# SweetBay

## *COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2*

## *Advanced Meeting Package*

## *Regular Meeting*

***Friday***
***September 11, 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 2

250 International Parkway, Suite 208
Lake Mary FL 32746
321-263-0132

Board of Supervisors
**SweetBay Commercial Community Development District 2**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the SweetBay Commercial Community Development District 2 is scheduled for **Friday, September 11, 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 . We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager

SweetBay

**COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2**

| | | | |
|---|---|---|---|
| Meeting Date: | Friday, September 11, 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., Panama City, FL 32405 | Teams Meeting ID: | 247 211 381 086 6 |
| | | Teams Link: | Link |

## *Agenda*

**I. Roll Call**

**II. Presentation of Public Notice(s)** — Exhibit 1 Pgs. 5-7

**III. Consent Agenda**

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on August 21, 2026 — Exhibit 2 Pgs. 9-10

B. Consideration for Acceptance – The June 2026 Unaudited Financial Statements — Exhibit 3 Pgs. 12-14

**IV. Public Hearings**

A. FY 2026-2027 Budget Public Hearing

1. Open the Public Hearing
2. Presentation of FY 2026-2027 Budget — Exhibit 4 Pgs. 16-26
3. Open the Public Comments
4. Close the Public Hearing
5. Consideration & Adoption of **Resolution 2026-06,** Adopting FY 2026-2027 Budget — Exhibit 5 Pgs. 28-29

B. FY 2026-2027 Levying Assessments Public Hearing

1. Open the Public Hearing
2. Open the Public Comments
3. Close the Public Hearing
4. Consideration & Adoption of **Resolution 2026-07,** Levying Assessments — Exhibit 6 Pgs. 31-34

**V. Business Items**

A. Consideration & Adoption of **Resolution 2026-08,** Setting Landowner Election — Exhibit 7 Pgs. 36-41

**VI. Adjournment**

# EXHIBIT 1

**SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors (**"Board"**) for the SweetBay Commercial Community Development District 2 ("**District**") will hold the following public hearings and regular meeting:

DATE: 9/11/2026
TIME: 10:00 AM CT
LOCATION: 960 Promenade St,
Panama City, FL 32405

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes,* to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027"**). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes,* to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

**Description of Assessments**

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

| UNIT TYPE/USE | UNIT COUNT | ERU/Use | FY27 O&M ASSMT |
|---|---|---|---|
| **Residential (Units)** | | | |
| Multifamily 1 | 360 | 0.50 | $97.58 |
| Multifamily 2 | 288 | 0.50 | $97.58 |
| Phase 1D 24' | 15 | 0.48 | $93.68 |
| Phase 1D 25' | 19 | 0.50 | $97.58 |
| Phase 1D 35' | 27 | 0.70 | $136.62 |
| Phase 3A&B 24' | 26 | 0.48 | $93.68 |
| Phase 3A&B 25' | 41 | 0.50 | $97.58 |
| Phase 3A&B 35' | 35 | 0.70 | $136.62 |
| Phase 3A&B 45' | 41 | 0.90 | $175.65 |
| Phase 3A&B 50' | 48 | 1.00 | $195.17 |
| Phase 3A&B 60' | 30 | 1.20 | $234.20 |

| | | | |
|---|---|---|---|
| Phase 3 South | 55 | 1.00 | $195.17 |
| Phase 3D | 36 | 1.00 | $195.17 |
| Marina District | 300 | 2.00 | $390.34 |
| School & Fire Station/Build to Rent | 185 | 1.00 | $195.17 |
| Single Family- East Side Parcels | 429 | 1.00 | $195.17 |
| Single Family- East Side Parcels | 270 | 0.50 | $97.58 |
| Gold Coast | 200 | 1.50 | $292.75 |
| | **2,405** | | |
| **Commercial (Sq.Ft.)** | | | |
| Town Center South- Ph. 1 | 76,015 | 0.0005 | $0.10 |
| Town Center South- Ph. 2 | 41,200 | 0.0005 | $0.10 |
| Town Center South- Ph. 3 | 20,000 | 0.0005 | $0.10 |
| Nursing/Assisted Living | 60,000 | 0.0005 | $0.10 |
| Medical/Office | 140,000 | 0.0005 | $0.10 |
| Marina Retail | 40,730 | 0.0005 | $0.10 |
| Boat Dry Storage | 62,850 | 0.0005 | $0.10 |
| **TOTAL** | **440,795** | | |

**includes collection costs and early payment discounts*

**NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.**

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Bay County ("**County**") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes,* is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

## Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting 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, or by visiting the District’s website at https://www.sweetbaycommcdd1.com/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings 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 hearings 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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

4923-4262-4201.1

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# EXHIBIT 2

# MINUTES OF MEETING

## SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2

The Regular Meeting of the Board of Supervisors of the SweetBay Commercial Community Development District 2 was held on Friday, August 30, 2024 at 10:14 a.m. CDT, at 960 Promenade St., Panama City, FL 32405.

**FIRST ORDER OF BUSINESS – Roll Call**

Mr. McInnes called the meeting to order and conducted roll call.

Present and constituting a quorum were:

| | |
|---|---|
| Will Randle | Board Supervisor, Chairman |
| Jessica Renella | Board Supervisor, Assistant Secretary |
| Mark Moody | Board Supervisor, Assistant Secretary |

Also, present were:

| | |
|---|---|
| David McInnes *(via phone)* | District Manager, Vesta District Services |
| Kyle Magee *(via phone)* | Kutak Rock |
| Carol Watson | Association Manager, Burg Management Company, Inc. |

*The following is a summary of the discussions and actions taken at the August 21, 2026 SweetBay Commercial Community Development District 1 Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.*

On a MOTION by Mr. Randle, SECONDED by Ms. Renella, WITH ALL IN FAVOR, the Board approved to continue the remainder of the meeting at approximately 10:15 a.m. CDT to Friday, September 11, 2026, at 10:00 a.m. CDT located at 960 Promenade St., Panama City, FL, for the SweetBay Commercial Community Development District 2.

**SECOND ORDER OF BUSINESS – Exhibit 1: Presentation of Public Notice(s)**

**THIRD ORDER OF BUSINESS – Consent Agenda**

A. Exhibit 2: Consideration for Acceptance – The June 2026 Unaudited Financial Statement

**FOURTH ORDER OF BUSINESS – Public Hearings**

A. FY 2026-2027 Budget Public Hearing
   1. Open the Public Hearing
   2. Exhibit 3: Presentation of FY 2026-2027 Budget
   3. Open the Public Comments
   4. Close the Public Hearing
   5. Exhibit 4: Consideration & Adoption of **Resolution 2026-06,** Adopting FY 2026-2027 Budget

B. FY 2026-2027 Levying Assessments Public Hearing
   1. FY 2026-2027 Levying Assessments Public Hearing
   2. Open the Public Comments
   3. Close the Public Hearing
   4. Exhibit 5: Consideration & Adoption of **Resolution 2026-07,** Levying Assessments

**FIFTH ORDER OF BUSINESS – Adjournment**

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on September 11, 2026.**

| | |
|---|---|
| **Signature** | **Signature** |
| **Printed Name** | **Printed Name** |
| **Title:** □ **Secretary** □ **Assistant Secretary** | **Title:** □ **Chairman** □ **Vice Chairman** |

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# EXHIBIT 3

# SweetBay Commercial Community Development District #2

## Financial Statements
## (Unaudited)

Period Ending

June 30, 2026

# SweetBay Commercial CDD 2
## Balance Sheet
## June 30, 2026

| | General Fund | Total |
|---|---|---|
| **Assets:** | | |
| Cash - Operating Account | $ 232 | $ 232 |
| Accounts Receivable | 52 | 52 |
| **Total Assets** | **284** | **284** |
| | | |
| **Liabilities:** | | |
| Accounts Payable | 26 | 26 |
| Due to Other Governments | 312 | 312 |
| Customer Deposits | 232 | 232 |
| **Total Liabilities** | 570 | 570 |
| | | |
| **Fund Balance:** | | |
| Nonspendable: | | - |
| Deposits & Prepaids | - | - |
| Unassigned | (286) | (286) |
| | | |
| **Total Liabilities & Fund Balance** | **$ 284** | **$ 284** |

# SweetBay Commercial CDD 2
## General Fund
## Statement of Revenues, Expenditures as Changes in Fund Balance
## For the period from October 1, 2025 to June 30, 2026

| | FY2026 Adopted Budget | Actual Year-to-Date | Variance (+ / -) | % of Budget |
|---|---|---|---|---|
| **Revenue** | | | | |
| Developer Funding | $ 22,287 | $ 9,320 | $ (12,967) | 41.82% |
| **Total Revenue** | **22,287** | **9,320** | **(12,967)** | **41.82%** |
| | | | | |
| **Expenditures** | | | | |
| **Professional & Administrative** | | | | |
| 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 | 1,858 | 1,758 | 1857.54% |
| 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% |
| **Total Administrative** | **13,876** | **3,782** | **(10,094)** | **27.25%** |
| | | | | |
| **Insurance** | | | | |
| General Liability Insurance | 3,218 | 5,512 | 2,294 | 171.29% |
| Public Officials Liability Insurance | 3,163 | - | (3,163) | 0.00% |
| **Total Insurance** | **6,381** | **5,512** | **(869)** | **86.38%** |
| | | | | |
| **Debt Service Administration** | | | | |
| Dissemination Agent | 600 | - | (600) | 0.00% |
| Trustee Fees | 1,430 | - | (1,430) | 0.00% |
| **Total Debt Service Administration** | **2,030** | **-** | **(2,030)** | **0.00%** |
| | | | | |
| **Total Expenditures** | **22,287** | **9,294** | **(12,993)** | **41.70%** |
| | | | | |
| **Excess of Revenue Over (Under) Expenditures** | - | 26 | 26 | |
| | | | | |
| Fund Balance - Beginning | | (312) | | |
| | | | | |
| **Fund Balance - Ending** | | $ (286) | | |

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# EXHIBIT 4

**SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS 1-6 AND SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICTS 1-2**
**FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET**
**GENERAL FUND, OPERATIONS & MAINTENANCE**

| | SweetBay Residential CDD 6 | SweetBay Residential CDD 5 | SweetBay Residential CDD 4 | SweetBay Residential CDD 3 | SweetBay Residential CDD 2 | SweetBay Residential CDD 1 | SweetBay Commercial CDD 1 | SweetBay Commercial CDD 2 | FY2025 Actuals | FY2026 Total Adopted | FY2027 Total Proposed | Variance FY26 to FY27 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **REVENUES** | | | | | (1) | (2) | (3) | (4) | | | | |
| SPECIAL ASSESSMENTS | $ - | $ - | $ - | $ - | $ 49,420 | $ 33,022 | $ 6,948 | $ 18,346 | $ - | **$ -** | **$ 107,736** | $ 107,736 |
| DEVELOPER FUNDING | 247,288 | 22,054 | 22,054 | 22,054 | - | - | 15,106 | - | 147,474 | **314,682** | **350,610** | 35,928 |
| LOT SALES | - | - | - | - | - | - | - | - | 4,542 | **-** | **-** | - |
| RESIDENTIAL DISTRICT #6 COST-SHARE | 29,905 | - | - | - | (22,645) | (10,968) | - | 3,708 | - | **-** | **-** | |
| **TOTAL REVENUES** | 277,193 | 22,054 | 22,054 | 22,054 | 26,775 | 22,054 | 22,054 | 22,054 | 152,016 | **314,682** | **458,347** | 143,665 |
| | | | | | | | | | | | | |
| **EXPENSES** | | | | | | | | | | | | |
| **GENERAL & ADMINISTRATIVE** | | | | | | | | | | | | |
| SUPERVISOR FEES | | | | | | | | | | | | |
| PUBLIC OFFICIALS' LIABILITY INSURANCE | 2,728 | 2,728 | 2,728 | 2,728 | 2,728 | 2,728 | 2,728 | 2,728 | - | **28,467** | **24,552** | (3,915) |
| GENERAL LIABILITY & PROPERTY INSURANCE | 3,335 | 3,335 | 3,335 | 3,335 | 8,056 | 3,335 | 3,335 | 3,335 | 47,260 | **34,610** | **34,736** | 126 |
| TRUSTEE SERVICES | 1,430 | 1,430 | 1,430 | 1,430 | 1,430 | 1,430 | 1,430 | 1,430 | - | **12,870** | **12,870** | - |
| MANAGEMENT FEE | 38,000 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 49,687 | **40,000** | **40,000** | - |
| MANAGEMENT ADDITIONAL SERVICE | 1,500 | - | - | - | - | - | - | - | - | **1,500** | **1,500** | - |
| FINANCIAL CONSULTANT | 8,611 | 8,611 | 8,611 | 8,611 | 8,611 | 8,611 | 8,611 | 8,611 | - | **77,500** | **77,500** | - |
| TRAVEL AND PER DIEM | 2,000 | - | - | - | - | - | - | - | - | **2,000** | **2,000** | - |
| ENGINEERING | 60,000 | - | - | - | - | - | - | - | 7,270 | **10,000** | **60,000** | 50,000 |
| DISSEMINATION AGENT | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | - | **5,400** | **5,400** | - |
| PROPERTY APPRAISER | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | - | **5,400** | **5,400** | - |
| DISTRICT COUNSEL | 43,200 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 17,500 | **50,000** | **50,000** | - |
| ASSESSMENT ADMINISTRATION | 7,500 | - | - | - | - | - | - | - | - | **7,500** | **7,500** | - |
| REAMORTIZATION SCHEDULES | 250 | - | - | - | - | - | - | - | - | **250** | **250** | - |
| AUDIT | 3,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | - | **15,500** | **15,500** | - |
| POSTAGE & SHIPPING | 500 | - | - | - | - | - | - | - | 15 | **500** | **500** | - |
| COPIES | 500 | - | - | - | - | - | - | - | - | **500** | **500** | - |
| LEGAL ADVERTISING | 3,700 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 21,707 | **4,500** | **4,500** | - |
| BANK FEES | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | - | **900** | **900** | - |
| COMMON AREA & POND MAINTENANCE | 96,689 | - | - | - | - | - | - | - | - | **-** | **96,689** | 96,689 |
| MISCELLANEOUS | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | - | **900** | **900** | - |
| OFFICE SUPPLIES | 500 | - | - | - | - | - | - | - | - | **500** | **500** | - |
| WEB SITE MAINTENANCE | 1,600 | 1,600 | 1,600 | 1,600 | 1,600 | 1,600 | 1,600 | 1,600 | - | **13,635** | **14,400** | 765 |
| DUES, LICENSES, AND FEES | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 1,400 | **2,250** | **2,250** | - |
| **TOTAL GENERAL & ADMINISTRATIVE** | 277,193 | 22,054 | 22,054 | 22,054 | 26,775 | 22,054 | 22,054 | 22,054 | 144,839 | **314,682** | **458,347** | 143,665 |
| | | | | | | | | | | | | |
| **TOTAL EXPENSES** | 277,193 | 22,054 | 22,054 | 22,054 | 26,775 | 22,054 | 22,054 | 22,054 | 144,839 | **314,682** | **458,347** | 143,665 |
| | | | | | | | | | | | | |
| **REVENUES OVER (UNDER) EXPENDITURES** | - | - | - | - | - | - | - | - | 7,177 | **-** | **-** | - |

FOOTNOTES
(1) RESIDENTIAL DISTRICT #2 FULLY PLATED - PHASES 3A & 3B
(2) RESIDENTIAL DISTRICT #1 PARTIALLY PLATTED - MULTIFAMILY 1
(3) COMMERCIAL DISTRICT #1 PARTIALLY PLATTED - 75,746 SQ.FT. COMMERCIAL
(4) COMMERCIAL DISTRICT #2 SOLD - 200,000 SQ.FT COMMERCIAL

**SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 6**
**FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET**
**GENERAL FUND, OPERATIONS & MAINTENANCE**

| | FY 2025 ACTUALS | FY 2026 ADOPTED | FY 2027 PROPOSED | VARIANCE FY26 to FY27 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| SPECIAL ASSESSMENTS | | | $ - | $ - |
| DEVELOPER FUNDING | $ 73,113 | $ 130,737 | 247,288 | 116,551 |
| RESIDENTIAL DISTRICT #6 COST-SHARE | | | 29,905 | 29,905 |
| **TOTAL REVENUES** | 73,113 | 130,737 | 277,193 | 146,456 |
| | | | | |
| **EXPENSES** | | | | |
| **GENERAL & ADMINISTRATIVE** | | | | |
| SUPERVISOR FEES | - | - | - | - |
| PUBLIC OFFICIALS' LIABILITY INSURANCE | - | 3,163 | 2,728 | (435) |
| GENERAL LIABILITY & PROPERTY INSURANCE | 5,200 | 3,218 | 3,335 | 117 |
| TRUSTEE SERVICES | - | 1,430 | 1,430 | - |
| MANAGEMENT FEE | 47,500 | 38,000 | 38,000 | - |
| MANAGEMENT ADDITIONAL SERVICE | - | 1,500 | 1,500 | - |
| FINANCIAL CONSULTANT | - | 8,611 | 8,611 | - |
| TRAVEL AND PER DIEM | - | 2,000 | 2,000 | - |
| ENGINEERING | - | 10,000 | 60,000 | 50,000 |
| DISSEMINATION AGENT | - | 600 | 600 | - |
| PROPERTY APPRAISER | - | 600 | 600 | - |
| DISTRICT COUNSEL | 17,500 | 43,200 | 43,200 | - |
| ASSESSMENT ADMINISTRATION | - | 7,500 | 7,500 | - |
| REAMORTIZATION SCHEDULES | - | 250 | 250 | - |
| AUDIT | - | 3,500 | 3,500 | - |
| POSTAGE & SHIPPING | - | 500 | 500 | - |
| COPIES | - | 500 | 500 | - |
| LEGAL ADVERTISING | 2,738 | 3,700 | 3,700 | - |
| BANK FEES | - | 100 | 100 | - |
| COMMON AREA & POND MAINTENANCE | - | - | 96,689 | 96,689 |
| MISCELLANEOUS | - | 100 | 100 | - |
| OFFICE SUPPLIES | - | 500 | 500 | - |
| WEB SITE MAINTENANCE | - | 1,515 | 1,600 | 85 |
| DUES, LICENSES, AND FEES | 175 | 250 | 250 | - |
| **TOTAL GENERAL & ADMINISTRATIVE** | 73,113 | 130,737 | 277,193 | 146,456 |
| | | | | |
| **TOTAL EXPENSES** | 73,113 | 130,737 | 277,193 | 146,456 |
| | | | | |
| **NET CHANGE IN FUND BALANCE** | $ - | $ - | $ - | $ - |

**SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 5**
**FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET**
**GENERAL FUND, OPERATIONS & MAINTENANCE**

| | FY 2025 ACTUALS | FY 2026 ADOPTED | FY 2027 PROPOSED | VARIANCE FY26 to FY27 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| DEVELOPER FUNDING | $ 10,687 | $ 22,287 | $ 22,054 | $ (233) |
| **TOTAL REVENUES** | 10,687 | 22,287 | 22,054 | (233) |
| | | | | |
| **EXPENSES** | | | | |
| **GENERAL & ADMINISTRATIVE** | | | | |
| SUPERVISOR FEES | - | - | - | - |
| PUBLIC OFFICIALS' LIABILITY INSURANCE | - | 3,163 | 2,728 | (435) |
| GENERAL LIABILITY & PROPERTY INSURANCE | 5,200 | 3,218 | 3,335 | 117 |
| TRUSTEE SERVICES | - | 1,430 | 1,430 | - |
| MANAGEMENT FEE | 312 | 250 | 250 | - |
| MANAGEMENT ADDITIONAL SERVICE | - | - | - | - |
| FINANCIAL CONSULTANT | - | 8,611 | 8,611 | - |
| TRAVEL AND PER DIEM | - | - | - | - |
| ENGINEERING | 2,290 | - | - | - |
| DISSEMINATION AGENT | - | 600 | 600 | - |
| PROPERTY APPRAISER | - | 600 | 600 | - |
| DISTRICT COUNSEL | - | 850 | 850 | - |
| ASSESSMENT ADMINISTRATION | - | - | - | - |
| REAMORTIZATION SCHEDULES | - | - | - | - |
| AUDIT | - | 1,500 | 1,500 | - |
| POSTAGE & SHIPPING | - | - | - | - |
| COPIES | - | - | - | - |
| LEGAL ADVERTISING | 2,710 | 100 | 100 | - |
| BANK FEES | - | 100 | 100 | - |
| COMMON AREA & POND MAINTENANCE | - | - | - | - |
| MISCELLANEOUS | - | 100 | 100 | - |
| OFFICE SUPPLIES | - | - | - | - |
| WEB SITE MAINTENANCE | - | 1,515 | 1,600 | 85 |
| DUES, LICENSES, AND FEES | 175 | 250 | 250 | - |
| **TOTAL GENERAL & ADMINISTRATIVE** | 10,687 | 22,287 | 22,054 | (233) |
| | | | | |
| **TOTAL EXPENSES** | 10,687 | 22,287 | 22,054 | (233) |
| | | | | |
| **NET CHANGE IN FUND BALANCE** | $ - | $ - | $ - | $ - |

**SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 4**
**FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET**
**GENERAL FUND, OPERATIONS & MAINTENANCE**

| | FY 2025 ACTUALS | FY 2026 ADOPTED | FY 2027 PROPOSED | VARIANCE FY26 to FY27 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| DEVELOPER FUNDING | $ 8,397 | $ 22,287 | $ 22,054 | $ (233) |
| **TOTAL REVENUES** | 8,397 | 22,287 | 22,054 | (233) |
| | | | | |
| **EXPENSES** | | | | |
| **GENERAL & ADMINISTRATIVE** | | | | |
| SUPERVISOR FEES | - | - | - | - |
| PUBLIC OFFICIALS' LIABILITY INSURANCE | - | 3,163 | 2,728 | (435) |
| GENERAL LIABILITY & PROPERTY INSURANCE | 5,200 | 3,218 | 3,335 | 117 |
| TRUSTEE SERVICES | - | 1,430 | 1,430 | - |
| MANAGEMENT FEE | 312 | 250 | 250 | - |
| MANAGEMENT ADDITIONAL SERVICE | - | - | - | - |
| FINANCIAL CONSULTANT | - | 8,611 | 8,611 | - |
| TRAVEL AND PER DIEM | - | - | - | - |
| ENGINEERING | - | - | - | - |
| DISSEMINATION AGENT | - | 600 | 600 | - |
| PROPERTY APPRAISER | - | 600 | 600 | - |
| DISTRICT COUNSEL | - | 850 | 850 | - |
| ASSESSMENT ADMINISTRATION | - | - | - | - |
| REAMORTIZATION SCHEDULES | - | - | - | - |
| AUDIT | - | 1,500 | 1,500 | - |
| POSTAGE & SHIPPING | - | - | - | - |
| COPIES | - | - | - | - |
| LEGAL ADVERTISING | 2,710 | 100 | 100 | - |
| BANK FEES | - | 100 | 100 | - |
| COMMON AREA & POND MAINTENANCE | - | - | - | - |
| MISCELLANEOUS | - | 100 | 100 | - |
| OFFICE SUPPLIES | - | - | - | - |
| WEB SITE MAINTENANCE | - | 1,515 | 1,600 | 85 |
| DUES, LICENSES, AND FEES | 175 | 250 | 250 | - |
| **TOTAL GENERAL & ADMINISTRATIVE** | 8,397 | 22,287 | 22,054 | (233) |
| | | | | |
| **TOTAL EXPENSES** | 8,397 | 22,287 | 22,054 | (233) |
| | | | | |
| **NET CHANGE IN FUND BALANCE** | $ - | $ - | $ - | $ - |

**SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 3**
**FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET**
**GENERAL FUND, OPERATIONS & MAINTENANCE**

| | FY 2025 ACTUALS | FY 2026 ADOPTED | FY 2027 PROPOSED | VARIANCE FY26 to FY27 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| DEVELOPER FUNDING | $ 8,397 | $ 22,287 | $ 22,054 | $ (233) |
| **TOTAL REVENUES** | 8,397 | 22,287 | 22,054 | (233) |
| | | | | |
| **EXPENSES** | | | | |
| **GENERAL & ADMINISTRATIVE** | | | | |
| SUPERVISOR FEES | - | - | - | - |
| PUBLIC OFFICIALS' LIABILITY INSURANCE | - | 3,163 | 2,728 | (435) |
| GENERAL LIABILITY & PROPERTY INSURANCE | 5,200 | 3,218 | 3,335 | 117 |
| TRUSTEE SERVICES | - | 1,430 | 1,430 | - |
| MANAGEMENT FEE | 312 | 250 | 250 | - |
| MANAGEMENT ADDITIONAL SERVICE | - | - | - | - |
| FINANCIAL CONSULTANT | - | 8,611 | 8,611 | - |
| TRAVEL AND PER DIEM | - | - | - | - |
| ENGINEERING | - | - | - | - |
| DISSEMINATION AGENT | - | 600 | 600 | - |
| PROPERTY APPRAISER | - | 600 | 600 | - |
| DISTRICT COUNSEL | - | 850 | 850 | - |
| ASSESSMENT ADMINISTRATION | - | - | - | - |
| REAMORTIZATION SCHEDULES | - | - | - | - |
| AUDIT | - | 1,500 | 1,500 | - |
| POSTAGE & SHIPPING | - | - | - | - |
| COPIES | - | - | - | - |
| LEGAL ADVERTISING | 2,710 | 100 | 100 | - |
| BANK FEES | - | 100 | 100 | - |
| COMMON AREA & POND MAINTENANCE | - | - | - | - |
| MISCELLANEOUS | - | 100 | 100 | - |
| OFFICE SUPPLIES | - | - | - | - |
| WEB SITE MAINTENANCE | - | 1,515 | 1,600 | 85 |
| DUES, LICENSES, AND FEES | 175 | 250 | 250 | - |
| **TOTAL GENERAL & ADMINISTRATIVE** | 8,397 | 22,287 | 22,054 | (233) |
| | | | | |
| **TOTAL EXPENSES** | 8,397 | 22,287 | 22,054 | (233) |
| | | | | |
| **NET CHANGE IN FUND BALANCE** | $ - | $ - | $ - | $ - |

**SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 2**
**FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET**
**GENERAL FUND, OPERATIONS & MAINTENANCE**

| | FY 2025 ACTUALS | FY 2026 ADOPTED | FY 2027 PROPOSED | VARIANCE FY26 to FY27 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| SPECIAL ASSESSMENTS | | | $ 49,420 | 49,420 |
| DEVELOPER FUNDING | $ 16,707 | $ 27,935 | - | (27,935) |
| RESIDENTIAL DISTRICT #6 COST-SHARE | | | (22,645) | (22,645) |
| LOT SALES | 4,542 | - | - | - |
| **TOTAL REVENUES** | 21,250 | 27,935 | 26,775 | (1,160) |
| | | | | |
| **EXPENSES** | | | | |
| **GENERAL & ADMINISTRATIVE** | | | | |
| SUPERVISOR FEES | - | - | - | - |
| PUBLIC OFFICIALS' LIABILITY INSURANCE | - | 3,163 | 2,728 | (435) |
| GENERAL LIABILITY & PROPERTY INSURANCE | 10,860 | 8,866 | 8,056 | (810) |
| TRUSTEE SERVICES | - | 1,430 | 1,430 | - |
| MANAGEMENT FEE | 312 | 250 | 250 | - |
| MANAGEMENT ADDITIONAL SERVICE | - | - | - | - |
| FINANCIAL CONSULTANT | - | 8,611 | 8,611 | - |
| TRAVEL AND PER DIEM | - | - | - | - |
| ENGINEERING | - | - | - | - |
| DISSEMINATION AGENT | - | 600 | 600 | - |
| PROPERTY APPRAISER | - | 600 | 600 | - |
| DISTRICT COUNSEL | - | 850 | 850 | - |
| ASSESSMENT ADMINISTRATION | - | - | - | - |
| REAMORTIZATION SCHEDULES | - | - | - | - |
| AUDIT | - | 1,500 | 1,500 | - |
| POSTAGE & SHIPPING | 15 | - | - | - |
| COPIES | - | - | - | - |
| LEGAL ADVERTISING | 2,710 | 100 | 100 | - |
| BANK FEES | - | 100 | 100 | - |
| COMMON AREA & POND MAINTENANCE | - | - | - | - |
| MISCELLANEOUS | - | 100 | 100 | - |
| OFFICE SUPPLIES | - | - | - | - |
| WEB SITE MAINTENANCE | - | 1,515 | 1,600 | 85 |
| DUES, LICENSES, AND FEES | 175 | 250 | 250 | - |
| **TOTAL GENERAL & ADMINISTRATIVE** | 14,072 | 27,935 | 26,775 | (1,160) |
| | | | | |
| **TOTAL EXPENSES** | 14,072 | 27,935 | 26,775 | (1,160) |
| | | | | |
| **NET CHANGE IN FUND BALANCE** | $ 7,177 | $ - | $ - | $ (0) |

**SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 1**
**FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET**
**GENERAL FUND, OPERATIONS & MAINTENANCE**

| | FY 2025 ACTUALS | FY 2026 ADOPTED | FY 2027 PROPOSED | VARIANCE FY26 to FY27 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| SPECIAL ASSESSMENTS | | | $ 33,022 | $ 33,022 |
| DEVELOPER FUNDING | $ 10,827 | $ 22,287 | - | (22,287) |
| RESIDENTIAL DISTRICT #6 COST-SHARE | | | (10,968) | (10,968) |
| **TOTAL REVENUES** | 10,827 | 22,287 | - | (22,287) |
| | | | | |
| **EXPENSES** | | | | |
| **GENERAL & ADMINISTRATIVE** | | | | |
| SUPERVISOR FEES | - | - | - | - |
| PUBLIC OFFICIALS' LIABILITY INSURANCE | - | 3,163 | 2,728 | (435) |
| GENERAL LIABILITY & PROPERTY INSURANCE | 5,200 | 3,218 | 3,335 | 117 |
| TRUSTEE SERVICES | - | 1,430 | 1,430 | - |
| MANAGEMENT FEE | 312 | 250 | 250 | - |
| MANAGEMENT ADDITIONAL SERVICE | - | - | - | - |
| FINANCIAL CONSULTANT | - | 8,611 | 8,611 | - |
| TRAVEL AND PER DIEM | - | - | - | - |
| ENGINEERING | 2,430 | - | - | - |
| DISSEMINATION AGENT | - | 600 | 600 | - |
| PROPERTY APPRAISER | - | 600 | 600 | - |
| DISTRICT COUNSEL | - | 850 | 850 | - |
| ASSESSMENT ADMINISTRATION | - | - | - | - |
| REAMORTIZATION SCHEDULES | - | - | - | - |
| AUDIT | - | 1,500 | 1,500 | - |
| POSTAGE & SHIPPING | - | - | - | - |
| COPIES | - | - | - | - |
| LEGAL ADVERTISING | 2,710 | 100 | 100 | - |
| BANK FEES | - | 100 | 100 | - |
| COMMON AREA & POND MAINTENANCE | - | - | - | - |
| MISCELLANEOUS | - | 100 | 100 | - |
| OFFICE SUPPLIES | - | - | - | - |
| WEB SITE MAINTENANCE | - | 1,515 | 1,600 | 85 |
| DUES, LICENSES, AND FEES | 175 | 250 | 250 | - |
| **TOTAL GENERAL & ADMINISTRATIVE** | 10,827 | 22,287 | 22,054 | (233) |
| | | | | |
| **TOTAL EXPENSES** | 10,827 | 22,287 | 22,054 | (233) |
| | | | | |
| **NET CHANGE IN FUND BALANCE** | $ - | $ - | $ (22,054) | $ (22,054) |

**SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 1**
**FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET**
**GENERAL FUND, OPERATIONS & MAINTENANCE**

| | FY 2025 ACTUALS | FY 2026 ADOPTED | FY 2027 PROPOSED | VARIANCE FY26 to FY27 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| SPECIAL ASSESSMENTS | | | $ 6,948 | $ 6,948 |
| DEVELOPER FUNDING | $ 8,397 | $ 22,287 | 15,106 | (7,181) |
| **TOTAL REVENUES** | 8,397 | 22,287 | 15,106 | (7,181) |
| | | | | |
| **EXPENSES** | | | | |
| **GENERAL & ADMINISTRATIVE** | | | | |
| SUPERVISOR FEES | - | - | - | - |
| PUBLIC OFFICIALS' LIABILITY INSURANCE | - | 3,163 | 2,728 | (435) |
| GENERAL LIABILITY & PROPERTY INSURANCE | 5,200 | 3,218 | 3,335 | 117 |
| TRUSTEE SERVICES | - | 1,430 | 1,430 | - |
| MANAGEMENT FEE | 312 | 250 | 250 | - |
| MANAGEMENT ADDITIONAL SERVICE | - | - | - | - |
| FINANCIAL CONSULTANT | - | 8,611 | 8,611 | - |
| TRAVEL AND PER DIEM | - | - | - | - |
| ENGINEERING | - | - | - | - |
| DISSEMINATION AGENT | - | 600 | 600 | - |
| PROPERTY APPRAISER | - | 600 | 600 | - |
| DISTRICT COUNSEL | - | 850 | 850 | - |
| ASSESSMENT ADMINISTRATION | - | - | - | - |
| REAMORTIZATION SCHEDULES | - | - | - | - |
| AUDIT | - | 1,500 | 1,500 | - |
| POSTAGE & SHIPPING | - | - | - | - |
| COPIES | - | - | - | - |
| LEGAL ADVERTISING | 2,710 | 100 | 100 | - |
| BANK FEES | - | 100 | 100 | - |
| COMMON AREA & POND MAINTENANCE | - | - | - | - |
| MISCELLANEOUS | - | 100 | 100 | - |
| OFFICE SUPPLIES | - | - | - | - |
| WEB SITE MAINTENANCE | - | 1,515 | 1,600 | 85 |
| DUES, LICENSES, AND FEES | 175 | 250 | 250 | - |
| **TOTAL GENERAL & ADMINISTRATIVE** | 8,397 | 22,287 | 22,054 | (233) |
| | | | | |
| **TOTAL EXPENSES** | 8,397 | 22,287 | 22,054 | (233) |
| | | | | |
| **NET CHANGE IN FUND BALANCE** | $ - | $ - | $ (6,948) | $ (6,948) |

**SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2**
**FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET**
**GENERAL FUND, OPERATIONS & MAINTENANCE**

| | FY 2025 ACTUALS | FY 2026 ADOPTED | FY 2027 PROPOSED | VARIANCE FY26 to FY27 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| SPECIAL ASSESSMENTS | | | $ 18,346 | $ 18,346 |
| DEVELOPER FUNDING | $ 10,947 | $ 22,287 | - | (22,287) |
| RESIDENTIAL DISTRICT #6 COST-SHARE | | | 3,708 | 3,708 |
| **TOTAL REVENUES** | 10,947 | 22,287 | 22,054 | (233) |
| | | | | |
| **EXPENSES** | | | | |
| **GENERAL & ADMINISTRATIVE** | | | | |
| SUPERVISOR FEES | - | - | - | - |
| PUBLIC OFFICIALS' LIABILITY INSURANCE | - | 3,163 | 2,728 | (435) |
| GENERAL LIABILITY & PROPERTY INSURANCE | 5,200 | 3,218 | 3,335 | 117 |
| TRUSTEE SERVICES | - | 1,430 | 1,430 | - |
| MANAGEMENT FEE | 312 | 250 | 250 | - |
| MANAGEMENT ADDITIONAL SERVICE | - | - | - | - |
| FINANCIAL CONSULTANT | - | 8,611 | 8,611 | - |
| TRAVEL AND PER DIEM | - | - | - | - |
| ENGINEERING | 2,550 | - | - | - |
| DISSEMINATION AGENT | - | 600 | 600 | - |
| PROPERTY APPRAISER | - | 600 | 600 | - |
| DISTRICT COUNSEL | - | 850 | 850 | - |
| ASSESSMENT ADMINISTRATION | - | - | - | - |
| REAMORTIZATION SCHEDULES | - | - | - | - |
| AUDIT | - | 1,500 | 1,500 | - |
| POSTAGE & SHIPPING | - | - | - | - |
| COPIES | - | - | - | - |
| LEGAL ADVERTISING | 2,710 | 100 | 100 | - |
| BANK FEES | - | 100 | 100 | - |
| COMMON AREA & POND MAINTENANCE | - | - | - | - |
| MISCELLANEOUS | - | 100 | 100 | - |
| OFFICE SUPPLIES | - | - | - | - |
| WEB SITE MAINTENANCE | - | 1,515 | 1,600 | 85 |
| DUES, LICENSES, AND FEES | 175 | 250 | 250 | - |
| **TOTAL GENERAL & ADMINISTRATIVE** | 10,947 | 22,287 | 22,054 | (233) |
| | | | | |
| **TOTAL EXPENSES** | 10,947 | 22,287 | 22,054 | (233) |
| | | | | |
| **NET CHANGE IN FUND BALANCE** | $ - | $ - | $ - | $ (0) |

**SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT**
**FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET**
**DEBT SERVICE**

| | | RESIDENTIAL CDD #2 | RESIDENTIAL CDD #1 | |
|---|---|---|---|---|
| | | SERIES A FUND | SERIES B FUND | TOTAL DEBT SERVICE |
| 1 | **REVENUES** | | | |
| 2 | PH. 3 A&B SPECIAL ASSESSMENTS | $ 265,251 | $ - | $ 265,251 |
| 3 | INTERLOCAL AGREEMENT (CITY) | - | 53,329 | 53,329 |
| 4 | INTERLOCAL AGREEMENT (PANTHER) | - | 32,291 | 32,291 |
| 5 | **TOTAL REVENUES** | **265,251** | **85,620** | **350,871** |
| 6 | | | | |
| 7 | **EXPENDITURES** | | | |
| 8 | DEBT SERVICE CONTRIBUTION | 265,251 | 85,620 | 350,871 |
| 9 | **TOTAL EXPENDITURES** | **265,251** | **85,620** | **350,871** |
| 10 | | | | |
| 11 | **EXCESS OF REVENUES OVER (UNDER) EXPENDITURES** | **$ -** | **$ -** | **$ -** |

**SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS 1-7**
**AND SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICTS 1-2**
**FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET**
**OPERATIONS & MAINTENANCE ASSESSMENTS**

| UNIT TYPE/USE | CDD # | UNIT COUNT | ERU/Use | O&M ERUs | %ERU | TOTAL FY27 O&M ASSMTS | FY27 O&M ASSMT PER UNIT (NET) | FY27 O&M ASSMT PER UNIT (GROSS) | DS UNIT COUNT | ERU/UNIT | TOTAL ERUs | TOTAL DEBT SERVICE | DEBT SERVICE PER UNIT (NET) | DEBT SERVICE PER UNIT (GROSS) | FY27 TOTAL ASSMT PER UNIT[1] | FY26 TOTAL ASSMT PER UNIT | $ VARIANCE FY26 to FY27 | % VARIANCE FY26 to FY27 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Residential (Units)** | | | | | | | | | | | | | | | | | | |
| Multifamily 1 | RESIDENTIAL DISTRICT #1 | 360 | 0.50 | 180.00 | 7.20% | $33,022 | $91.73 | $97.58 | | | | | | | **$97.58** | $44.63 | $52.95 | 118.63% |
| Multifamily 2 | RESIDENTIAL DISTRICT #1 | 288 | 0.50 | 144.00 | 5.76% | $26,418 | $91.73 | $97.58 | | | | | | | **$97.58** | $44.63 | $52.95 | 118.63% |
| Phase 1D 24' | RESIDENTIAL DISTRICT #7 | 15 | 0.48 | 7.20 | 0.29% | $1,321 | $88.06 | $93.68 | | | | | | | **$93.68** | $42.85 | $50.83 | 118.63% |
| Phase 1D 25' | RESIDENTIAL DISTRICT #7 | 19 | 0.50 | 9.50 | 0.38% | $1,743 | $91.73 | $97.58 | | | | | | | **$97.58** | $44.63 | $52.95 | 118.63% |
| Phase 1D 35' | RESIDENTIAL DISTRICT #7 | 27 | 0.70 | 18.90 | 0.76% | $3,467 | $128.42 | $136.62 | | | | | | | **$136.62** | $62.49 | $74.13 | 118.63% |
| Phase 3A&B 24' | RESIDENTIAL DISTRICT #2 | 26 | 0.48 | 12.48 | 0.50% | $2,290 | $88.06 | $93.68 | 26 | 0.48 | 12.48 | $18,558 | $713.76 | $759.32 | **$853.00** | $756.61 | $96.39 | 12.74% |
| Phase 3A&B 25' | RESIDENTIAL DISTRICT #2 | 31 | 0.50 | 15.50 | 0.62% | $2,844 | $91.73 | $97.58 | 31 | 0.50 | 15.50 | $23,049 | $743.50 | $790.96 | **$888.54** | $788.13 | $100.41 | 12.74% |
| Phase 3A&B 35' | RESIDENTIAL DISTRICT #2 | 35 | 0.70 | 24.50 | 0.98% | $4,495 | $128.42 | $136.62 | 35 | 0.70 | 24.50 | $36,432 | $1,040.90 | $1,107.34 | **$1,243.96** | $1,103.39 | $140.57 | 12.74% |
| Phase 3A&B 45' | RESIDENTIAL DISTRICT #2 | 41 | 0.90 | 36.90 | 1.48% | $6,770 | $165.11 | $175.65 | 41 | 0.90 | 36.90 | $54,870 | $1,338.30 | $1,423.72 | **$1,599.37** | $1,418.64 | $180.73 | 12.74% |
| Phase 3A&B 50' | RESIDENTIAL DISTRICT #2 | 53 | 1.00 | 53.00 | 2.12% | $9,723 | $183.46 | $195.17 | 53 | 1.00 | 53.00 | $78,811 | $1,487.00 | $1,581.91 | **$1,777.08** | $1,576.27 | $200.81 | 12.74% |
| Phase 3A&B 60' | RESIDENTIAL DISTRICT #2 | 30 | 1.20 | 36.00 | 1.44% | $6,604 | $220.15 | $234.20 | 30 | 1.20 | 36.00 | $53,532 | $1,784.40 | $1,898.30 | **$2,132.50** | $1,891.52 | $240.98 | 12.74% |
| Phase 3 South | RESIDENTIAL DISTRICT #2 | 55 | 1.00 | 55.00 | 2.20% | $10,090 | $183.46 | $195.17 | | | | | | | **$195.17** | $89.27 | $105.90 | 118.63% |
| Phase 3D | RESIDENTIAL DISTRICT #2 | 36 | 1.00 | 36.00 | 1.44% | $6,604 | $183.46 | $195.17 | | | | | | | **$195.17** | $89.27 | $105.90 | 118.63% |
| Marina District | RESIDENTIAL DISTRICT #4 | 300 | 2.00 | 600.00 | 24.02% | $110,075 | $366.92 | $390.34 | | | | | | | **$390.34** | $178.54 | $211.80 | 118.63% |
| School & Fire Station/Build to Rent | RESIDENTIAL DISTRICT #1 | 185 | 1.00 | 185.00 | 7.40% | $33,940 | $183.46 | $195.17 | | | | | | | **$195.17** | $89.27 | $105.90 | 118.63% |
| Single Family- East Side Parcels | RESIDENTIAL DISTRICT #5 | 429 | 1.00 | 429.00 | 17.17% | $78,703 | $183.46 | $195.17 | | | | | | | **$195.17** | $89.27 | $105.90 | 118.63% |
| Single Family- East Side Parcels | RESIDENTIAL DISTRICT #6 | 270 | 0.50 | 135.00 | 5.40% | $24,767 | $91.73 | $97.58 | | | | | | | **$97.58** | $44.63 | $52.95 | 118.63% |
| Gold Coast | RESIDENTIAL DISTRICT #3 | 200 | 1.50 | 300.00 | 12.01% | $55,037 | $275.19 | $292.75 | | | | | | | **$292.75** | $133.90 | $158.85 | 118.63% |
| | | **2,400** | | | | | | | **216** | | | | | | | | | |
| **Commercial (Sq.Ft.)** | | | | | | | | | | | | | | | | | | |
| Town Center South- Ph. 1 | COMMERCIAL DISTRICT #1 | 76,015 | 0.0005 | 38.01 | 1.52% | $6,973 | $0.09 | $0.10 | | | | | | | **$0.10** | $0.04 | $0.05 | 118.63% |
| Town Center South- Ph. 2 | COMMERCIAL DISTRICT #1 | 41,200 | 0.0005 | 20.60 | 0.82% | $3,779 | $0.09 | $0.10 | | | | | | | **$0.10** | $0.04 | $0.05 | 118.63% |
| Town Center South- Ph. 3 | COMMERCIAL DISTRICT #1 | 20,000 | 0.0005 | 10.00 | 0.40% | $1,835 | $0.09 | $0.10 | | | | | | | **$0.10** | $0.04 | $0.05 | 118.63% |
| Nursing/Assisted Living | COMMERCIAL DISTRICT #2 | 60,000 | 0.0005 | 30.00 | 1.20% | $5,504 | $0.09 | $0.10 | | | | | | | **$0.10** | $0.04 | $0.05 | 118.63% |
| Medical/Office | COMMERCIAL DISTRICT #2 | 140,000 | 0.0005 | 70.00 | 2.80% | $12,842 | $0.09 | $0.10 | | | | | | | **$0.10** | $0.04 | $0.05 | 118.63% |
| Marina Retail | | 40,730 | 0.0005 | 20.37 | 0.82% | $3,736 | $0.09 | $0.10 | | | | | | | **$0.10** | $0.04 | $0.05 | 118.63% |
| Boat Dry Storage | | 62,850 | 0.0005 | 31.43 | 1.26% | $5,765 | $0.09 | $0.10 | | | | | | | **$0.10** | $0.04 | $0.05 | 118.63% |
| **TOTAL** | | **440,795** | | **2,498.38** | **100.00%** | **458,347** | | | | | **178.38** | **$265,251** | | | | | | |

[1]Annual assessments that will appear on the November, 2026 Bay County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

Return to Agenda

# EXHIBIT 5

**RESOLUTION 2026-06**
**[FY 2027 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2 ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the SweetBay Commercial Community Development District 2 (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

**WHEREAS,** at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS,** Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2:**

**SECTION 1. BUDGET**

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the SweetBay Commercial Community Development District 2 for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 11th DAY OF SEPTEMBER, 2026.**

ATTEST:

**SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2**

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2027 Budget



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# EXHIBIT 6

**RESOLUTION 2026-07**
**[FY 2027 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2 PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the SweetBay Commercial Community Development District 2 ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in City of Panama City, Florida ("**County**"); and

**WHEREAS,** the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS,** for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

**WHEREAS,** pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS,** in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2:**

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   **a. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B.** The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2027.

ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on **December 1, 2026**; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in two partial, deferred payments and on dates that are 30

days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.

**iii.** In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole Assessment, as set forth herein.

c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

7. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

**PASSED AND ADOPTED THIS 11th DAY OF SEPTEMBER, 2026.**

ATTEST:

**SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2**

_____
Secretary / Assistant Secretary

By:_____

Its:_____

**Exhibit A:** Adopted Budget
**Exhibit B:** Assessment Roll



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# EXHIBIT 7

**RESOLUTION 2026-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2 DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, SweetBay Commercial Community Development District 2 (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Panama City County, Florida; and

**WHEREAS,** pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors (the "Board") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on first Tuesday in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2:**

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

| Seat Number | Supervisor | Term Expiration Date |
|---|---|---|
| 1 | Mike Moody | November 2026 |
| 2 | Will Randle | November 2028 |
| 3 | Melissa Lupton | November 2026 |
| 4 | Jessica Renella | November 2028 |
| 5 | Celine Duncan | November 2026 |

This year, Seat 1, currently held by Mike Moody, Seat 3, currently held by Melissa Lupton, and Seat 6, currently held by Celine Duncan, are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisors of the District shall be held on the first Tuesday in November, which is the 3rd day of November, 2026, at 10:00 a.m. Central Time, and located at 960 Promenade St., Panama City, FL 32405. In order to comply with statutory notice requirements, the landowner meeting will be opened and then continued to the 18th day of

December, 2026 at the same time and location.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its September 11, 2026 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office and the District Manager's office, located at Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32746.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 11th DAY OF SEPTEMBER, 2026.**

**SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2**

_____
Chairperson, Board of Supervisors

ATTEST:

_____
Secretary / Assistant Secretary

**Exhibit A:** Notice of Landowners' Meeting and Election, Proxy, Ballot Form and Instructions

## EXHIBIT A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2**

Notice is hereby given to the public and all landowners within SweetBay Commercial Community Development District 2 (**"District"**) located within Panama City County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors (**"Board"**, and individually, **"Supervisor"**). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2026
TIME: 10:00 a.m. Central Time
PLACE: 960 Promenade St.,
Panama City, FL 32405

**Please note that in order to comply with statutory notice requirements, this landowner meeting will be opened at the date, time and location listed above and continued to December 18, 2026 at the same time and location**. Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32746 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the 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.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the 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 the appeal is to be based.

David McInnes
District Manager
Run Date(s): _____ & _____, 2026

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2 FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2026 and continued to December 18, 2026**

TIME: **10:00 A.M. Central Time**

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

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors (**"Board"**) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2 PANAMA CITY, FLORIDA**
**LANDOWNERS' MEETING – NOVEMBER 3, 2026 AND CONTINUED TO DECEMBER 18, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the SweetBay Commercial Community Development District 2 to be held at 960 Promenade St., Panama City, FL 32405, on November 3, 2026, at 10:00 a.m. Central Time, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

_____
Printed Name of Legal Owner

_____ _____
Signature of Legal Owner Date

| **Parcel Description** | **Acreage** | **Authorized Votes** |
|---|---|---|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**
**SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2**
**PANAMA CITY, FLORIDA**
**LANDOWNERS' MEETING – NOVEMBER 3, 2026 AND CONTINUED TO DECEMBER 18, 2026.**

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**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the SweetBay Commercial Community Development District 2 and described as follows:

| **Description** | **Acreage** |
|---|---|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

| SEAT # | NAME OF CANDIDATE | NUMBER OF VOTES |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |

Date: _____

Signed: _____
Printed Name: _____

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