wildlight

FLORIDA LOWCOUNTRY

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DISCLOSURES

Del Webb Wildlight

As of 1/1/2026

As Wildlight is developed, additional park space, recreational swim facilities and trail networks may be constructed to enhance the community. As the community grows, fees will increase to provide additional maintenance when amenities are completed. The following is the estimate of annual fees for the community based upon the development and maintenance of planned and completed amenities, common areas and District infrastructure and is subject to change.

Product Type	Average LFF	District Assessment	District Debt Assessment	Neighborhood Association Assessment	Master Association Fee	Annual Total
Villa Series	33	$257.10	$692.92	$6,024.00	$472.00	$8,991.02
Garden Series	40	$336.82	$839.91	$3,528.00	$472.00	$6,721.73
Classic Series	50	$369.44	$1,049.88	$3,528.00	$472.00	$6,964.32
Estate Series	65	$441.92	$1,364.85	$3,528.00	$472.00	$7,351.77

Each closed home will have a benefited assessment fee of $43.75 monthly or $525.00 yearly for garbage disposal and recycling costs. And an annual fee of $1.020.00 for Food & Beverage Minimum.

For more information regarding the East Nassau Stewardship District, please see the website http://eastnassausd.net/ or contact District Manager, Wrathell Hunt & Associates 561.571.0010.

WILDLIGHT COMMUNITY FOUNDATION

A community covenant is created as a funding structure administered by the Wildlight Community Foundation, Inc., being formed as a not-for-profit organization (“Foundation”), with a mission and authority to initiate programs, activities, and services to preserve and enhance the environment and quality of life in Nassau County. The foundation will receive a transfer fee upon the sale of properties within Wildlight equivalent to ½ of 1% or .5% of the gross sales price, but not to exceed $2,500.

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A new way to live, work & play.

WILDLIGHT RESIDENTIAL PROPERTIES

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- **PARKS** Within Wildlight are neighborhood parks devoted to our residents. These parks are social gathering spaces for residents, a place for children to play and an extension of outdoor living spaces.
- **RECREATIONAL POOL FACILITIES** For residents of Forest, Founder's and Hawthorn Park at Waterbug Park, and a private pool at Del Webb Wildlight.
- **SOCIAL ENGAGEMENT** Whether it is a movie on Tinker Street, guided trail runs, farmers markets, kids' activities or community festivals, the residential association includes a dedicated Lifestyle Director to organize and plan community events.

Wildlight Residential Association, Inc., is also supported by a one-time working capital contribution. Currently estimated to be $68.50, or 1/6th of the annual master assessment for 2025 payable from the buyer upon closing of the initial home purchase from the builder in Wildlight.

EAST NASSAU STEWARDSHIP DISTRICT

Established by the Florida Legislature and signed into law by Gov. Rick Scott on June 6, 2017, the East Nassau Stewardship District ("District") is a special purpose entity created to operate and maintain basic services for the future community development within the 24,000-acre East Nassau Community Planning Area ("ENCPA").

All District-owned improvements, facilities and public infrastructure such as storm water management systems, utilities, roadways and certain recreational amenities will be open and accessible to the general public, subject to limitations based upon ordinary or customary hours of operation. The District includes the community of Wildlight.

- **TRAIL NETWORK** A cornerstone to making the natural world a natural part of life is the trail network within and around Wildlight. Wildlight is a place where walking and biking are the preferred and promotes the health and well-being of our community.
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Forest Park & Founder's Park

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Product Type	Average LFF	District Assessment	District Debt Assessment	Pool Service Area	Residential Association Assessment	Annual Total
Townhomes*	30	$231.73	$664.35	$222.36	$5,794.36	$7,215.44
Garden Home	45	$322.33	$996.53	$222.36	$694.36	$2,538.22
Cottage Home	45	$322.33	$996.53	$222.36	$694.36	$2,538.22
Village Home	55	$369.44	$1,217.98	$222.36	$694.36	$2,806.78
Manor Home	60	$470.91	$1,550.15	$222.36	$694.36	$3,240.42

*= the townhome pricing includes a monthly service area fee of $425.00 monthly or $5,100 yearly. This fee includes services such as landscape maintenance and exterior repairs and replacements. Each closed home will have a benefited assessment fee of $43.75 per month or $525.00 yearly for garbage disposal and recycling costs.

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Hawthorn Park

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Bungalow	33	$257.10	$824.91	$222.36	$694.36	$2,301.37
Village Home	50	$369.44	$1,249.86	$222.36	$694.36	$2,838.66

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Product Type	Average LFF	District Assessment	District Debt Assessment	Pool Service Area	Residential Association Assessment	Annual Total
Townhomes*	22	$175.07	$602.26	$222.36	$4,485.15	$5,787.48
Bungalows	40	$309.88	$1,003.77	$222.36	$694.36	$2,533.01
Classic Series	50	$343.58	$1,254.74	$222.36	$694.36	$2,817.68
Estate Series	60	$404.25	$1,505.65	$222.36	$694.36	$3,129.26

*= the townhomes have an additional monthly service area fee of $315.90 monthly or $3,790.79 yearly. This fee includes services such as landscape maintenance and exterior repairs and replacements. Each closed home will have a benefited assessment fee of $43.75 per month or $525.00 yearly for garbage disposal and recycling costs.

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