



# SweetBay

## **COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 1**

### ***Advanced Meeting Package***

### ***Regular Meeting & FY 2027 Budget Public Hearing***

***Friday  
August 21, 2026  
10:00 A.M., C.D.T***

***Location:  
960 Promenade St.,  
Panama City, FL 32405***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.***

# SweetBay Commercial Community Development District 1

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250 International Parkway, Suite 208

Lake Mary FL 32746

321-263-0132

Board of Supervisors

**SweetBay Commercial Community Development District 1**

Dear Board Members:

The Regular Meeting and Budget Public Hearing of the Board of Supervisors of the SweetBay Commercial Community Development District 1 is scheduled for **Friday, August 21, 2026, at 10:00 a.m., C.D.T. at 960 Promenade St., Panama City, FL 32405.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or [dmcinnes@vestapropertyservices.com](mailto:dmcinnes@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*David McInnes*

David McInnes  
District Manager

# SweetBay

## COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 1

|               |                                             |                      |                      |
|---------------|---------------------------------------------|----------------------|----------------------|
| Meeting Date: | Friday, August 21, 2026                     | Call-in Number:      | +1 (904) 348-0776    |
| Time:         | 10:00 AM, C.D.T                             | Phone Conference ID: | 667 133 14#          |
| Location:     | 960 Promenade St.,<br>Panama City, FL 32405 | Teams Meeting ID:    | 247 211 381 086 6    |
|               |                                             | Teams Link:          | <a href="#">Link</a> |

### *Agenda*

#### **I. Roll Call**

#### **II. Presentation of Public Notice(s)**

[Exhibit 1](#)  
[Pg. 5](#)

#### **III. Consent Agenda**

- A. Consideration for Acceptance – The June 2026 Unaudited Financial Statements

[Exhibit 2](#)  
[Pgs. 7-9](#)

#### **IV. FY 2026-2027 Budget Public Hearing**

- A. Open the Public Hearing  
B. Presentation of FY 2026-2027 Budget – *To Be Distributed*  
C. Open the Public Comments  
D. Close the Public Hearing  
E. Consideration & Adoption of **Resolution 2026-06**, Adopting FY 2026-2027 Budget – *To Be Distributed*

[Exhibit 3](#)

[Exhibit 4](#)

#### **V. Adjournment**

# EXHIBIT 1

## Ad Preview

**SweetBay Commercial Community  
Development District 1  
NOTICE OF PUBLIC HEARING TO  
CONSIDER THE ADOPTION OF THE  
FISCAL YEAR 2027 PROPOSED  
BUDGET(S); AND NOTICE OF  
REGULAR BOARD OF SUPERVI-  
SORS' MEETING.**

The Board of Supervisors ("Board") of the SweetBay Commercial Community Development District 1 ("District") will hold a public hearing and regular meeting as follows:

DATE: August 21, 2026

TIME: 10:00 a.m. CT

LOCATION: 960 Promenade Street  
Panama City, FL 32405

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, FL 32746, (321) 263-0132 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

#12520696; 8/5, 8/12/2026

## EXHIBIT 2

SweetBay Commercial  
Community Development District  
#1

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2026



**SweetBay Commercial CDD 1**  
**Balance Sheet**  
**June 30, 2026**

|                                             | <b>General<br/>Fund</b> | <b>Total</b>  |
|---------------------------------------------|-------------------------|---------------|
| <b>Assets:</b>                              |                         |               |
| Cash - Operating Account                    | \$ 302                  | \$ 302        |
| Accounts Receivable                         | 52                      | 52            |
| <b>Total Assets</b>                         | <b>354</b>              | <b>354</b>    |
| <b>Liabilities:</b>                         |                         |               |
| Accounts Payable                            | 26                      | 26            |
| Customer Deposits                           | -                       | -             |
| <b>Total Liabilities</b>                    | <b>26</b>               | <b>26</b>     |
| <b>Fund Balance:</b>                        |                         |               |
| Nonspendable:                               |                         | -             |
| Deposits & Prepaids                         | 302                     | 302           |
| Unassigned                                  | 26                      | 26            |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 354</b>           | <b>\$ 354</b> |

**SweetBay Commercial CDD 1**  
**General Fund**  
**Statement of Revenues, Expenditures as Changes in Fund Balance**  
**For the period from October 1, 2025 to June 30, 2026**

|                                                    | <b>FY2026<br/>Adopted<br/>Budget</b> | <b>Actual<br/>Year-to-Date</b> | <b>Variance<br/>(+ / -)</b> | <b>% of<br/>Budget</b> |
|----------------------------------------------------|--------------------------------------|--------------------------------|-----------------------------|------------------------|
| <b>Revenue</b>                                     |                                      |                                |                             |                        |
| Developer Funding                                  | \$ 22,287                            | \$ 9,486                       | \$ (12,801)                 | 42.56%                 |
| <b>Total Revenue</b>                               | <b>22,287</b>                        | <b>9,486</b>                   | <b>(12,801)</b>             | <b>42.56%</b>          |
| <b>Expenditures</b>                                |                                      |                                |                             |                        |
| <b>Professional &amp; Administrative</b>           |                                      |                                |                             |                        |
| District Management                                | 250                                  | 234                            | (16)                        | 93.74%                 |
| Financial Consultant                               | 8,611                                | -                              | (8,611)                     | 0.00%                  |
| Property Appraiser Fees and Taxes                  | 600                                  | -                              | (600)                       | 0.00%                  |
| District Counsel Services                          | 850                                  | -                              | (850)                       | 0.00%                  |
| Auditing Services                                  | 1,500                                | -                              | (1,500)                     | 0.00%                  |
| Legal Advertising                                  | 100                                  | 2,023                          | 1,923                       | 2023.40%               |
| Bank Fees                                          | 100                                  | -                              | (100)                       | 0.00%                  |
| Website Maintenance                                | 1,515                                | 1,515                          | -                           | 100.00%                |
| Dues, Licenses, and Fees                           | 250                                  | 175                            | (75)                        | 70.00%                 |
| Miscellaneous                                      | 100                                  | -                              | (100)                       | 0.00%                  |
| <b>Total Administrative</b>                        | <b>13,876</b>                        | <b>3,948</b>                   | <b>(9,928)</b>              | <b>28.45%</b>          |
| <b>Insurance</b>                                   |                                      |                                |                             |                        |
| General Liability Insurance                        | 3,218                                | 5,512                          | 2,294                       | 171.29%                |
| Public Officials Liability Insurance               | 3,163                                | -                              | (3,163)                     | 0.00%                  |
| <b>Total Insurance</b>                             | <b>6,381</b>                         | <b>5,512</b>                   | <b>(869)</b>                | <b>86.38%</b>          |
| <b>Debt Service Administration</b>                 |                                      |                                |                             |                        |
| Dissemination Agent                                | 600                                  | -                              | (600)                       | 0.00%                  |
| Trustee Fees                                       | 1,430                                | -                              | (1,430)                     | 0.00%                  |
| <b>Total Debt Service Administration</b>           | <b>2,030</b>                         | <b>-</b>                       | <b>(2,030)</b>              | <b>0.00%</b>           |
| <b>Total Expenditures</b>                          | <b>22,287</b>                        | <b>9,460</b>                   | <b>(12,827)</b>             | <b>42.45%</b>          |
| <b>Excess of Revenue Over (Under) Expenditures</b> | <b>-</b>                             | <b>26</b>                      | <b>26</b>                   |                        |
| Fund Balance - Beginning                           |                                      | -                              |                             |                        |
| <b>Fund Balance - Ending</b>                       |                                      | <b>\$ 26</b>                   |                             |                        |

## EXHIBIT 3

## EXHIBIT 4