

**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

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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

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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.
<u>Residential</u>							
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
<u>Residential</u>							
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
<u>Non-Residential</u>							
Commercial	Sq. Ft.	415,000	\$ 6.56	\$ 488.68	\$ -	\$ 495.24	\$ 431.34
<u>Residential</u>							
MF 33'	Unit	196	6.56	232.54	-	239.10	213.00

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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

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