

MEATH CONSTRUCTION LIMITED
CASH FLOW PROJECTION.

STAGE 1: DEVELOPMENT OF 6 HOUSES 1800 SQ FT

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	TOTALS
Projected unit closures					2	4			6
Average Selling Price €400k									
CASH INFLOWS:									
VAT Refund			102,726		102,726				205,453
Deposits New Contracts			80,000	160,000					240,000
Sales Proceeds from closures					720,000	1,440,000			2,160,000
	0	0	182,726	160,000	822,726	1,440,000	0	0	2,605,453
CASH OUTFLOWS:									
Direct Construction Costs	-494,900	-212,100	-353,500	-353,500					-1,414,000
Council Fees etc	-114,840								-114,840
Site Costs	-240,000								-240,000
Site preparation	-72,612								-72,612
Utilities installations			-21,576	-21,576					-43,152
Legal & Auctioneering			-6,000	-6,000	-6,000				-18,000
VAT							-285,000		-285,000
Overheads	10,000	10,000	10,000	10,000	10,000	10,000			60,000
	-912,352	-202,100	-371,076	-371,076	4,000	10,000	-285,000	0	-2,127,604
NET CASH INFLOW / (OUTFLOW)	-912,352	-202,100	-188,350	-211,076	826,726	1,450,000	-285,000	0	477,849
DEVELOPMENT LOAN RECEIPTS	1,000,000	400,000	400,000						
DEVELOPMENT LOAN REPAYMENT					-900,000	-900,000			
DEVELOPMENT LOAN INTEREST	-6,700	-9,380	-12,060	-12,060	-6,030	-6,030			-52,260
CASH INFLOW / OUTFLOW FOR MONTH	80,948	188,520	199,590	-223,136	-79,304	543,970	-285,000	0	425,589
OPENING BALANCE	0	80,948	269,468	469,058	245,922	166,619	710,589	425,589	
CLOSING BALANCE	80,948	269,468	469,058	245,922	166,619	710,589	425,589	425,589	

