

**EAST NASSAU  
STEWARDSHIP DISTRICT  
FISCAL YEAR 2022  
ADOPTED BUDGET**

**EAST NASSAU  
STEWARDSHIP DISTRICT  
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**EAST NASSAU  
STEWARDSHIP DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021				
	Adopted FY 2021 Budget	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	Adopted FY 2022 Budget
<b>REVENUES</b>					
Assessment levy: gross	\$ 4,441				\$ 4,574
Allowable discounts (4%)	(178)				(183)
Assessment levy: net	4,263	\$ 4,266	\$ 344	\$ 4,610	4,391
Landowner contributions	90,000	13,634	26,366	40,000	40,000
Assessments off-roll	153,260	114,805	38,268	153,073	134,796
Interest and miscellaneous	-	6	-	6	-
Total revenues	<u>247,523</u>	<u>132,711</u>	<u>64,978</u>	<u>197,689</u>	<u>179,187</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administration</b>					
District engineer	20,000	2,731	9,269	12,000	12,000
General counsel	50,000	12,568	37,432	50,000	50,000
Legal: litigation	90,000	13,634	26,366	40,000	40,000
Legal: Wildlight Phase 1	-	6,419	-	6,419	-
District manager	48,000	24,000	24,000	48,000	48,000
Debt service fund accounting: series 2018	7,500	3,750	3,750	7,500	-
Debt service fund accounting: series 2021	-	-	3,125	3,125	-
Arbitrage rebate calculation	750	-	750	750	-
Audit	4,100	-	3,250	3,250	5,500
Postage	1,000	162	338	500	500
Printing and binding	1,000	500	500	1,000	1,000
Insurance - GL, POL	12,000	11,527	-	11,527	14,000
Legal advertising	6,000	1,580	4,420	6,000	6,000
Miscellaneous- bank charges	950	-	500	500	500
Meeting room	-	840	-	840	500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	210	-	210	210
Dissemination agent	1,000	500	917	1,417	-
Annual district filing fee	175	175	-	175	175
Trustee (series 2018 bonds)	4,000	3,709	-	3,709	-
Total professional & admin	<u>247,390</u>	<u>83,010</u>	<u>114,617</u>	<u>197,627</u>	<u>\$179,090</u>
<b>Other fees and charges</b>					
Tax collector and property appraiser	133	105	28	133	137
Total other fees & charges	133	105	28	133	137
Total expenditures	<u>247,523</u>	<u>83,115</u>	<u>114,645</u>	<u>197,760</u>	<u>179,227</u>
Net increase/(decrease) of fund balance	-	49,596	(49,667)	(71)	(40)
Fund balance - beginning (unaudited)	-	48,962	98,558	48,962	48,891
Fund balance - ending (projected):					
Assigned:					
Unassigned	-	98,558	48,891	48,891	48,851
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ 98,558</u>	<u>\$ 48,891</u>	<u>\$ 48,891</u>	<u>\$ 48,851</u>

**EAST NASSAU  
STEWARDSHIP DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administration**

District engineer	12,000
<p>The District engineer will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
General counsel	50,000
<p>Hopping Green &amp; Sams will provide legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Legal: litigation	40,000
District manager	48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.</p>	
Audit	5,500
<p>The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.</p>	
Postage	500
<p>Mailing agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing and binding	1,000
Insurance - GL, POL	14,000
<p>The District carries general liability and public officials liability insurance. The limit of liability is set at \$5,000,000 for general liability and \$5,000,000 for public officials liability.</p>	
Legal advertising	6,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Miscellaneous- bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Meeting room	500
Website	
Hosting & maintenance	705
ADA compliance	210
Annual district filing fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
<b>Other fees and charges</b>	
Tax collector and property appraiser	137
Total expenditures	<u><u>\$ 179,227</u></u>

**EAST NASSAU  
STEWARDSHIP DISTRICT  
DETAILED SPECIFIC AREA PLAN #1: WILDLIGHT  
SPECIAL REVENUE FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted FY 2022 Budget
	Adopted FY 2021 Budget	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: gross	\$ 212,823				\$ 258,917
Allowable discounts (4%)	(8,513)				(10,357)
Assessment levy: net	204,310	\$ 211,118	\$ 18,081	\$ 229,199	248,560
Assessments off-roll	139,772	87,003	29,001	116,004	189,527
Total revenues	344,082	298,121	47,082	345,203	438,087
<b>EXPENDITURES</b>					
Field operations	25,698	11,669	14,029	25,698	42,199
Administration and accounting	4,500	2,250	1,250	3,500	4,500
Office buildout	-	-	-	-	5,000
Wetland and conservation maintenance	10,000	-	5,000	5,000	10,000
Landscape	212,446	52,877	105,000	157,877	181,817
Lake maintenance	16,136	3,282	4,900	8,182	16,732
Pest control	1,000	-	500	500	1,000
Street cleaning	12,000	-	4,000	4,000	12,000
Street light lease	45,240	9,686	35,554	45,240	69,030
Repairs & maintenance	13,676	637	7,500	8,137	13,676
Electricity	2,808	143	1,200	1,343	1,512
Vehicle charging station	-	616	-	616	-
Irrigation (potable)	64,334	3,882	50,000	53,882	36,724
Landscape replacement	21,245	325	15,000	15,325	18,182
Parts & supplies	3,000	267	1,500	1,767	3,000
Insurance	5,000	-	5,000	5,000	5,000
Debt service fund accounting: series 2018	-	-	-	-	7,500
Debt service fund accounting: series 2021	-	-	-	-	7,500
Arbitrage rebate calculation	-	-	-	-	1,000
Dissemination agent	-	-	-	-	2,000
Trustee (series 2018 bonds)	-	-	-	-	4,000
Trustee (series 2021 bonds)	-	-	-	-	4,000
Contingency	250	-	75	75	250
Total field operations	437,333	85,634	250,508	336,142	446,622
<b>Other fees and charges</b>					
Tax collector and property appraiser	6,384	5,248	1,136	6,384	7,767
Total other fees & charges	6,384	5,248	1,136	6,384	7,767
Total expenditures	443,717	90,882	251,644	342,526	454,389
Net increase/(decrease) of fund balance	(99,635)	207,239	(204,562)	2,677	(16,302)
Fund balance - beginning (unaudited)	200,972	280,598	487,837	280,598	283,275
Fund balance - ending (projected)	\$ 101,337	\$ 487,837	\$ 283,275	\$ 283,275	\$ 266,973

**EAST NASSAU  
STEWARDSHIP DISTRICT  
DETAILED SPECIFIC AREA PLAN #1: WIDLIGHT EXPENDITURES**

**EXPENDITURES**

**Field operations**

Field operations	\$ 42,199
Contract with CCMC for onsite field operations manager. Onsite maintenance staff starting January 2022.	
Administration and accounting	4,500
Field operations accounting functions provided by Wrathell, Hunt and Associates, LLC	
Office buildout	5,000
Wetland and conservation maintenance	10,000
Costs for general repair/maintenance within the conservation and wetlands. No current contract for this service established.	
Landscape	181,817
Landscape maintenance for common area - Contract with The Greenery, Inc. and includes routine maintenance of the grounds, 2 applications of pinestraw per year, pest, fertilization and weed control. Includes additional areas coming on line for service.	
Lake maintenance	16,732
Maintenance of 18 ponds and bioswale to control algae blooms and invasive plant species and monthly trash removal. Includes additional ponds coming on line.	
Pest control	1,000
Costs related to the removal of nuisance pests in the community, i.e. alligators, bee relocation.	
Street cleaning	12,000
\$1,000 per month for 9886 L.F. of roadway for section 1A (does not include bridge to school or COA private roads).	
Street light lease	69,030
FPL service agreement to lease street lights at an annual cost of \$390 per street light. Budgeted additional street lights for future sections.	
Repairs & maintenance	13,676
Expenses related to irrigation repair, curb repair, signage and any other repairs related to ENSD common areas and/or responsibility.	
Electricity	1,512
Costs to provide electricity from FPL for common area irrigation clocks.	
Irrigation (potable)	36,724
Reclaimed water not yet available.	
Landscape replacement	18,182
Costs for landscape replacement (trees, shrubs, etc.); assumes 10% of landscape maintenance	
Parts & supplies	3,000
Costs for parts or supplies in common areas.	
Insurance	5,000
Debt service fund accounting: series 2018	7,500
Debt service fund accounting: series 2021	7,500
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	

**EAST NASSAU  
STEWARDSHIP DISTRICT  
DETAILED SPECIFIC AREA PLAN #1: WIDLIGHT EXPENDITURES**

**EXPENDITURES (continued)**

Dissemination agent	2,000
<p style="margin-left: 20px;">The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities &amp; Exchange Act of 1934.</p>	
Trustee (series 2018 bonds)	4,000
<p style="margin-left: 20px;">Annual fees paid for services provided as trustee, paying agent and registrar.</p>	
Trustee (series 2021 bonds)	4,000
<p style="margin-left: 20px;">Annual fees paid for services provided as trustee, paying agent and registrar.</p>	
Contingency	250
Tax collector and property appraiser	7,767
Total expenditures	\$ 454,389

**EAST NASSAU  
STEWARDSHIP DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018  
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted FY 2022 Budget
	Adopted FY 2021 Budget	Actual through 3/31/2021	Projected through 9/30/2021	Total Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 243,718				\$ 356,535
Allowable discounts (4%)	(9,749)				(14,261)
Assessment levy: on-roll - net	233,969	\$ 215,557	\$ 18,412	\$ 233,969	342,274
Off-roll assessment levy	129,453	80,559	48,894	129,453	17,694
Assessment prepayments	-	53,124	42,851	95,975	-
Interest	-	8	-	8	-
Total revenues	363,422	349,248	110,157	459,405	359,968
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	85,000	-	85,000	85,000	90,000
Principal Prepayment	-	15,000	35,000	50,000	45,000
Interest	271,703	136,038	135,477	271,515	264,438
Total debt service	356,703	151,038	255,477	406,515	399,438
<b>Other fees &amp; charges</b>					
Property appraiser	2,437	1,183	1,254	2,437	3,565
Tax collector	4,874	4,311	563	4,874	7,131
Total other fees & charges	7,311	5,494	1,817	7,311	10,696
Total expenditures	364,014	156,532	257,294	413,826	410,134
Excess/(deficiency) of revenues over/(under) expenditures	(592)	192,716	(147,137)	45,579	(50,166)
Net increase/(decrease) in fund balance	(592)	192,716	(147,137)	45,579	(50,166)
Fund balance - beginning (unaudited)	315,624	316,455	509,171	316,455	362,034
Fund balance - ending (projected)	\$ 315,032	\$ 509,171	\$ 362,034	\$ 362,034	311,868
Use of fund balance					
Debt service reserve balance (required)					(179,801)
Interest expense - November 1, 2022					(129,734)
Projected fund balance surplus/(deficit) as of September 30, 2022					\$ 2,333

**East Nassau County**  
**Stewardship District**  
**Special Assessment Revenue Bonds, Series 2018**  
**\$5,460,000**

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2021	-		132,790.63	132,790.63
05/01/2022	90,000.00	4.250%	131,646.88	221,646.88
11/01/2022	-		129,734.38	129,734.38
05/01/2023	95,000.00	4.250%	129,734.38	224,734.38
11/01/2023	-		127,715.63	127,715.63
05/01/2024	95,000.00	4.250%	127,715.63	222,715.63
11/01/2024	-		125,696.88	125,696.88
05/01/2025	100,000.00	4.600%	125,696.88	225,696.88
11/01/2025	-		123,396.88	123,396.88
05/01/2026	105,000.00	4.600%	123,396.88	228,396.88
11/01/2026	-		120,981.88	120,981.88
05/01/2027	110,000.00	4.600%	120,981.88	230,981.88
11/01/2027	-		118,451.88	118,451.88
05/01/2028	115,000.00	4.600%	118,451.88	233,451.88
11/01/2028	-		115,806.88	115,806.88
05/01/2029	120,000.00	4.600%	115,806.88	235,806.88
11/01/2029	-		113,046.88	113,046.88
05/01/2030	125,000.00	5.125%	113,046.88	238,046.88
11/01/2030	-		109,843.75	109,843.75
05/01/2031	135,000.00	5.125%	109,843.75	244,843.75
11/01/2031	-		106,384.38	106,384.38
05/01/2032	140,000.00	5.125%	106,384.38	246,384.38
11/01/2032	-		102,796.88	102,796.88
05/01/2033	150,000.00	5.125%	102,796.88	252,796.88
11/01/2033	-		98,953.13	98,953.13
05/01/2034	155,000.00	5.125%	98,953.13	253,953.13
11/01/2034	-		94,981.25	94,981.25
05/01/2035	165,000.00	5.125%	94,981.25	259,981.25
11/01/2035	-		90,753.13	90,753.13
05/01/2036	175,000.00	5.125%	90,753.13	265,753.13
11/01/2036	-		86,268.75	86,268.75
05/01/2037	180,000.00	5.125%	86,268.75	266,268.75
11/01/2037	-		81,656.25	81,656.25
05/01/2038	190,000.00	5.125%	81,656.25	271,656.25
11/01/2038	-		76,787.50	76,787.50
05/01/2039	200,000.00	5.125%	76,787.50	276,787.50
11/01/2039	-		71,662.50	71,662.50
05/01/2040	215,000.00	5.250%	71,662.50	286,662.50
11/01/2040	-		66,018.75	66,018.75
05/01/2041	225,000.00	5.250%	66,018.75	291,018.75
11/01/2041	-		60,112.50	60,112.50
05/01/2042	235,000.00	5.250%	60,112.50	295,112.50
11/01/2042	-		53,943.75	53,943.75
05/01/2043	250,000.00	5.250%	53,943.75	303,943.75
11/01/2043	-		47,381.25	47,381.25
05/01/2044	265,000.00	5.250%	47,381.25	312,381.25
11/01/2044	-		40,425.00	40,425.00
05/01/2045	275,000.00	5.250%	40,425.00	315,425.00

**East Nassau County**  
**Stewardship District**  
**Special Assessment Revenue Bonds, Series 2018**  
**\$5,460,000**

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2045	-		33,206.25	33,206.25
05/01/2046	290,000.00	5.250%	33,206.25	323,206.25
11/01/2046	-		25,593.75	25,593.75
05/01/2047	305,000.00	5.250%	25,593.75	330,593.75
11/01/2047	-		17,587.50	17,587.50
05/01/2048	325,000.00	5.250%	17,587.50	342,587.50
11/01/2048	-		9,056.25	9,056.25
05/01/2049	345,000.00	5.250%	9,056.25	354,056.25
<b>Total</b>	<b>\$5,175,000.00</b>		<b>\$4,760,925.13</b>	<b>\$9,935,925.13</b>

**EAST NASSAU  
STEWARDSHIP DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue & Expenditures	Adopted FY 2022 Budget
	Adopted FY 2021 Budget	Actual through 3/31/2021	Projected through 9/30/2021		
<b>REVENUES</b>					
Off-roll assessment levy	\$ -	\$ -	\$ -	\$ -	\$ 678,502
Total revenues	-	-	-	-	678,502
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	245,000
Interest	-	-	-	-	433,330
Total debt service	-	-	-	-	678,330
<b>Other fees &amp; charges</b>					
Costs of issuance	-	-	229,504	229,504	-
Total other fees & charges	-	-	229,504	229,504	-
Total expenditures	-	-	229,504	229,504	678,330
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(229,504)	(229,504)	172
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	-	-	786,019	786,019	-
Net premium	-	-	129,727	129,727	-
Total other financing sources/(uses)	-	-	786,019	786,019	-
Net increase/(decrease) in fund balance	-	-	556,515	556,515	172
Fund balance - beginning (unaudited)	-	-	-	-	556,515
Fund balance - ending (projected)	\$ -	\$ -	\$ 556,515	\$ 556,515	556,687
Use of fund balance					
Debt service reserve balance (required)					(339,250)
Interest expense - November 1, 2022					(213,125)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 4,312</u>

**East Nassau County**  
**Stewardship District**  
**Special Assessment Revenue Bonds, Series 2021**  
**\$12,170,000**

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2021	-		217,265.36	217,265.36
05/01/2022	245,000.00	2.400%	216,065.00	461,065.00
11/01/2022	-		213,125.00	213,125.00
05/01/2023	255,000.00	2.400%	213,125.00	468,125.00
11/01/2023	-		210,065.00	210,065.00
05/01/2024	260,000.00	2.400%	210,065.00	470,065.00
11/01/2024	-		206,945.00	206,945.00
05/01/2025	265,000.00	2.400%	206,945.00	471,945.00
11/01/2025	-		203,765.00	203,765.00
05/01/2026	270,000.00	2.400%	203,765.00	473,765.00
11/01/2026	-		200,525.00	200,525.00
05/01/2027	280,000.00	3.000%	200,525.00	480,525.00
11/01/2027	-		196,325.00	196,325.00
05/01/2028	290,000.00	3.000%	196,325.00	486,325.00
11/01/2028	-		191,975.00	191,975.00
05/01/2029	295,000.00	3.000%	191,975.00	486,975.00
11/01/2029	-		187,550.00	187,550.00
05/01/2030	305,000.00	3.000%	187,550.00	492,550.00
11/01/2030	-		182,975.00	182,975.00
05/01/2031	315,000.00	3.000%	182,975.00	497,975.00
11/01/2031	-		178,250.00	178,250.00
05/01/2032	325,000.00	3.500%	178,250.00	503,250.00
11/01/2032	-		172,562.50	172,562.50
05/01/2033	335,000.00	3.500%	172,562.50	507,562.50
11/01/2033	-		166,700.00	166,700.00
05/01/2034	350,000.00	3.500%	166,700.00	516,700.00
11/01/2034	-		160,575.00	160,575.00
05/01/2035	360,000.00	3.500%	160,575.00	520,575.00
11/01/2035	-		154,275.00	154,275.00
05/01/2036	375,000.00	3.500%	154,275.00	529,275.00
11/01/2036	-		147,712.50	147,712.50
05/01/2037	385,000.00	3.500%	147,712.50	532,712.50
11/01/2037	-		140,975.00	140,975.00
05/01/2038	400,000.00	3.500%	140,975.00	540,975.00
11/01/2038	-		133,975.00	133,975.00
05/01/2039	415,000.00	3.500%	133,975.00	548,975.00
11/01/2039	-		126,712.50	126,712.50
05/01/2040	430,000.00	3.500%	126,712.50	556,712.50
11/01/2040	-		119,187.50	119,187.50
05/01/2041	445,000.00	3.500%	119,187.50	564,187.50
11/01/2041	-		111,400.00	111,400.00
05/01/2042	460,000.00	4.000%	111,400.00	571,400.00
11/01/2042	-		102,200.00	102,200.00
05/01/2043	480,000.00	4.000%	102,200.00	582,200.00
11/01/2043	-		92,600.00	92,600.00
05/01/2044	500,000.00	4.000%	92,600.00	592,600.00
11/01/2044	-		82,600.00	82,600.00
05/01/2045	520,000.00	4.000%	82,600.00	602,600.00
11/01/2045	-		72,200.00	72,200.00

**East Nassau County**  
**Stewardship District**  
**Special Assessment Revenue Bonds, Series 2021**  
**\$12,170,000**

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
05/01/2046	545,000.00	4.000%	72,200.00	617,200.00
11/01/2046	-		61,300.00	61,300.00
05/01/2047	565,000.00	4.000%	61,300.00	626,300.00
11/01/2047	-		50,000.00	50,000.00
05/01/2048	590,000.00	4.000%	50,000.00	640,000.00
11/01/2048	-		38,200.00	38,200.00
05/01/2049	610,000.00	4.000%	38,200.00	648,200.00
11/01/2049	-		26,000.00	26,000.00
05/01/2050	635,000.00	4.000%	26,000.00	661,000.00
11/01/2050	-		13,300.00	13,300.00
05/01/2051	665,000.00	4.000%	13,300.00	678,300.00
<b>Total</b>	<b>\$12,170,000.00</b>		<b>\$8,321,280.36</b>	<b>\$20,491,280.36</b>

**EAST NASSAU  
STEWARDSHIP DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

**On-Roll Assessments - Wildlight Village Phase 1, DSAP 1, Series 2018 Bonds**

Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2022 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2021 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<b><u>Non-Residential</u></b>							
Commercial	Sq. Ft.	271,855	\$ 4.19	\$ 334.80	\$ -	\$ 338.99	\$ 350.51
Wellness Center/Private School	Acre	28	24.66	1,357.65	-	1,382.31	1,430.16
<b><u>Residential</u></b>							
SF 30'	Unit	26	4.19	143.15	664.35	811.69	901.76
SF 45'	Unit	56	4.19	203.06	996.53	1,203.78	1,338.19
SF 55'	Unit	147	4.19	233.40	1,217.98	1,455.57	1,619.23
SF 70'	Unit	72	4.19	298.75	1,550.15	1,853.09	2,061.27
Apartment	Unit	279	4.19	121.37	-	125.56	130.14
Other Residential	Unit	-	4.19	-	-	4.19	4.82

**Off-Roll Assessments - Wildlight Village Phase 1, DSAP 1, Series 2018 Bonds**

Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2022 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2021 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<b><u>Non-Residential</u></b>							
Commercial	Sq. Ft.	118,145	\$ 3.90	\$ 311.36	\$ -	\$ 315.26	\$ 325.97
Wellness Center/Private School	Acre	-	22.93	1,262.61	-	1,285.54	1,330.05
<b><u>Residential</u></b>							
SF 30'	Unit	-	3.90	133.13	624.49	761.52	846.13
SF 45'	Unit	14	3.90	186.82	936.74	1,127.46	1,253.66
SF 55'	Unit	4	3.90	214.73	1,144.90	1,363.53	1,517.21
SF 70'	Unit	-	3.90	274.85	1,457.14	1,735.89	1,931.37
Apartment	Unit	-	3.90	111.66	-	115.56	119.77
Other Residential	Unit	-	3.90	-	-	3.90	4.48

**EAST NASSAU  
STEWARDSHIP DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

**On-Roll Assessments - DSAP 1**

Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2022 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2021 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<b><u>Non-Residential</u></b>							
Commercial	Sq. Ft.	75,000	\$ 4.19	\$ 334.80	\$ -	\$ 338.99	\$ 350.51

**Off-Roll Assessments - Wildlight Village Phase 2, DSAP 1, Series 2021 Bonds**

Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2022 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2021 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<b><u>Non-Residential</u></b>							
Commercial	Sq. Ft.	-	\$ 3.90	\$ 311.36	\$ -	\$ 315.26	\$ 325.97
Wellness Center/Private School	Acre	-	22.93	1,262.61	-	1,285.54	1,330.05
<b><u>Residential</u></b>							
MF 33' - Phase 2A	Unit	134	3.90	148.16	644.42	796.48	n/a
SF 40' - Phase 2A	Unit	184	3.90	195.40	781.12	980.42	n/a
SF 50' - Phase 2A	Unit	220	3.90	214.73	976.39	1,195.02	n/a
SF 65' - Phase 2A	Unit	122	3.90	257.68	1,269.31	1,530.89	n/a
MF 33' - Phase 2B	Unit	36	3.90	148.16	767.17	919.23	n/a
SF 50' - Phase 2B	Unit	44	3.90	214.73	1,162.37	1,381.00	n/a

**EAST NASSAU  
STEWARDSHIP DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

**Off-Roll Assessments - Wildlight Village Phase 2, DSAP 1**

Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2022 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2021 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<b><u>Non-Residential</u></b>							
Commercial	Sq. Ft.	415,000	\$ 3.90	\$ -	\$ -	\$ 3.90	\$ 5.09
Wellness Center/Private School	Acre	-	22.93	-	-	22.93	29.91
<b><u>Residential</u></b>							
MF Attached	Unit	300	3.90	-	-	3.90	n/a
MF Detached	Unit	230	3.90	-	-	3.90	n/a
MF 33'	Unit	150	3.90	-	-	3.90	n/a
SF 40'	Unit	-	3.90	-	-	3.90	n/a
SF 50'	Unit	-	3.90	-	-	3.90	n/a
SF 65'	Unit	-	3.90	-	-	3.90	n/a

**Off-Roll Assessments - Areas outside of Wildlight Village Phase 1**

Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2022 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2022 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2021 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<b><u>Non-Residential</u></b>							
Commercial	Sq. Ft.	10,610,000	\$ 3.90	\$ -	\$ -	\$ 3.90	\$ 4.48
Wellness Center/Private School	Acre	-	22.93	-	-	22.93	26.34
<b><u>Residential</u></b>							
Residential Unit	Unit	21,982	3.90	-	-	3.90	4.48