

**Carsphairn Community Woodland: Muirdrochwood 25 year cashflow**

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
Acquisition	286,000																									
CFM		21,431	20,800	21,176	21,559	21,951																				
Forest Management beyond year 5							14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000
Governance + office + LTFP prep		5,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Restocking			15,240					10,010					9,525					10,260					12,440			
Community building		119,930					5,473					5,473					10,473					5,473				
Community volunteer development		7,500	500	500	500	500	500	500	500	500	500	5,500	500	500	500	500	500	500	500	500	500	5,500	500	500	500	500
Recreation		5,300	16,690	19,440	12,350		1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345
Woodfuel setup		32,500																								
Woodfuel operations		14,283	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425	21,425
Tourist accommodation set up				155,000																						
	<b>286,000</b>	<b>205,945</b>	<b>62,415</b>	<b>235,781</b>	<b>58,834</b>	<b>46,876</b>	<b>45,743</b>	<b>50,280</b>	<b>40,270</b>	<b>40,270</b>	<b>40,270</b>	<b>50,743</b>	<b>49,795</b>	<b>40,270</b>	<b>40,270</b>	<b>40,270</b>	<b>50,743</b>	<b>50,530</b>	<b>40,270</b>	<b>40,270</b>	<b>40,270</b>	<b>50,743</b>	<b>52,710</b>	<b>40,270</b>	<b>40,270</b>	<b>40,270</b>
SLF	236,000	25,931																								
Local funding for acquisition	50,000																									
LTFP prep grant		1,200																								
Grant for CFM, governance + office (50%)			11,900	12,088	12,280	12,475																				
Community building grants SoSEP		119,930																								
Community volunteering grants SoSEP		7,000																								
Restocking grants			7,056					2,662					2,288					2,222					2,563			
Timber income		40,500		13,500	13,500		41,400		10,125	10,125		49,950		7,875	7,875		67,500		7,425	7,425		47,250		5,850	5,850	
Recreation grants		5,300	16,690	19,440	12,350																					
WF setup grant SoSEP		32,500																								
Woodfuel income		18,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000
Tourist accommodation set up				155,000																						
Tourist accommodation rent				1,000	3,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
	<b>286,000</b>	<b>250,361</b>	<b>55,590</b>	<b>235,084</b>	<b>68,130</b>	<b>44,475</b>	<b>73,400</b>	<b>34,662</b>	<b>42,125</b>	<b>42,125</b>	<b>32,000</b>	<b>81,950</b>	<b>34,288</b>	<b>39,875</b>	<b>39,875</b>	<b>32,000</b>	<b>99,500</b>	<b>34,222</b>	<b>39,425</b>	<b>39,425</b>	<b>32,000</b>	<b>79,250</b>	<b>34,563</b>	<b>37,850</b>	<b>37,850</b>	<b>32,000</b>
annual surplus/deficit	0	44,417	-6,825	-697	9,295	-2,400	27,658	-15,618	1,856	1,856	-8,270	31,208	-15,507	-395	-395	-8,270	48,758	-16,308	-845	-845	-8,270	28,508	-18,147	-2,420	-2,420	-8,270
cumulative surplus deficit	0	44,417	37,592	36,895	46,190	43,790	71,447	55,830	57,685	59,541	51,271	82,479	66,972	66,578	66,183	57,914	106,671	90,364	89,519	88,675	80,405	108,913	90,766	88,347	85,927	77,658

**Notes**

All costings are ex-VAT and at current prices (no allowance for inflation)

CFM = Community Forest Manager. Includes £2k staff training and T&S budget & £1k recruitment year 1

Forest management beyond year 5: 0.4 FTE post based on current project - expectation is that additional projects will allow continuation of 0.6 role

Forest Worker wages included in costs for woodfuel + other operations

LTFP = Long Term Forest Plan. Prep grant rate £25 for first 200 ha, £5/ha thereafter

Governance + office: insurance, accounts, office costs

Community building includes 10% maintenance cost at 5 year intervals plus replacement portacabin in yr16

Volunteer development includes portacabin replacement in years 11 & 21

Restocking: for convenience beatup costs have been included in same year as main restock outlay. Costs based on contract labour and bought plants: volunteer labour and own tree nursery would reduce costs

Recreation: based on standard costs but likely to be reduced by use of volunteer labour

Tourist accommodation operational costs and income accrue to trading subsidiary - see separate sheet, only setup costs / grant and rent included here