

## **Fiscal Details: East Newnas Lake - Putz**

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 \$549,400 for the land plus \$47,308 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: **\$549,400** (54.94 acres x \$10,000/ac.)
- Phase I ESA: **\$5,944**
- Boundary Survey: **\$39,500**
- Boundary Posts & Signs: **\$400**
- Attorney's fees and closing costs: **\$13,464**
- 10% contingency on purchase price & due diligence: **\$59,671**
- TOTAL EXPENDITURE AUTHORITY REQUESTED: **\$656,379**

Annual Tax & Assessment Revenue of the Parcel: \$1,268.80 (2025 total)

1. \$281.32 (17991-000-000) Putz & Romero Life Estate
2. \$987.48 (17993-000-000) Putz & Romero Life Estate

There are no buildings / structures included in this acquisition that would become a County asset.

Estimated Annual Alachua County Forever Management Costs: \$3,772

Estimated Alachua County Initial 10-year Improvements: \$3,200 (Exhibit 6)

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## Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value	Purchase Price**
East Newnans Lake - Putz	54.94	5.53	\$201,640	\$549,400

\*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
East Newnans Lake - Putz	\$4,900	\$1,000	\$500	\$11,300
				<b>\$11,300</b>

**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	\$11,300	\$0	\$39,500	\$5,944	\$13,464	\$70,208

\* Includes attorney's fees and title insurance

**\$70,208**

### 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	\$40,920
				<b>\$40,920</b>

## Management Cost Estimates (Fee Simple)

**East Newnan's Lake  
Putz**

**54.94 acres**

<b>Initial Improvements (WSPP)</b>		<b>Average Annual Mgmt. Costs (General Fund)</b>	
\$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
<b>\$3,200</b>	<b>Total</b>	<b>\$3,771.50</b>	<b>Total</b>

### **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.*

### **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)**