

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score*	ACPA Value**
Watermelon Pond - Yoh Jau W Trustee	66.25	N/A - Desktop Eval.	\$408,024

*The property is within the Watermelon Pond ACF Project Area, which as a score of 7.47

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

Acquisition Estimates

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Watermelon Pond - Yoh Jau W Trustee	\$7,800	\$1,000	\$1,800	\$18,400
				\$18,400

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 - Yoh Jau W Trustee	\$18,400	\$0	\$30,000	\$4,000	\$10,000	\$62,400
						\$62,400

* 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 - Yoh Jau W Trustee	66.25	\$11,400	\$4,865	\$60,050
				\$60,050

Management Cost Estimates (Fee Simple)

Watermelon Pond
Yoh Jau W Trustee

66.25 acres

Initial Improvements (WSPP)

\$400 Gates
\$11,000 Site Perimeter Fencing
\$11,400 Total

Average Annual Mgmt. Costs (General Fund)

\$2,640 Invasive Plant Control
\$825 Prescribed Fire
\$1,400 Monitoring/ Site Management
\$4,865 Total

Gates:

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

Site Perimeter Fencing

Wire Fencing: \$11,000 (~ 2,200ft x \$5/linear foot) **(WSPP)**

Firebreak Construction and Maintenance

Anticipated firebreak needs can be completed by ACF staff in-house

Invasive Plant Control

Year 1-10 \$26,400 (66 acres X \$400/ acre, if contracted)
10 Year Total & Average: \$2,640 per year **(General Fund)**

Prescribed Fire

Burning: \$825/year (an average of ~ 66 acres every other year x \$25/ac)
10 Year Burning Total: \$8,250 **(General Fund)**

Monitoring/ Security / Other Management

30 hours of staff time plus supplies, project oversight, contractor oversight, photo-points, inspections, record keeping, etc.
10 Year total: \$14,000 or \$1,400/year **(General Fund)**

Monitoring would be incorporated into Watermelon Pond Preserve management