

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value*
Watermelon Pond - Eichhorn	10.00	5.40	\$100,000
Watermelon Pond - Hawkins	80.00	6.33	\$456,613

*Alachua County Property Appraiser Estimate; negotiated acquisition cost will be determined based on appraisals

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Watermelon Pond - Eichhorn	\$2,500	\$1,000	\$500	\$6,500
Watermelon Pond - Hawkins	\$4,500	\$1,000	\$1,100	\$11,100
				\$17,600

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 - Eichhorn	\$6,500	\$0	\$6,500	\$2,500	\$2,200	\$17,700
Watermelon Pond - Hawkins	\$11,100	\$0	\$30,000	\$7,500	\$4,600	\$53,200
						\$70,900

* 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 - Eichhorn	10.00	\$13,705	\$2,176	\$35,465
Watermelon Pond - Hawkins	80.00	\$1,010	\$3,681	\$37,820
				\$74,535

Management Cost Estimates (Fee Simple)

**Watermelon Pond
Eichhorn**

10 acres

Initial Improvements (WSPP)

\$400 Gates
\$13,200 Site Perimeter Fencing
\$105 Firebreak Construction
Total: \$13,705

Avg. Annual Mgmt. Costs (General Fund)

\$75 Road/Trail/Firebreak Maintenance
\$110 Exotic Plant Control
\$125 Prescribed Fire
\$1,866 Monitoring
Total: \$2,176

Gates:

Gates: \$400 (1 gates x \$400/gate) **(WSPP)**

Site Perimeter Fencing

Wire Fencing: \$13,200 (~2,640ft x \$5/linear foot) **(WSPP)**

Trail/Firebreak Construction

Trail/ Firebreak Construction: \$105 (0.5 mi x \$210/mi) **(WSPP)**

Road/Trail/Firebreak Maintenance

Year 2-10: \$75/year (\$75/mile x 0.5 miles = \$37.50 x 2 times/year) **(General Fund)**

Exotic Plant Control

Year 1: \$200

Year 2-10: \$100 each year

10 Year Total & Average: \$1,100 or \$110 per year **(General Fund)**

Prescribed Fire

Burning: \$125/year (an average of ~ 10 acres every other year x \$25/ac)

10 Year Burning Total: \$1,250 or \$125 per year. **(General Fund)**

Monitoring/ Security

40 hours of staff time plus supplies, project oversight, contractor oversight, photo-points, inspections, record keeping, etc.

10 Year total: \$18,660 or \$1,866/year **(General Fund)**

Management Cost Estimates (Fee Simple)

**Watermelon Pond
Hawkins**

80 acres

Initial Improvements (WSPP)

\$800 Gates
\$210 Firebreak Construction
\$0 Fencing

\$1,010: Total

Average Annual Mgmt. Costs (General Fund)

\$225 Road/Trail/Firebreak Maintenance
\$1,090 Invasive Plant Control
\$500 Prescribed Fire
\$1,866 Monitoring

\$3,681: Total

Gates:

Gates: \$800(2 gates x \$400/gate) **(WSPP)**

Site Perimeter Fencing (WSPP)

Property already fenced

Trail/Firebreak Construction

Trail/ Firebreak Construction: \$210 (1 mi x \$210/mi) **(WSPP)**

Road/Trail/Firebreak Maintenance

Year 2-10: 225/year (\$75/mile x 1.5 miles = \$75 x 2 times/year) **(General Fund)**

Invasive Plant Control

Year 1: \$10,000

Year 2-10: \$100 each year

10 Year Total & Average: \$10,900 or \$1,090 per year **(General Fund)**

Prescribed Fire

Burning: \$500/year (an average of ~ 40 acres every other year x \$25/ac)

10 Year Burning Total: \$5,000 or \$500 per year. **(General Fund)**

Monitoring/ Security

40 hours of staff time plus supplies, project oversight, contractor oversight, photo-points, inspections, record keeping, etc.

10 Year total: \$18,660 or \$1,866/year **(General Fund)**