-3010 | Eco Sustain Dev | | | | | | | 7,500 | 7,500 | 7,500 | 7,500 | | | | | | | 3,000 | | | | | |
| 6-3011 | Electrical Engineer | | | | | | | 7,500 | 7,500 | 7,500 | 7,500 | | | | | | | 3,000 | | | | | |
| 6-3012 | Environmental Consultant | | | | | | | 7,500 | 7,500 | 7,500 | 7,500 | | | | | | | 3,000 | | | | | |
| 6-3013 | Finance consultant | | 15,000 | | 2,000 | | 13,000 | | | | | | | | | | | 3,000 | | | | | |
| 6-3014 | Fire Engineer | | | | | | | | | | | | 30,000 | | | | | 3,000 | | | | | |
| 6-3015 | Flora & Fauna | | | | | | | | | | | 30,000 | | | | | | 3,000 | | | | | |
| 6-3016 | Geotech | | | | | | | | | | | 30,000 | | | | | | 3,000 | | | | | |
| 6-3017 | Interior Design | | | | | | | | | | | | | | | | | | 11,000 | 11,000 | 11,000 | 11,000 | |
| 6-3018 | Landscape Architect | | | | | | | | | | | | | | | | | 4,125 | 4,125 | 4,125 | 4,125 | 4,125 | 4,125 |
| 6-3019 | Legal | | | | 33,333 | 33,333 | 33,333 | 33,333 | 33,333 | 33,333 | 33,333 | 33,333 | 33,333 | 33,333 | 33,333 | 33,333 | 45,000 | 105,000 | | | | | |
| 6-3020 | Market Research | 1,500 | 1,500 | | 5,000 | | 7,000 | | | | | | | | | | | 2,424 | 2,424 | 2,424 | 2,424 | 2,424 | 2,424 |
| 6-3021 | Mechanical | | | | | 5,000 | | 5,000 | 5,000 | 5,000 | 5,000 | | | | | | | 3,000 | | | | | |
| 6-3022 | Program consultant | | | | 6,000 | 2,000 | | 7,333 | 7,333 | 7,333 | 7,333 | | | | | | | 3,000 | | | | | |
| 6-3023 | Quantity Surveyor | | | | | | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,125 | 3,982 | 3,982 | 3,982 | 3,982 | 3,982 | 3,982 |
| 6-3024 | Stormwater & hydrology | | | | | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | | | | | | | 3,000 | | | | | |
| 6-3025 | Structural Engineer | | | | | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | | | | | | | | 3,000 | | | | | |
| 6-3026 | Land Surveyor | | 30,000 | | | | | | | | | | | | | | | 3,000 | | | | | |
| 6-3027 | Town Planner | | | 12,000 | | 9,000 | 9,000 | | | | | | | | | | | 3,000 | | | | | |
| 6-3028 | Traffic Consultant | | | 5,000 | | | | | | | | | | | | | | 500 | | | | | |
| 6-3029 | Valuer | | 8,000 | | | | | | | | | | | | | | | 800 | | | | | |
| 6-3030 | Other | | | | | | | | | | | | | | | | 3,547 | 192,710 | 154,168 | 144,533 | 96,355 | 119,393 | 90,486 |
| 6-3099 | Development Management | 90,000 | | 236,560 | 193 | 627 | 41,470 | 60,447 | 71,385 | 77,288 | 76,497 | 94,466 | 121,666 | 121,536 | 132,271 | 221,049 | 221,342 | 89,192 | 71,354 | 66,894 | 44,596 | 55,258 | 41,880 |
| | TOTAL | 121,500 | 54,500 | 253,560 | 106,626 | 121,960 | 159,303 | 149,114 | 188,052 | 207,954 | 194,830 | 308,799 | 210,999 | 221,369 | 253,104 | 428,210 | 422,206 | 666,834 | 411,133 | 386,783 | 265,032 | 312,251 | 239,201 |
| 4000 | Construction Costs | | | | | | | | | | | | | | | | | | | | | | |
| 6-4006 | Construction Contract | | | | | | 1,400,000 | 2,100,000 | 2,450,000 | 2,625,000 | 2,625,000 | 3,150,000 | 4,200,000 | 4,200,000 | 4,550,000 | 7,505,860 | 6,682,906 | 9,379,856 | 7,503,885 | 7,034,892 | 4,689,928 | 5,627,914 | 4,220,935 |
| 6-4007 | Purchaser variations | | | | | | | | | | | | | | | | | | | | | 183,333 | 183,333 |
| 4099 | Construction Contingency | | | | | | | | | | | | | | | | | | | | | | |
| | TOTAL | | | | | | 1,400,000 | 2,100,000 | 2,450,000 | 2,625,000 | 2,625,000 | 3,150,000 | 4,200,000 | 4,200,000 | 4,550,000 | 7,505,860 | 6,682,906 | 9,379,856 | 7,503,885 | 7,034,892 | 4,689,928 | 5,811,247 | 4,404,269 |
| 5000 | Statutory Fees and Contributions | | | | | | | | | | | | | | | | | | | | | | |
| 6-5001 | Affordable Housing | | | 2,215,000 | | | | | | | | | | | | | | | | | | | |
| 6-5002 | Construction Certificate | | | 925,000 | | | | | | | | | | | | | | | | | | | |
| 6-5003 | Council Fees and Bonds | | | 1,150,000 | | | | | | | | | | | | | | | | | | | |
| 6-5004 | Council Section 96 | | | 85,670 | | | | | | | | | | | | | | | | | | | |
| 6-5005 | Long Service Levy | | | 85,630 | | | | | | | | | | | | | | | | | | | |
| 6-5006 | Occupation Certificate | | | | | | | | | | | | | | | | | | | | | | |
| 6-5008 | Section 94 | | | 3,210,000 | | | | | | | | | | | | | | | | | | | 259,027 |
| 6-5009 | Water Authority/Section 73 | | | 280,000 | | | | | | | | | | | | | | | | | | | |
| 6-5010 | Other | | | | | | | | | | | | | | | | | | | | | | |
| | TOTAL | | | 7,951,300 | | | | | | | | | | | | | | 824,045 | | | | | 259,027 |
| | Miscellaneous Costs | | | | | | | | | | | | | | | | | | | | | | |
| | TOTAL | | | | | | | | | | | | | | | | | | | | | | |
| | Miscellaneous Costs | | | | | | | | | | | | | | | | | | | | | | |
| | TOTAL | | | | | | | | | | | | | | | | | | | | | | |
| 6000 | Miscellaneous Costs | | | | | | | | | | | | | | | | | | | | | | |
| 6-6001 | Bank guarantee fees | | | 20,000 | | | | | | | | | | | | | | | | | | | |
| 6-6002 | Body corporate insurance | | | 20,000 | | | | | | | | | | | | | | | | | | | |
| 6-6003 | Contract Works Insurance | | | 20,000 | | | | | | | | | | | | | | | | | | | |
| 6-6004 | Fencing | | | 20,000 | | | | | | | | | | | | | | | | | | | |
| 6-6006 | Public Liability Insurance | | | 20,000 | | | | | | | | | | | | | | | | | | | |
| 6-6007 | Security | | | 20,000 | | | | | | | | | | | | | | | | | | | |
| 6-6008 | Strata certificates | | | 20,000 | | | | | | | | | | | | | | | | | | | |
| 6-6009 | Titles office registration | | | 20,000 | | | | | | | | | | | | | | | | | | | |
| 6-6010 | Other | | | 20,000 | | | | | | | | | | | | | | | | | | | |
| | TOTAL | | | 180,000 | | | | | | | | | | | | | | | | | | | |
| 7000 | Land Holding Costs | | | | | | | | | | | | | | | | | | | | | | |
| 6-7001 | Council Rates | | | 5,000 | | | 5,000 | | | 5,000 | | | 5,000 | | | 5,000 | | | 6,155 | | | 6,155 | |
| 6-7002 | Land Tax | | | 120,000 | | | | | | | | | | | | 120,000 | | | | | | | |
| 6-7004 | Strata Levies | | | | | | | | | | | | | | | | 440,000 | | | 496,631 | | | 496,631 |
| 6-7005 | Water Levies | | | 5,000 | | | 5,000 | | | 5,000 | | | 5,000 | | | 5,000 | | | 6,155 | | | 6,155 | |
| 6-7006 | Other | | | | | | | | | | | | | | | | | | | | | | |
| | TOTAL | | | 130,000 | | | 10,000 | | | 10,000 | | | 10,000 | | | 130,000 | 440,000 | | 12,310 | 496,631 | | 12,310 | 496,631 |
| 8000 | Selling Costs </ | | | | | | | | | | | | | | | | | | | | | | |

