

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value*
East Newnans Lake - Putz	54.94	5.53	\$201,640

*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
East Newnans Lake - Putz	\$4,800	\$1,000	\$1,100	\$11,700
				\$11,700

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
East Newnans Lake - Putz	\$11,700	\$0	\$25,000	\$4,200	\$7,000	\$47,900
						\$47,900

* 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
East Newnans Lake - Putz	54.94	\$3,200	\$3,772	\$40,915
				\$40,915

Management Cost Estimates (Fee Simple)

**East Newnan's Lake
Putz**

54.94 acres

Initial Improvements (WSPP)		Average Annual Mgmt. Costs (General Fund)	
\$1,200	Gates	\$337.50	Road/ Firebreak Maintenance
\$0	Site Perimeter Fencing	\$1,850	Invasive Plant Control
\$2,000	Firebreak Construction	\$187.50	Prescribed Fire
		\$1,396.50	Monitoring
\$3,200	Total	\$3,771.50	Total

Gates:

Gates: \$1,200 (3 gates x \$400/gate) **(WSPP)**

Site Perimeter Fencing

Wire Fencing: \$0

**If needed, perimeter fencing may be considered later, but this would not be an initial priority.*

Trail/Firebreak Construction

Firebreak Construction: \$2,000 (1 mi x \$2,000/mi) **(WSPP)**

Road/Trail/Firebreak Maintenance

Year 2-10: \$337.5/year (\$75/mile x 1.5 miles = \$75 x 3 times/year) **(General Fund)**

Invasive Plant Control

Year 1: \$8,000 (20 acres X \$400/ acre, if contracted)

Year 2-5: \$2,000

Year 6-10: \$500 each year

10 Year Total & Average: \$18,500 or \$1,850 per year **(General Fund)**

Prescribed Fire

Burning: \$187.5/year (an average of ~ 15 acres every other year x \$25/ac)

10 Year Burning Total: \$1,875 **(General Fund)**

Monitoring/ Security

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

10 Year total: \$13,965 or \$1,396.5/year **(General Fund)**