

**Willowsford Conservancy
CapEx Summary v2**

	2025	2026	2027	2028	
Farm	\$ 617,500.00	\$ 753,500.00	\$ 20,000.00		\$ 1,391,000.00
Land	\$ 230,185.84	\$ 197,687.34	\$ 210,150.84	\$ 60,150.84	\$ 698,174.86
Ops	\$ 89,800.00	\$ 8,600.00			\$ 98,400.00
Total	\$ 937,485.84	\$ 959,787.34	\$ 230,150.84	\$ 60,150.84	\$ 2,187,574.86
					\$ 300,000.00 Easement money
					\$ 75,000.00 From tightening up budget
					\$ 1,887,574.86

Land Stewardship CapEx v2

	2025	2026	2027	2028	Notes
Facility Improvements - Strategic Plan					
High-Flow Skid Steer & Forestry Attachment	\$ 42,210.84	\$ 42,210.84	\$ 42,210.84	\$ 42,210.84	Finance over 48 months
Brush Cutter		\$ 8,000.00			
Grapple		\$ 4,000.00			
Disc Harrow		\$ 3,000.00			
No-till seeder		\$ 5,000.00			
Firewood Bays & Canopy	\$ 11,000.00				
Fleetwood Barn 2	\$ 133,035.00	\$ 50,715.00			Received 2nd quote that is lower
Fleetwood Barn 1 Utility Connection	\$ 16,000.00				
Native Plant Greenhouse		\$ 35,000.00			
Planned CapEx					
Ford F-250 Replacement	\$ 27,940.00	\$ 17,940.00	\$ 17,940.00	\$ 17,940.00	Finance over 48 months; estimating 10k down
Cedar Pond Pavilion Paving Patch and Seal		\$ 26,750.00			
Allen Farm Pond Dam Repairs			\$ 100,000.00		
Dredging Allen Farm Pond			\$ 50,000.00		
Contingency (15% for construction project only)	\$ 13,303.50	\$ 5,071.50			
Total	\$ 230,185.84	\$ 197,687.34	\$ 210,150.84	\$ 60,150.84	

2025 Operations CapEx v2

	2025	2026	2027	Notes
Lightridge Tenant House				
Phase II (basement encapsulation, foundation, etc)	\$ 15,500.00			Encapsulate basement (\$13k), ext. paint/patch (\$2.5k)
Phase III (sunroom HVAC & improvements)		\$ 8,600.00		
Peach Orchard Tenant House				
Final Payment for Prefab Modular House	\$ 24,000.00			10% balance for house upon delivery
Demo of Existing House	\$ 14,800.00			
Water filtration, interior painting, W&D	\$ 6,500.00			
Driveway & Landscaping	\$ 9,000.00			
Project Management	\$ 20,000.00			PM to manage PO Project
Total	\$ 89,800.00	\$ 8,600.00		

2025 Farm CapEx v2

	2025	2026	2027	Notes
Grange Farm				
Driveway & Parking Improvements	\$ 100,000			Estimate; working with civil engineer currently
Well House Elec & Improvements	\$ 10,000			Irrigation well at bottom of driveway
Repurpose Existing Greenhouse	\$ 25,000			Low-cost option
Packing Shed Renov & Additions	\$ 250,000	\$ 200,000		Focus on safety and efficiency (2025 - permitting, utility hookups, footings, start construction; 2026 - complete construction and FF&E)
Preliminary ROI for this project:				
<i>Year-round Farm Stand open 4-5 days per week (staffed by volunteers) with wider variety of products will enable us to generate approx \$80-100k in revenue per year and save 100s of labor hours per year</i>				
<i>Classroom with restrooms will enable us to host camps, field trips, classes and programs, tours, and event rentals which will generate approx \$20-30k per year.</i>				
Pergola & play area				Seek donated supplies, etc
Architect	\$ 46,000			Based on bid (engineered drawings, structural design, and MEP design)
Maintenance Bldg/Storage	\$ 140,000	\$ 485,000		5,000 SF pre-engineered building for storage of tractors & equipment, storage of materials, housing for seasonal interns (2025 - design, permitting, utility hookups, foundation; construction in Q1 of 2026)
Preliminary ROI for this project:				
<i>Housing for seasonal workers would enable us to hire two unpaid Fellows/Interns and grow and produce more at no additional cost and reduce current Farm staff weekend hours by 50%</i>				
<i>This building will enable us to prolong the life of \$100ks already invested in tractors and other farm equipment. Storage space would enable us to save \$ in bulk purchases</i>				
Contingency (15% for two construction projects only)	\$ 39,000	\$ 68,500		Based on community feedback
Peach Orchard Farm				
Wells 1 & 2 Upgrade	\$ 7,500			
Equipment				
Replace Ranger			\$ 20,000	Purchase used; could be financed
<i>Other Farm equipment will be identified for future replacement when we update our Reserve Study</i>				
Project Management	\$ 40,000	\$ 40,000		PM to manage Farm CapEx Projects
Total	\$ 617,500	\$ 753,500	\$ 20,000	