

Fiscal Details: Watermelon Pond – Yoh Jau W. Trustee

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 \$927,500 for the land plus \$37,362 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: **\$927,500** (66.25 ac x \$14,000/ac)
- Phase I ESA: **\$3,000**
- Boundary Survey: **\$20,000**
- Boundary Posts & Signs: **\$400**
- Attorney's fees and closing costs: **\$13,962**
- 10% contingency on purchase price & due diligence: **\$96,486**
- TOTAL EXPENDITURE AUTHORITY REQUESTED: **\$1,061,348**

Annual Tax & Assessment Revenue of the Parcel: \$8,077.56 (2024 total)

1. \$8,077.56 (02699-002-000) Yoh Jau W. Trustee

There is a mobile home currently on the property, but it will be removed during the due diligence period, prior to closing. As a result, there will be no buildings / structures included in this acquisition that would become a County asset.

Estimated Annual Alachua County Forever Management Costs: \$4,865

Estimated Alachua County Initial 10-year Improvements: \$60,050 (Exhibit 6)

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value	Purchase Price**
Watermelon Pond - Yoh Jau W. Trustee	66.25	N/A - Desktop Eval	\$408,024	\$927,500

*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 - Yoh Jau W. Trustee	\$5,200	\$1,000	\$1,350	\$12,750
				\$12,750

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	\$12,750	\$0	\$20,000	\$3,000	\$13,962	\$49,712

* Includes attorney's fees and title insurance

\$49,712

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	\$60,050	\$4,865	\$108,700
				\$108,700

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