

**Cost Estimates**

**Acquisition Estimates**

Table A. Pre-Contract Costs		Pre-Acquisition Services				
Project	Acres	Land Purchase Cost	Appraisals	Boundary Sketch	Title Report	sub-total
Watermelon Pond - Metzger	635	2,142,700	13,000	-	150	\$ 13,150

Table B. Post-Contract Costs		Due Diligence and Closing Services				GRAND TOTAL
Project	Title Insurance	Surveys	Environmental Audit	Closing	sub-total	
Watermelon Pond - Metzger	7,932	12,366	2,522	1,000	\$ 23,820	\$ 2,179,670

**Stewardship Estimates**

Project	Acres	Physical Improvements (BOND)	Average Annual Recurring (General Fund)	Average Annual Recurring/Acre	Total Costs for initial 10 years
Watermelon Pond - Metzger	635	\$ 2,650	\$ 8,058	12.69	\$ 83,230

\*Note: These estimates are net of the stewardship offset from the grazing license.

**Watermelon Pond  
Metzger & Metzger**

**635 acres**

**Improvements**

\$2,500 Informational Kiosk (Bond)

\$150 Regulatory Signs (Bond)

**Total \$2,650**

\$875\* Exotic Plant Control (GF)

\$7,125 Prescribed Fire (GF)

\$34,200\* Pasture Maintenance (GF)

\$500\* Fence, Gate, Boundary Maintenance (GF)

\$4,325\* Road/Fire Break Maintenance (GF)

\$300\* Trail Maintenance (GF)

\$933 Monitoring (GF)

\$7,140\* Security (GF)

**Total \$55,398\***

\*cost may be offset with a cattle grazing lease  
**(\$47,340/yr)**

**Average Annual Management Costs**

The property has historically been grazed, and managed cattle grazing will be considered to maintain the property in its current open condition until restoration is feasible. Potential annual cattle grazing revenue is **\$17,550**, which will help offset management costs.

**Parking/Kiosk/Signage** (Parking and access will be via the adjacent Watermelon Pond County Park)

Informational Kiosk = \$2,500

Regulatory Signs = \$150

**Bond = \$2,650**

**Exotic Plant Control**

Year 1 = \$1,500

Year 2-3 = \$1,000

Year 4-10 = \$750

10 Year Total = \$8,750 or \$875/year **(may be offset with cattle grazing lease)**

**General Fund**

**Prescribed Fire** (estimate based on Florida Division of Forestry MOA)

Burning ~285 acres at \$25/acre annually

10 Year Total = \$71,250 or \$7,125/year

**General Fund**

**Pasture Maintenance** (estimates provided based on contractor price)

Mowing improved pasture 390 acres at \$40/acre x 2 times/year = \$31,200/year

Mowing semi-improved pasture 75 acres at \$40/acre x 1 time/year = \$3,000/year

10 Year Total = \$342,000 or \$34,200/year **(may be offset with cattle grazing lease)**

**Fence, Gate and Boundary Maintenance**

\$500/year **(may be offset with cattle grazing lease)**

10 Year Total = \$5,000

**General Fund**

**Road/ Fire Break Maintenance** (estimates provided based on contractor price)

Road Mowing 3.5 miles at \$125/mile x 2 times/year = \$875/year

Fire break Maintenance 11.5 miles at \$150/mile x 2 times/year = \$3,450/year

10 Year Total = \$43,250 or \$4,325/year **(may be offset with cattle grazing lease)**

**General Fund**

**Trail Maintenance**

\$300/year (**may be offset with cattle grazing lease**)

10 Year Total = \$3,000

**General Fund****Monitoring**

20 hours of staff time plus supplies

Project oversight, contractor oversight, grazing lease management, photopoints, inspections, record keeping

\$933/year (**may be offset with cattle grazing lease**)

10 Year Total = \$9,330

**General Fund****Security** (Based on SJRWMD contract)

Security Contractor = \$27.95/hour x 4 hours/week = \$111.80/week x 52 weeks = \$5,814/year

\$0.51/mile x 50 miles/week = \$25.50/week x 52 weeks = \$1,326/year

10 Year Total = \$71,400 or \$7140 /year (**may be offset with cattle grazing lease**)

**General Fund**