

Watermelon Pond - Elliott Conservation Easement Financial Details:

The amount of the option payment is a non-refundable \$1,000.00. However, if the option is exercised, the \$1,000.00 will be applied to the final purchase price of the contract.

Total acquisition cost is \$150,000 for the land plus \$37,400 for due diligence and closing services. The basis for these estimates is detailed below.

In order to provide sufficient spending authority to cover an unanticipated change in acquisition costs, staff is requesting authorization to expend an amount equal to the estimated acquisition and due diligence costs, plus 10%.

Summary of Estimated Costs

- Purchase price: **\$150,000** (40-ac x \$3,750.00/ac)
- Phase I Environmental Site Assessment (ESA): **\$4,200**
- Baseline Documentation Report (BDR): **\$10,000**
- Boundary Survey: **\$15,500**
- Boundary Posts & Signs: **\$400**
- Attorney's fees and closing costs: **\$7,300**
- 10% contingency on purchase price & due diligence: **\$ 18,740**
- TOTAL EXPENDITURE AUTHORITY REQUESTED: **\$206,140.00**

The attached Journal Entry requests **\$206,140.00**. (Exhibit 6)

WSPP – Land Acquisition (Capital Expense)

Fund#: 140.41.4160.537.68.00 – 6194101 Watermelon Pond – CE1 Conservation Easement - Elliott

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Gen. Op. & Due Diligence (Operating Expense)

Fund #: 140.41.4160.537.31.00 - 6184160

Annual Tax & Assessment Revenue of the Parcels: \$166.30 (2023 total)

1. \$166.36 (02711-006-000) Russel W. Elliott

There is one 1,372 square foot house on-site as well as a couple of small sheds, but since this is conservation easement acquisition, the landowner will still live on-site and retain ownership of the property and residents.

Estimated Annual Alachua County Forever Management Costs: \$550

Estimated Alachua County Initial 10-year Improvements: \$0

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value	Purchase Price**
Watermelon Pond - Elliott CE	40±	7.13	\$230,000	\$150,000

*ACPA = Alachua County Property Appraiser

** Final purchase price will be based on acres as determined by the boundary survey

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Watermelon Pond - Elliott CE	\$4,900	\$1,000	\$1,550	\$12,350
				\$12,350

Table B. Post-Contract Costs (Due Diligence and Closing Services)

Project	Pre-Acquisition Costs (Sub-total)	Baseline Document (CE)	Boundary Survey	Environmental Audit	Closing Costs*	GRAND TOTAL
Watermelon Pond - Elliott CE	\$12,350	\$10,000	\$15,900	\$4,200	\$7,300	\$49,750
						\$49,750

* Includes attorney's fees and title insurance

Management Estimates

Table C. Stewardship Costs

Project	Acres	Physical Improvements	Average Annual Recurring	Total Costs for the initial 10 Years
Watermelon Pond - Elliott CE	40±	\$0	\$550	\$5,500
				\$5,500

Management Cost Estimates

Watermelon Pond - Elliott

40 acres

The Elliott property will be protected through a conservation easement. As such, the county management responsibilities will be limited to monitoring the conservation easement, unless a different arrangement is negotiated with the owners.

Monitoring = \$550.00 per year for site inspection and write-up.