

**EAST NASSAU
STEWARDSHIP DISTRICT
FISCAL YEAR 2026
AMENDED BUDGET**

**EAST NASSAU
STEWARDSHIP DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Detailed Specific Area Plan #1: Wildlight Phases 1, 2, & 3 Budget	5 - 6
Definitions of Detailed Specific Area Plan #1: Wildlight Phases 1, 2, & 3	7
Detailed Specific Area Plan #2: PDP #4	8
Definitions of Detailed Specific Area Plan #2: PDP #4	9
Special Revenue Fund: Commerce Park	10
Definitions of Special Revenue Fund: Commerrce Park	11
Debt Service Fund: Series 2018: Budget	12
Debt Service Fund: Series 2018: Amortization Schedule	13
Debt Service Fund: Series 2021: Budget	14
Debt Service Fund: Series 2021: Amortization Schedule	15 - 16
Debt Service Fund: Series 2024: Budget	17
Debt Service Fund: Series 2024: Amortization Schedule	18 - 19
Debt Service Fund: PD4 BAN: Amended Budget	20
Debt Service Fund: Series 2025: Amended Budget	21
Debt Service Fund: Series 2025: Amortization Schedule	22 - 23
Projected Assessments	24 - 28

**EAST NASSAU
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: gross	\$ 63,612				\$ 28,223
Allowable discounts (4%)	(2,544)				(1,129)
Assessment levy: net	61,068	\$ 56,080	\$ 4,988	\$ 61,068	27,094
Lot closing	-	5,882	-	5,882	-
Assessments off-roll	460,565	230,173	230,392	460,565	204,550
Office cost share	42,322	13,110	30,367	43,477	44,616
Conservation lands monitoring activities	170,460	-	170,460	170,460	-
Conservation short-term mitg, montr,maint	-	-	-	-	115,000
Interest and miscellaneous	-	26,022	-	26,022	-
Total revenues	734,415	331,267	436,207	767,474	391,260
EXPENDITURES					
Professional & administration					
District engineer	16,000	13,590	2,410	16,000	30,000
Traffic calming	40,000	-	40,000	40,000	40,000
District map portal	50,000	-	50,000	50,000	-
General counsel	100,000	28,116	71,884	100,000	100,000
District manager	55,000	27,500	27,500	55,000	55,000
Postage	750	338	412	750	750
Printing and binding	1,000	500	500	1,000	1,000
Legal advertising & notice	6,500	4,135	2,365	6,500	12,500
Meeting room	1,000	-	1,000	1,000	500
Audit	7,000	6,900	100	7,000	7,000
Annual district filing fee	175	175	-	175	175
Miscellaneous- bank charges	1,000	-	1,000	1,000	1,000
Website					
Hosting & maintenance	760	753	7	760	760
ADA compliance	210	210	-	210	210
Insurance - POL & GL	17,000	14,272	-	14,272	17,000
Contingency	10,000	1,564	8,436	10,000	10,000
Total professional & admin	\$306,395	\$98,053	\$205,614	\$303,667	\$275,895
Field operations					
On-site management	12,000	6,000	6,000	12,000	12,000
Lease	53,274	25,598	27,676	53,274	55,000
Lease expenses utilities, janitorial and ot	7,250	4,560	7,040	11,600	11,600
Janitorial	2,600	-	-	-	-
Supplies	1,000	967	33	1,000	1,000
Conservation short-term mitigation monitoring	-	-	-	-	50,000
Conservation short-term area maintenance	-	-	-	-	65,000
UF master research environmental	20,000	-	20,000	20,000	20,000
Environmental long-term maintenance	5,000	-	5,000	5,000	-
Environmental short-term monitoring	170,460	530	82,000	82,530	-
Total field operations	271,584	37,655	147,749	185,404	214,600
Other fees and charges					
Tax collector and property appraiser	1,908	3,450	-	3,450	847
Total other fees & charges	1,908	3,450	-	3,450	847
Total expenditures	579,887	139,158	353,363	492,521	491,342

**STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Net increase/(decrease) of fund balance	154,528	192,109	82,844	274,953	(100,082)
Fund balance - beginning (unaudited)	71,208	37,797	229,906	37,797	312,750
Fund balance - ending (projected):					
Assigned:					
3 months working capital	69,175	69,175	53,727	53,727	135,586
Disaster recovery	-	-	-	-	-
Unassigned	156,561	160,731	259,023	259,023	77,082
Fund balance - ending (projected)	<u>\$ 225,736</u>	<u>\$ 229,906</u>	<u>\$ 312,750</u>	<u>\$ 312,750</u>	<u>\$ 212,668</u>

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

EXPENDITURES

Professional & administration

District engineer	\$ 30,000
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.	
General counsel	100,000
Legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
District manager	55,000
Wrathell, Hunt and Associates, LLC 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.	
Postage	750
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Printing and binding	1,000
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising & notice	12,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, mail notice when required, etc.	
Meeting room	500
Cost of annual room rental for district meetings	
Audit	7,000
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.	
Annual district filing fee	175
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Miscellaneous- bank charges	1,000
Bank charges and other miscellaneous expenses incurred during the year.	
Hosting & maintenance	760
ADA compliance	210
Insurance - POL & GL	17,000
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.	
Contingency	10,000

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

EXPENDITURES (continued)

Field operations

On-site management	12,000
Lease	55,000
Per cost share agreement between the district and Wildlight Residential Association, LLC,	
Lease expenses utilities, janitorial and ot	11,600
Supplies	1,000
Conservation short-term mitigation monitoring	50,000
Conservation short-term area maintenance	65,000
UF master research environmental	20,000

Other fees and charges

Tax collector and property appraiser	847
The tax collector's fee is 2% of assessments collected.	

Total expenditures	<u><u>\$ 491,342</u></u>
--------------------	--------------------------

**EAST NASSAU
STEWARDSHIP DISTRICT
TOWN DISTRICT (DSAP1)
SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: gross	\$ 717,694				\$ 841,961
Allowable discounts (4%)	(28,708)				(33,678)
Assessment levy: net	688,986	\$ 634,960	\$ 54,026	\$ 688,986	808,283
Assessments off-roll	316,507	237,380	79,127	316,507	531,009
Lot closing	-	1,291	-	1,291	-
Wildlight residential association cost share: OU	-	1,561	-	1,561	-
Wildlight commercial association cost share: OU	-	1,561	-	1,561	-
Landscape & irrigation cost share: WRA	192,878	74,696	118,182	192,878	-
Landscape & irrigation cost share: WCA	80,278	28,526	51,752	80,278	-
Total revenues	1,278,649	979,975	303,087	1,283,062	1,339,292
EXPENDITURES					
Professional & administration					
Administration and accounting	15,000	7,500	7,500	15,000	15,000
Debt service fund accounting: series 2018	7,500	3,750	3,750	7,500	7,500
Debt service fund accounting: series 2021	7,500	3,750	3,750	7,500	7,500
Debt service fund accounting: series 2024	7,500	3,750	3,750	7,500	7,500
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	3,000	1,500	1,500	3,000	3,000
Trustee (series 2018 bonds)	4,500	4,246	-	4,246	4,500
Trustee (series 2021 bonds)	4,500	-	4,500	4,500	4,500
Trustee (series 2024 bonds)	4,500	-	4,500	4,500	4,500
Total professional & admin	55,000	24,496	30,250	54,746	55,000
Field operations					
On-site staffing	112,000	50,854	61,146	112,000	134,000
Conservation long-term mitigation monitoring	-	-	-	-	11,000
Conservation long-term maintenance	-	-	-	-	20,000
Wetland and conservation maintenance	10,000	-	10,000	10,000	-
Landscape & irrigation maintenance	772,610	484,512	288,098	772,610	745,500
Landscape replacement	120,600	58,039	62,561	120,600	111,825
Lake/pond maintenance	23,215	6,765	16,450	23,215	27,000
Trail & boardwalk maintenance	18,000	-	18,000	18,000	18,000
Playground inspections	1,600	-	1,600	1,600	1,600
Pest control	1,000	-	1,000	1,000	1,000
Street cleaning	12,000	-	12,000	12,000	-
Street lights & lease	64,100	38,770	25,330	64,100	127,600
Electricity	1,500	440	1,060	1,500	1,500
Irrigation (potable)	65,300	17,578	47,722	65,300	85,000
Parts & supplies	3,000	2,008	992	3,000	5,000
Repairs & maintenance	20,000	6,693	13,307	20,000	25,000
Repairs & maintenance - roadways	150,000	-	30,000	30,000	50,000
Insurance - property	25,000	16,842	8,158	25,000	20,000
Holiday lighting	-	-	-	-	5,000
Contingency	30,000	-	30,000	30,000	20,000
Total field operations	1,429,925	682,501	627,424	1,309,925	1,409,025

**EAST NASSAU
STEWARDSHIP DISTRICT
TOWN DISTRICT (DSAP1)
SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Other fees and charges					
Tax collector and property appraiser	21,531	17,610	3,921	21,531	25,259
Total other fees & charges	21,531	17,610	3,921	21,531	25,259
Total expenditures	1,506,456	724,607	661,595	1,386,202	1,489,284
Net increase/(decrease) of fund balance	(227,807)	255,368	(358,508)	(103,140)	(149,992)
Fund balance - beginning (unaudited)	612,358	845,558	1,100,926	845,558	742,418
Fund balance - ending (projected):					
Assigned:					
3 months working capital	395,364	387,321	387,321	387,321	387,321
Disaster recovery	75,000	75,000	75,000	75,000	75,000
Unassigned	(85,813)	638,605	280,097	280,097	130,105
Fund balance - ending (projected)	<u>\$ 384,551</u>	<u>\$ 1,100,926</u>	<u>\$ 742,418</u>	<u>\$ 742,418</u>	<u>\$ 592,426</u>

**EAST NASSAU
STEWARDSHIP DISTRICT
DETAILED SPECIFIC AREA PLAN #1: WILDLIGHT PHASES 1, 2, & 3 EXPENDITURES**

EXPENDITURES

Professional & administration

Administration and accounting	\$ 15,000
Debt service fund accounting: series 2018	7,500
Debt service fund accounting: series 2021	7,500
Debt service fund accounting: series 2024	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.	
Dissemination agent	3,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Trustee (series 2018 bonds)	4,500
Trustee (series 2021 bonds)	4,500
Trustee (series 2024 bonds)	4,500

Field operations

On-site staffing	134,000
Conservation long-term mitigation monitoring	11,000
Conservation long-term maintenance	20,000
Landscape & irrigation maintenance	745,500
Landscape maintenance for common area - Contract with The Greenery/Martex. Includes routine maintenance of grounds, 2 applications of pine straw (spring/fall), pest, fertilization and weed control. Includes common area coming on line during budget cycle.	
Landscape replacement	111,825
Lake/pond maintenance	27,000
Current maintenance of 10 ponds and bioswale to control algae blooms and invasive plant species and monthly trash removal. Includes additional ponds for 1C2 and Del Webb in 2022 as of 10/1. Pod 4 and Pod 5 online 4/1/2023.	
Trail & boardwalk maintenance	18,000
Playground inspections	1,600
Pest control	1,000
Street lights & lease	127,600
FPL service agreement to lease street lights account 561865411, 145 street lights projected 38 additional lights in FY25.	
Electricity	1,500
Costs to provide electricity from FPL for common area irrigation clocks. Meter ACD9206, ACD2854, ACD2809. Not street lights	
Irrigation (potable)	85,000
Reclaimed water. Cost share with Commercial and Residential Associations. The District is invoiced monthly by both associations.	
Parts & supplies	5,000
Repairs & maintenance	25,000
Costs for parts or supplies in common areas.	
Repairs & maintenance - roadways	50,000
Insurance - property	20,000
Holiday lighting	5,000
Contingency	20,000

To fund replacements or maintenance items identified in the 2025 reserve study

Other fees and charges

Tax collector and property appraiser	25,259
Total expenditures	<u>\$ 1,489,284</u>

**EAST NASSAU
STEWARDSHIP DISTRICT
GARDEN DISTRICT (DSAP2/PDP4)
SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Landowner contributions	\$ 21,000	\$ -	\$ 16,500	\$ 16,500	\$ 216,041
Total revenues	21,000	-	16,500	16,500	216,041
EXPENDITURES					
Professional & administration					
Debt service fund accounting: series 2024	12,500	-	12,500	12,500	-
Debt service fund accounting: series 2025	-	-	-	-	12,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	3,000	1,000	2,000	3,000	4,000
Trustee (series 2025 bonds)	-	-	-	-	5,500
Contingency	500	-	500	500	500
Total professional & administration	16,500	1,000	15,500	16,500	23,000
Field operations					
Landscape	-	-	-	-	159,691
Lake maintenance	-	-	-	-	1,600
Street light lease	-	-	-	-	29,500
Utilities					
Electricity	-	-	-	-	750
Property insurance	-	-	-	-	1,500
Total field operations	-	-	-	-	193,041
Total expenditures	16,500	1,000	15,500	16,500	216,041
Net increase/(decrease) of fund balance	4,500	(1,000)	1,000	-	-
Fund balance - beginning (unaudited)	7,083	-	(1,000)	-	-
Fund balance - ending (projected):					
Assigned:					
3 months working capital	-	-	-	-	-
Unassigned	4,250	-	-	-	-
Fund balance - ending (projected)	\$ 11,583	\$ (1,000)	\$ -	\$ -	\$ -

**EAST NASSAU
STEWARDSHIP DISTRICT
DETAILED SPECIFIC AREA PLAN #2: PDP #4 EXPENDITURES**

EXPENDITURES

Professional & administration

Debt service fund accounting: series 2025	\$ 12,500
Arbitrage rebate calculation	500
Dissemination agent	4,000
Trustee (series 2025 bonds)	5,500
Contingency	500

Field operations

Landscape	159,691
For Chester Road (\$62,318) and Riverbluff (\$97,373) annual	
Lake maintenance	1,600
Street light lease	29,500
Electricity	750
Property insurance	1,500
Total expenditures	<u><u>\$ 216,041</u></u>

**EAST NASSAU
STEWARDSHIP DISTRICT
COMMERCE PARK
SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: gross	\$ 176,835				\$ 160,474
Allowable discounts (4%)	(7,073)				(6,419)
Assessment levy: net	169,762	\$ 155,473	\$ 14,289	\$ 169,762	154,055
Assessments off-roll	8,771	6,578	15,349	21,927	7,959
Total revenues	178,533	162,051	29,638	191,689	162,014
EXPENDITURES					
Professional & administration					
Administration and accounting	2,500	1,458	1,042	2,500	2,500
Total professional and admin	2,500	1,458	1,042	2,500	2,500
Field operations					
Field operations management	17,000	-	12,000	12,000	17,000
Wetland and conservation maintenance	5,000	-	5,000	5,000	-
Landscape & irrigation maintenance	94,692	53,840	47,160	101,000	101,000
Landscape replacement	13,650	-	1,000	1,000	10,100
Lake maintenance	8,522	-	-	-	-
Pest control	500	-	500	500	250
Street cleaning	4,200	-	500	500	500
Street lights & lease	16,800	6,401	10,399	16,800	18,000
Electricity	3,600	267	3,333	3,600	1,100
Parts & supplies	1,500	-	1,500	1,500	1,500
Repairs & maintenance	5,000	-	5,000	5,000	5,000
Contingency	250	-	250	250	250
Total field operations	170,714	60,508	86,642	147,150	154,700
Other fees and charges					
Tax collector and property appraiser	5,305	4,754	551	5,305	4,968
Total other fees & charges	5,305	4,754	551	5,305	4,968
Total expenditures	178,519	66,720	88,235	154,955	162,168
Net increase/(decrease) of fund balance	14	95,331	(58,597)	36,734	(154)
Fund balance - beginning (unaudited)	137,049	187,270	282,601	187,270	224,004
Fund balance - ending (projected):					
Assigned:					
3 months working capital	-	-	-	-	40,542
Unassigned	137,063	282,601	224,004	224,004	183,308
Fund balance - ending (projected)	\$ 137,063	\$ 282,601	\$ 224,004	\$ 224,004	\$ 223,850

**EAST NASSAU
STEWARDSHIP DISTRICT
COMMERCE PARK**

EXPENDITURES

Professional & administration

Administration and accounting	\$ 2,500
Field operations accounting functions provided by Wrathell, Hunt and Associates, LLC	

Field operations

Field operations management	17,000
Landscape & irrigation maintenance	101,000
Landscape maintenance for common area - Contract with The Greenery/Martex. Includes routine maintenance of grounds, 2 applications of pine straw (spring/fall), pest, fertilization and weed control.	
Landscape replacement	10,100
Pest control	250
Costs related to the removal of nuisance pests in the community, i.e. alligators, bee relocation.	
Street cleaning	500
Street lights & lease	18,000
FPL service agreement to lease street lights. 42 each 6800 lumens, 117 each 7000 lumens and 160 total fixtures. Account number 05618-65411, average bill \$1,301.41 per month	
Electricity	1,100
Costs to provide electricity from FPL for common area irrigation clocks and entry way signage.	
Parts & supplies	1,500
Costs for parts or supplies in common areas.	
Repairs & maintenance	5,000
Expenses related to irrigation repair, curb repair, signage, pressure washing and any other repairs/maintenance related to Commerce Park common areas and/or responsibility.	
Annual fees paid for services provided as trustee, paying agent and registrar.	
Contingency	250

Other fees and charges

Tax collector and property appraiser	4,968
Total expenditures	<u>\$ 162,168</u>

**EAST NASSAU
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 346,902				\$ 346,902
Allowable discounts (4%)	(13,876)				(13,876)
Assessment levy: on-roll - net	333,026	\$ 290,884	\$ 42,142	\$ 333,026	333,026
Interest	-	7,725	-	7,725	-
Total revenues	333,026	298,609	42,142	340,751	333,026
EXPENDITURES					
Debt service					
Principal	90,000	-	90,000	90,000	95,000
Interest	223,883	111,435	112,448	223,883	219,743
Total debt service	313,883	111,435	202,448	313,883	314,743
Other fees & charges					
Property appraiser	3,469	1,292	2,177	3,469	3,469
Tax collector	6,938	4,114	2,824	6,938	6,938
Total other fees & charges	10,407	5,406	5,001	10,407	10,407
Total expenditures	324,290	116,841	207,449	324,290	325,150
Excess/(deficiency) of revenues over/(under) expenditures	8,736	181,768	(165,307)	16,461	7,876
Fund balance - beginning (unaudited)	327,978	335,261	517,029	335,261	351,722
Fund balance - ending (projected)	<u>\$336,714</u>	<u>\$517,029</u>	<u>\$351,722</u>	<u>\$351,722</u>	<u>359,598</u>
Use of fund balance					
Debt service reserve balance (required)					(176,209)
Interest expense - November 1, 2026					(107,686)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 75,703</u>

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
10/31/2021	-		109,871.25	109,871.25
04/30/2022	95,000.00	4.600%	109,871.25	204,871.25
10/31/2022	-		107,686.25	107,686.25
04/30/2023	100,000.00	4.600%	107,686.25	207,686.25
10/31/2023	-		105,386.25	105,386.25
04/30/2024	105,000.00	4.600%	105,386.25	210,386.25
10/31/2024	-		102,971.25	102,971.25
04/30/2025	105,000.00	4.600%	102,971.25	207,971.25
10/31/2025	-		100,556.25	100,556.25
04/30/2026	115,000.00	5.125%	100,556.25	215,556.25
10/31/2026	-		97,609.38	97,609.38
04/30/2027	120,000.00	5.125%	97,609.38	217,609.38
10/31/2027	-		94,534.38	94,534.38
04/30/2028	125,000.00	5.125%	94,534.38	219,534.38
10/31/2028	-		91,331.25	91,331.25
04/30/2029	130,000.00	5.125%	91,331.25	221,331.25
10/31/2029	-		88,000.00	88,000.00
04/30/2030	140,000.00	5.125%	88,000.00	228,000.00
10/31/2030	-		84,412.50	84,412.50
04/30/2031	145,000.00	5.125%	84,412.50	229,412.50
10/31/2031	-		80,696.88	80,696.88
04/30/2032	155,000.00	5.125%	80,696.88	235,696.88
10/31/2032	-		76,725.00	76,725.00
04/30/2033	160,000.00	5.125%	76,725.00	236,725.00
10/31/2033	-		72,625.00	72,625.00
04/30/2034	170,000.00	5.125%	72,625.00	242,625.00
10/31/2034	-		68,268.75	68,268.75
04/30/2035	180,000.00	5.125%	68,268.75	248,268.75
10/31/2035	-		63,656.25	63,656.25
04/30/2036	190,000.00	5.250%	63,656.25	253,656.25
10/31/2036	-		58,668.75	58,668.75
04/30/2037	200,000.00	5.250%	58,668.75	258,668.75
10/31/2037	-		53,418.75	53,418.75
04/30/2038	210,000.00	5.250%	53,418.75	263,418.75
10/31/2038	-		47,906.25	47,906.25
04/30/2039	220,000.00	5.250%	47,906.25	267,906.25
10/31/2039	-		42,131.25	42,131.25
04/30/2040	235,000.00	5.250%	42,131.25	277,131.25
10/31/2040	-		35,962.50	35,962.50
04/30/2041	245,000.00	5.250%	35,962.50	280,962.50
10/31/2041	-		29,531.25	29,531.25
04/30/2042	260,000.00	5.250%	29,531.25	289,531.25
10/31/2042	-		22,706.25	22,706.25
04/30/2043	275,000.00	5.250%	22,706.25	297,706.25
10/31/2043	-		15,487.50	15,487.50
04/30/2044	285,000.00	5.250%	15,487.50	300,487.50
10/31/2044	-		8,006.25	8,006.25
04/30/2045	305,000.00	5.250%	8,006.25	313,006.25
Total	\$4,270,000.00		\$3,316,298.75	\$7,586,298.75

**EAST NASSAU
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 434,906				\$ 434,906
Allowable discounts (4%)	(17,396)				(17,396)
Assessment levy: on-roll - net	417,510	\$ 382,375	\$ 35,135	\$ 417,510	417,510
Off-roll assessment levy	256,830	192,622	64,208	256,830	256,830
Interest	-	14,419	-	14,419	-
Total revenues	674,340	589,416	99,343	688,759	674,340
EXPENDITURES					
Debt service					
Principal	265,000	-	265,000	265,000	270,000
Principal prepayment	-	15,000	-	15,000	-
Interest	410,790	201,932	208,858	410,790	404,430
Total debt service	675,790	216,932	473,858	690,790	674,430
Other fees & charges					
Property appraiser	4,349	1,620	2,729	4,349	4,349
Tax collector	8,698	5,831	2,867	8,698	8,698
Total other fees & charges	13,047	7,451	5,596	13,047	13,047
Total expenditures	688,837	224,383	479,454	703,837	687,477
Excess/(deficiency) of revenues over/(under) expenditures	(14,497)	365,033	(380,111)	(15,078)	(13,137)
Fund balance - beginning (unaudited)	821,274	638,080	1,003,113	638,080	623,002
Fund balance - ending (projected)	<u>\$806,777</u>	<u>\$1,003,113</u>	<u>\$ 623,002</u>	<u>\$623,002</u>	<u>609,865</u>
Use of fund balance					
Debt service reserve balance (required)					(339,250)
Interest expense - November 1, 2026					(198,975)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 71,640</u>

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
10/31/2021	-		202,215.00	202,215.00
04/30/2022	270,000.00	2.400%	202,215.00	472,215.00
10/31/2022	-		198,975.00	198,975.00
04/30/2023	275,000.00	3.000%	198,975.00	473,975.00
10/31/2023	-		194,850.00	194,850.00
04/30/2024	285,000.00	3.000%	194,850.00	479,850.00
10/31/2024	-		190,575.00	190,575.00
04/30/2025	295,000.00	3.000%	190,575.00	485,575.00
10/31/2025	-		186,150.00	186,150.00
04/30/2026	305,000.00	3.000%	186,150.00	491,150.00
10/31/2026	-		181,575.00	181,575.00
04/30/2027	310,000.00	3.000%	181,575.00	491,575.00
10/31/2027	-		176,925.00	176,925.00
04/30/2028	320,000.00	3.500%	176,925.00	496,925.00
10/31/2028	-		171,325.00	171,325.00
04/30/2029	335,000.00	3.500%	171,325.00	506,325.00
10/31/2029	-		165,462.50	165,462.50
04/30/2030	345,000.00	3.500%	165,462.50	510,462.50
10/31/2030	-		159,425.00	159,425.00
04/30/2031	360,000.00	3.500%	159,425.00	519,425.00
10/31/2031	-		153,125.00	153,125.00
04/30/2032	370,000.00	3.500%	153,125.00	523,125.00
10/31/2032	-		146,650.00	146,650.00
04/30/2033	385,000.00	3.500%	146,650.00	531,650.00
10/31/2033	-		139,912.50	139,912.50
04/30/2034	400,000.00	3.500%	139,912.50	539,912.50
10/31/2034	-		132,912.50	132,912.50
04/30/2035	410,000.00	3.500%	132,912.50	542,912.50
10/31/2035	-		125,737.50	125,737.50
04/30/2036	425,000.00	3.500%	125,737.50	550,737.50
10/31/2036	-		118,300.00	118,300.00
04/30/2037	440,000.00	3.500%	118,300.00	558,300.00
10/31/2037	-		110,600.00	110,600.00
04/30/2038	460,000.00	4.000%	110,600.00	570,600.00
10/31/2038	-		101,400.00	101,400.00
04/30/2039	480,000.00	4.000%	101,400.00	581,400.00
10/31/2039	-		91,800.00	91,800.00
04/30/2040	495,000.00	4.000%	91,800.00	586,800.00
10/31/2040	-		81,900.00	81,900.00
04/30/2041	515,000.00	4.000%	81,900.00	596,900.00
10/31/2041	-		71,600.00	71,600.00
04/30/2042	540,000.00	4.000%	71,600.00	611,600.00
10/31/2042	-		60,800.00	60,800.00
04/30/2043	560,000.00	4.000%	60,800.00	620,800.00
10/31/2043	-		49,600.00	49,600.00
04/30/2044	585,000.00	4.000%	49,600.00	634,600.00
10/31/2044	-		37,900.00	37,900.00
04/30/2045	605,000.00	4.000%	37,900.00	642,900.00

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
10/31/2045	-		25,800.00	25,800.00
04/30/2046	630,000.00	4.000%	25,800.00	655,800.00
10/31/2046	-		13,200.00	13,200.00
04/30/2047	660,000.00	4.000%	13,200.00	673,200.00
Total	\$11,060,000.00		\$6,577,430.00	\$17,637,430.00

**EAST NASSAU
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Off-roll assessment levy	\$ -	\$ -	\$ -	\$ -	\$ 585,748
Interest	-	42,526	-	42,526	-
Total revenues	-	42,526	-	42,526	585,748
EXPENDITURES					
Debt service					
Principal	-	-	-	-	125,000
Interest	634,375	-	634,375	634,375	462,068
Cost of issuance	274,468	198,500	75,968	274,468	-
Underwriter's discount	450,000	450,000	-	450,000	-
Total expenditures	1,358,843	648,500	710,343	1,358,843	587,068
Excess/(deficiency) of revenues over/(under) expenditures	(1,358,843)	(605,974)	(710,343)	(1,316,317)	(1,320)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	3,721,343	3,721,343	-	3,721,343	-
Transfers out	-	(6,470)	-	(6,470)	-
Total other financing sources/(uses)	3,721,343	3,714,873	-	3,714,873	-
Net increase/(decrease) in fund balance	2,362,500	3,108,899	(710,343)	2,398,556	(1,320)
Fund balance - beginning (unaudited)	-	-	3,108,899	-	2,398,556
Fund balance - ending (projected)	2,362,500	\$3,108,899	\$2,398,556	\$2,398,556	2,397,236
Use of fund balance					
Debt service reserve balance (required)					(1,575,000)
Interest expense - November 1, 2026					(787,500)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 34,736

East Nassau County
Stewardship District
Special Assessment Revenue Bonds, Series 2024
\$8,660,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
10/31/2021	-		231,033.75	231,033.75
04/30/2022	125,000.00	4.700%	231,033.75	356,033.75
10/31/2022	-		228,096.25	228,096.25
04/30/2023	130,000.00	4.700%	228,096.25	358,096.25
10/31/2023	-		225,041.25	225,041.25
04/30/2024	135,000.00	4.700%	225,041.25	360,041.25
10/31/2024	-		221,868.75	221,868.75
04/30/2025	145,000.00	4.700%	221,868.75	366,868.75
10/31/2025	-		218,461.25	218,461.25
04/30/2026	150,000.00	4.700%	218,461.25	368,461.25
10/31/2026	-		214,936.25	214,936.25
04/30/2027	155,000.00	4.700%	214,936.25	369,936.25
10/31/2027	-		211,293.75	211,293.75
04/30/2028	165,000.00	5.250%	211,293.75	376,293.75
10/31/2028	-		206,962.50	206,962.50
04/30/2029	175,000.00	5.250%	206,962.50	381,962.50
10/31/2029	-		202,368.75	202,368.75
04/30/2030	185,000.00	5.250%	202,368.75	387,368.75
10/31/2030	-		197,512.50	197,512.50
04/30/2031	195,000.00	5.250%	197,512.50	392,512.50
10/31/2031	-		192,393.75	192,393.75
04/30/2032	205,000.00	5.250%	192,393.75	397,393.75
10/31/2032	-		187,012.50	187,012.50
04/30/2033	215,000.00	5.250%	187,012.50	402,012.50
10/31/2033	-		181,368.75	181,368.75
04/30/2034	225,000.00	5.250%	181,368.75	406,368.75
10/31/2034	-		175,462.50	175,462.50
04/30/2035	240,000.00	5.250%	175,462.50	415,462.50
10/31/2035	-		169,162.50	169,162.50
04/30/2036	250,000.00	5.250%	169,162.50	419,162.50
10/31/2036	-		162,600.00	162,600.00
04/30/2037	265,000.00	5.250%	162,600.00	427,600.00
10/31/2037	-		155,643.75	155,643.75
04/30/2038	280,000.00	5.250%	155,643.75	435,643.75
10/31/2038	-		148,293.75	148,293.75
04/30/2039	295,000.00	5.250%	148,293.75	443,293.75
10/31/2039	-		140,550.00	140,550.00
04/30/2040	310,000.00	5.250%	140,550.00	450,550.00
10/31/2040	-		132,412.50	132,412.50
04/30/2041	330,000.00	5.500%	132,412.50	462,412.50
10/31/2041	-		123,337.50	123,337.50
04/30/2042	345,000.00	5.500%	123,337.50	468,337.50
10/31/2042	-		113,850.00	113,850.00
04/30/2043	365,000.00	5.500%	113,850.00	478,850.00
10/31/2043	-		103,812.50	103,812.50
04/30/2044	385,000.00	5.500%	103,812.50	488,812.50
10/31/2044	-		93,225.00	93,225.00
04/30/2045	410,000.00	5.500%	93,225.00	503,225.00

East Nassau County
Stewardship District
Special Assessment Revenue Bonds, Series 2024
\$8,660,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
10/31/2045	-		81,950.00	81,950.00
04/30/2046	430,000.00	5.500%	81,950.00	511,950.00
10/31/2046	-		70,125.00	70,125.00
04/30/2047	455,000.00	5.500%	70,125.00	525,125.00
10/31/2047	-		57,612.50	57,612.50
04/30/2048	480,000.00	5.500%	57,612.50	537,612.50
10/31/2048	-		44,412.50	44,412.50
04/30/2049	510,000.00	5.500%	44,412.50	554,412.50
10/31/2049	-		30,387.50	30,387.50
04/30/2050	535,000.00	5.500%	30,387.50	565,387.50
10/31/2050	-		15,675.00	15,675.00
04/30/2051	570,000.00	5.500%	15,675.00	585,675.00
Total	\$8,660,000.00		\$9,073,725.00	\$17,733,725.00

**EAST NASSAU
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - PDP4 BAN
FISCAL YEAR 2026**

	Adopted Budget FY 2026	Change	Amended Budget 2026
REVENUES			
Off-roll assessment levy	\$ 1,575,000	\$ (1,575,000)	\$ -
Total revenues	<u>1,575,000</u>	<u>(1,575,000)</u>	<u>-</u>
EXPENDITURES			
Debt service			
Interest	<u>1,575,000</u>	<u>(1,575,000)</u>	<u>-</u>
Total expenditures	<u>1,575,000</u>	<u>(1,575,000)</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-
Fund balance - beginning (unaudited)	-	-	-
Fund balance - ending (projected)	<u>2,393,789</u>	<u>(2,393,789)</u>	<u>-</u>
Use of fund balance			
Debt service reserve balance (required)	(1,575,000)	1,575,000	-
Interest expense - November 1, 2026	(787,500)	787,500	-
Projected fund balance surplus/(deficit) as of September 30, 2026	<u>\$ 31,289</u>	<u>\$ (31,289)</u>	<u>\$ -</u>

**EAST NASSAU
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2026**

	Adopted Budget FY 2026	Change	Amended Budget 2026
REVENUES			
Interest	\$ -	\$ 2	\$ 2
Total revenues	-	2	2
EXPENDITURES			
Debt service			
Interest*	-	2,225,675	2,225,675
Total expenditures	-	2,225,675	2,225,675
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,225,673)	(2,225,673)
Net increase/(decrease) in fund balance	-	(2,225,673)	(2,225,673)
Fund balance - beginning (unaudited)	-	7,706,379	7,706,379
Fund balance - ending (projected)	-	5,480,706	5,480,706
Use of fund balance			
Debt service reserve balance (required)	-	(3,890,938)	(3,890,938)
Interest expense - November 1, 2026	-	(1,589,768)	(1,589,768)
Projected fund balance surplus/(deficit) as of September 30, 2026	\$ -	\$ -	\$ -

*Capitalized interest runs through November 1, 2026.

East Nassau County
Stewardship District
Special Assessment Revenue Bonds, Series 2025
\$53,470,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025		-	635,907.00	635,907.00
05/01/2026			1,589,767.50	1,589,767.50
11/01/2026			1,589,767.50	1,589,767.50
05/01/2027	725,000.00	4.100%	1,589,767.50	2,314,767.50
11/01/2027			1,574,905.00	1,574,905.00
05/01/2028	755,000.00	4.100%	1,574,905.00	2,329,905.00
11/01/2028			1,559,427.50	1,559,427.50
05/01/2029	785,000.00	4.100%	1,559,427.50	2,344,427.50
11/01/2029			1,543,335.00	1,543,335.00
05/01/2030	820,000.00	4.100%	1,543,335.00	2,363,335.00
11/01/2030			1,526,525.00	1,526,525.00
05/01/2031	855,000.00	5.000%	1,526,525.00	2,381,525.00
11/01/2031			1,505,150.00	1,505,150.00
05/01/2032	900,000.00	5.000%	1,505,150.00	2,405,150.00
11/01/2032			1,482,650.00	1,482,650.00
05/01/2033	945,000.00	5.000%	1,482,650.00	2,427,650.00
11/01/2033			1,459,025.00	1,459,025.00
05/01/2034	995,000.00	5.000%	1,459,025.00	2,454,025.00
11/01/2034			1,434,150.00	1,434,150.00
05/01/2035	1,045,000.00	5.000%	1,434,150.00	2,479,150.00
11/01/2035			1,408,025.00	1,408,025.00
05/01/2036	1,105,000.00	6.000%	1,408,025.00	2,513,025.00
11/01/2036			1,374,875.00	1,374,875.00
05/01/2037	1,175,000.00	6.000%	1,374,875.00	2,549,875.00
11/01/2037			1,339,625.00	1,339,625.00
05/01/2038	1,245,000.00	6.000%	1,339,625.00	2,584,625.00
11/01/2038			1,302,275.00	1,302,275.00
05/01/2039	1,325,000.00	6.000%	1,302,275.00	2,627,275.00
11/01/2039			1,262,525.00	1,262,525.00
05/01/2040	1,405,000.00	6.000%	1,262,525.00	2,667,525.00
11/01/2040			1,220,375.00	1,220,375.00
05/01/2041	1,495,000.00	6.000%	1,220,375.00	2,715,375.00
11/01/2041			1,175,525.00	1,175,525.00
05/01/2042	1,585,000.00	6.000%	1,175,525.00	2,760,525.00
11/01/2042			1,127,975.00	1,127,975.00
05/01/2043	1,685,000.00	6.000%	1,127,975.00	2,812,975.00
11/01/2043			1,077,425.00	1,077,425.00
05/01/2044	1,785,000.00	6.000%	1,077,425.00	2,862,425.00
11/01/2044			1,023,875.00	1,023,875.00
05/01/2045	1,900,000.00	6.000%	1,023,875.00	2,923,875.00
11/01/2045			966,875.00	966,875.00
05/01/2046	2,020,000.00	6.250%	966,875.00	2,986,875.00
11/01/2046			903,750.00	903,750.00
05/01/2047	2,150,000.00	6.250%	903,750.00	3,053,750.00
11/01/2047			836,562.50	836,562.50
05/01/2048	2,285,000.00	6.250%	836,562.50	3,121,562.50
11/01/2048			765,156.25	765,156.25

East Nassau County
Stewardship District
Special Assessment Revenue Bonds, Series 2025
\$53,470,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
05/01/2049	2,435,000.00	6.250%	765,156.25	3,200,156.25
11/01/2049			689,062.50	689,062.50
05/01/2050	2,590,000.00	6.250%	689,062.50	3,279,062.50
11/01/2050			608,125.00	608,125.00
05/01/2051	2,760,000.00	6.250%	608,125.00	3,368,125.00
11/01/2051			521,875.00	521,875.00
05/01/2052	2,935,000.00	6.250%	521,875.00	3,456,875.00
11/01/2052			430,156.25	430,156.25
05/01/2053	3,125,000.00	6.250%	430,156.25	3,555,156.25
11/01/2053			332,500.00	332,500.00
05/01/2054	3,330,000.00	6.250%	332,500.00	3,662,500.00
11/01/2054			228,437.50	228,437.50
05/01/2055	3,540,000.00	6.250%	228,437.50	3,768,437.50
11/01/2055			117,812.50	117,812.50
05/01/2056	3,770,000.00	6.250%	117,812.50	3,887,812.50
Total	\$53,470,000.00		\$67,001,169.50	\$120,471,169.50

**EAST NASSAU
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments - Wildlight Village Phase 1, DSAP 1, Series 2018 Bonds							
Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Commercial	Sq. Ft.	297,280	\$ 7.05	\$ 525.46	\$ -	\$ 532.51	\$ 463.80
Wellness Center/Private School	Acre	28	41.45	2,130.84	-	2,172.29	1,909.78
<u>Residential</u>							
SF 30'	Unit	26	7.05	224.68	664.35	896.08	871.76
SF 45'	Unit	70	7.05	315.28	996.53	1,318.86	1,281.17
SF 55'	Unit	151	7.05	362.39	1,217.98	1,587.42	1,542.77
SF 70'	Unit	72	7.05	463.86	1,550.15	2,021.06	1,961.44
Apartment	Unit	279	7.05	188.44	-	195.49	176.52
Other Residential	Unit	-	7.05	-	-	7.05	15.89
Off-Roll Assessments - Wildlight Village Phase 1, DSAP 1, Series 2018 Bonds							
Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Commercial	Sq. Ft.	66,402	\$ 6.56	\$ 488.68	\$ -	\$ 495.24	\$ 431.34

**EAST NASSAU
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments - DSAP 1							
Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Commercial	Sq. Ft.	249,372	\$ 7.05	\$ 525.46	\$ -	\$ 532.51	\$ 463.80

On-Roll Assessments - Wildlight Village Phase 2, DSAP 1, Series 2021 Bonds							
Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Residential</u>							
MF 33' - Phase 2A	Unit	56	\$ 7.05	\$ 250.05	\$ 692.92	\$ 950.02	\$ 921.95
SF 40' - Phase 2A	Unit	102	7.05	329.77	839.91	1,176.73	1,136.90
SF 50' - Phase 2A	Unit	129	7.05	362.39	1,049.88	1,419.32	1,374.67
SF 65' - Phase 2A	Unit	78	7.05	434.87	1,364.85	1,806.77	1,751.42
MF 33' - Phase 2B	Unit	49	7.05	250.05	824.91	1,082.01	1,053.94
SF 50' - Phase 2B	Unit	25	7.05	362.39	1,249.86	1,619.30	1,574.65

Off-Roll Assessments - Wildlight Village Phase 2, DSAP 1, Series 2021 Bonds							
Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Residential</u>							
MF 33' - Phase 2A	Unit	74	\$ 6.56	\$ 232.54	\$ 644.42	\$ 883.52	\$ 857.42
SF 40' - Phase 2A	Unit	60	6.56	306.69	781.12	1,094.37	1,057.32
SF 50' - Phase 2A	Unit	122	6.56	337.02	976.39	1,319.97	1,278.45
SF 65' - Phase 2A	Unit	34	6.56	404.43	1,269.31	1,680.30	1,628.83

**EAST NASSAU
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments - Wildlight Village Phase 3, DSAP 1, Series 2024 Bonds

Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq.	FY 2026 SRF Assessment per 1,000 Sq.	FY 2026 DS Assessment per 1,000 Sq.	FY 2026 Total Assessment per 1,000 Sq.	FY 2025 Total Assessment per 1,000 Sq.
Residential							
MF 22'	Unit	123	\$ 6.56	\$ 168.51	\$ 602.26	\$ 777.33	\$ 14.78
SF 40'	Unit	64	6.56	303.32	1,003.77	1,313.65	14.78
SF 50'	Unit	245	6.56	337.02	1,254.71	1,598.29	14.78
SF 60'	Unit	93	6.56	397.69	1,505.65	1,909.90	14.78

On-Roll Assessments - Wildlight Village Phase 2, DSAP 1

Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
Residential							
MF Assisted Living	Unit	205	\$ 7.05	250.05	\$ -	\$ 257.10	\$ 229.03
MF Attached	Unit	300	7.05	228.30	-	235.35	210.50
MF Detached	Unit	250	7.05	228.30	-	235.35	210.50

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

Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
Non-Residential							
Commercial	Sq. Ft.	415,000	\$ 6.56	\$ 488.68	\$ -	\$ 495.24	\$ 431.34
Residential							
MF 33'	Unit	196	6.56	232.54	-	239.10	213.00

**EAST NASSAU
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments - Commerce Park							
Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Light Industrial & Distribution	Sq. Ft.	1,500,000	\$ 7.05	\$ 106.98	\$ -	\$ 114.03	\$ 133.78

Off-Roll Assessments - Commerce Park							
Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Retail	Sq. Ft.	20,000	6.56	397.97	-	404.53	453.32

Off-Roll Assessments - PDP#4							
Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Residential</u>							
SF 40'	Unit	208	6.56	0.00	0.00	6.56	14.78
SF 45'	Unit	219	6.56	0.00	0.00	6.56	14.78
SF 50'	Unit	467	6.56	0.00	0.00	6.56	14.78
SF 60'	Unit	669	6.56	0.00	0.00	6.56	14.78
SF 70'	Unit	188	6.56	0.00	0.00	6.56	14.78
SF 33' (AA)	Unit	222	6.56	0.00	0.00	6.56	14.78
SF 50' (AA)	Unit	505	6.56	0.00	0.00	6.56	14.78
SF 65' (AA)	Unit	323	6.56	0.00	0.00	6.56	14.78

**EAST NASSAU
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments - Areas outside of Wildlight Village Phase 1 Through 3, the Commerce Park & PDP4
--

Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Commercial	Sq. Ft.	8,451,946	\$ 6.56	\$ -	\$ -	\$ 6.56	\$ 14.78
<u>Residential</u>							
Residential Unit	Unit	18,396	6.56	-	-	6.56	14.78