

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value*
Watermelon Pond - Whitehurst Cattle Co (Fee Simple)	635.36	6.20	\$6,354,600

*Alachua County Property Appraiser (ACPA) 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 - Whitehurst Cattle Co (Fee Simple)	\$7,500	\$1,000	\$1,500	\$17,500
				\$17,500

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 - Whitehurst Cattle Co (Fee Simple)	\$17,500	\$0	\$92,000	\$4,000	\$9,500	\$123,000
						\$123,000

* 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 - Whitehurst Cattle Co (Fee Simple)	635.36	\$170,045	\$13,336	\$303,405
				\$303,405

Management Cost Estimates (Fee Simple)

Watermelon Pond

Whitehurst Cattle Co.

636.36 acres

Initial Improvements (WSPP)

\$44,800	Trailhead
\$800	Gates
\$106,200	Longleaf Pine Planting
\$7,000	Wire Fencing
\$9,400	Firebreak / Trail Construction
\$1,845	Firebreak / Trail Maintenance
\$170,045	Total

Avg. Annual Mgmt. Costs (General Fund)

\$1,845	Road/Trail/Firebreak Maintenance
\$2,250	Invasive Plant Control
\$7,375	Prescribed Fire
\$1,866	Monitoring
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\$13,336	Total

Trailhead:

Entrance sign:	\$3,500
Interpretive Kiosk	\$3,000
Regulatory & Trail Signs	\$300
Parking Area	\$35,000
Wood Fence	\$3,000 (\$10/linear foot x 300 linear ft)
Total Trailhead Costs	\$44,800 (WSPP)

Gates:

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

Longleaf Pine Planting

Pine Tree Planting

Site Prep:	\$60,000 (\$200/ac X 300 ac)
Seedlings:	\$25,200 (\$200/1,000 seedlings planted at 420/acre x 300 ac)
Planters:	\$21,000 (\$70/ac X 300 ac)
Total:	\$106,200 (WSPP)

Site Perimeter Fencing

Wire Fencing: \$0 (~1,400ft x \$5/linear foot) (WSPP)

Trail/Firebreak Construction

Firebreak Construction:	\$7,000 (3.5 mi x \$2,000/mi) (WSPP)
Trail Construction	\$2,400 (2 mi x \$1,200/mi) (WSPP)

Road/Trail/Firebreak Maintenance

Year 1-5: \$1,845/year total (Mowing: \$75/mi x 2 miles = \$150 x 6 times/year = \$900/year) + (Discing: \$135/mi x 3.5 mi = \$472.50 x 2 times/year = \$945/year) (WSPP)

Year 6-10: \$1,845/year total (Mowing: \$75/mi x 2 miles = \$150 x 6 times/year = \$900/year) + (Discing: \$135/mi x 3.5 mi = \$472.50 x 2 times/year = \$945/year) **(General Fund)**

Invasive Plant Control

Year 1: \$12,000 (30 acres X \$400/ acre, if contracted)
Year 2-5: \$2,000 each year
Year 6-10: \$500 each year
10 Year Total & Average: \$22,500 or \$2,250 per year **(General Fund)**

Prescribed Fire

Burning: \$7,375/year (an average of ~ 590 acres every two years x \$25/ac)
10 Year Burning Total: \$73,750 **(General Fund)**

Monitoring/ Security

Will be managed as part of Watermelon Pond Preserve

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)**