

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	1,235,000																									
CFM		33,550	34,181	34,825	35,481	36,151	36,151	36,151	36,151	36,151	36,151	36,151	36,151	36,151	36,151	36,151	36,151	36,151	36,151	36,151	36,151	36,151	36,151	36,151	36,151	36,151
Governance + office + LTFP prep		11,000	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500
Restocking				31,842	31,842	42,456	10,800	31,500					50,400						42,000				42,000			
Community volunteer development		14,750	500	500	500	500	500	500	500	500	500	9,500	500	500	500	500	500	500	500	500	500	9,500	500	500	500	500
Recreation		5,600	26,850	29,160	20,760	12,960	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767	4,767
Woodfuel & woodproducts setup		99,500																								
Woodfuel operations		7,142	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
Woodproducts operations		24,000	48,000	33,000	33,000	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500
OEC construction and setup		200,000	1,406,703																							
loan repayment @ 8% pa						293,866																				
	1,235,000	395,542	1,539,018	159,252	151,508	444,357	110,642	131,342	99,842	99,842	99,842	108,842	150,242	99,842	99,842	99,842	99,842	99,842	141,842	99,842	99,842	99,842	108,842	141,842	99,842	99,842
SLF	1,000,000	45,050																								
Local funding for acquisition		35,000																								
Loan	200,000																									
LTFP prep grant		5,620																								
Grant for CFM, governance + office			43,681	44,325	44,981	45,651																				
Community volunteering grants		14,250																								
Restocking grants							2,000	9,880					15,148						11,960				12,400			
Timber income						375,800						379,825					406,200									244,632
Recreation grants		5,600	26,850	29,160	20,760	12,960																				
WF/WP setup grant		99,500																								
Woodfuel income		9,000	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
Woodproducts income		31,800	63,600	41,800	41,800	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500
Brush		4,860				2,223						3,408					2,691					2,790				2,000
OEC construction and setup grant		200,000	1,406,703																							
Rent from OEC				10,000	20,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
	1,235,000	415,680	1,558,834	152,285	154,541	525,134	90,500	98,380	88,500	88,500	471,733	88,500	103,648	88,500	88,500	497,391	88,500	100,460	88,500	88,500	414,340	88,500	100,900	88,500	88,500	335,132
annual surplus/deficit	0	20,138	19,817	-6,967	3,033	80,776	-20,142	-32,962	-11,342	-11,342	371,891	-20,342	-46,594	-11,342	-11,342	397,549	-11,342	-41,382	-11,342	-11,342	314,498	-20,342	-40,942	-11,342	-11,342	235,290
cumulative surplus deficit	0	20,138	39,955	32,988	36,021	116,797	96,655	63,693	52,351	41,008	412,900	392,557	345,963	334,621	323,279	720,827	709,485	668,103	656,761	645,418	959,916	939,574	898,632	887,289	875,947	1,111,237

NB at Year 25 there will be an outstanding restock obligation costing ~ £31,500, with associated grant estimated at £8888

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
 Forest Worker wages included in costs for woodfuel + woodproducts operations
 LTFP = Long Term Forest Plan. Prep grant rate £25 for first 200 ha, £5/ha thereafter
 Governance + office: insurance, accounts, office costs
 Restocking: for convenience beatup costs have been included in same year as main restock outlay
 Recreation: based on standard costs but likely to be significantly reduced
 OEC operations: running costs and income accrue to subsidiary and are detailed in OEC plan, only rent paid to CCW considered here