Vesta DISTRICT SERVICES

SweetBay

RESIDENTIAL
COMMUNITY DEVELOPMENT DISTRICT 2

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 Residential Community Development District 2

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

Board of Supervisors
SweetBay Residential Community Development District 2

Dear Board Members:

The Regular Meeting and Budget Public Hearing of the Board of Supervisors of the SweetBay Residential Community Development District 2 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 . We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager

SweetBay

RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 2

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., Panama City, FL 32405	Teams Meeting ID: Teams Link:	247 211 381 086 6 Link

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. Public Hearings

A. FY 2026-2027 Budget Public Hearing

1. Open the Public Hearing
2. Presentation of FY 2026-2027 Budget — Exhibit 3 Pgs. 11-21
3. Open the Public Comments
4. Close the Public Hearing
5. Consideration & Adoption of **Resolution 2026-06,** Adopting FY 2026-2027 Budget — Exhibit 4 Pgs. 23-24

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 5 Pgs. 26-29

V. Adjournment

EXHIBIT 1

Ad Preview

SweetBay Residential Community Development District 2
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the SweetBay Residential Community Development District 2 ("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
#12520607; 8/5, 8/12/2026

EXHIBIT 2

SweetBay Residential Community Development District #2

Financial Statements
(Unaudited)

Period Ending
June 30, 2026

SweetBay Residential CDD 2
Balance Sheet
June 30, 2026

	General Fund	Total
Assets:		
Cash - Operating Account	$ 215,393	$ 215,393
Accounts Receivable	52	52
Assessments Receivable - GF(Tax on Roll)	9,616	9,616
Assessments Receivable -DS	-	-
Due from Other Governments	312	312
Due from - GF	193,741	193,741
Total Assets	**419,115**	**419,115**
Liabilities:		
Accounts Payable	26	26
Deferred Revenue - GF(Tax Roll)	9,616	9,616
Deferred Revenue - DS	-	-
Due to DS	193,741	193,741
Due to Other	278	278
Customer Deposits	232	232
Total Liabilities	203,893	203,893
Fund Balance:		
Nonspendable:		-
Deposits & Prepaids	-	-
Unassigned	215,223	215,223
Total Liabilities & Fund Balance	**$ 419,115**	**$ 419,115**

SweetBay Residential 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	$ 27,935	$ 14,818	$ (13,117)	53.04%
Lot Sales	-	22,077	$ 22,077	0.00%
On Roll Special Assessments O&M (Net)	9,616	10,379	$ 763	107.93%
On Roll Special Assessments DS (Net)	160,186	172,914	$ 12,729	107.95%
Total Revenue	**9,616**	**220,189**	**13,492**	**2289.74%**
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	1,882	1,782	1881.96%
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	505	405	504.62%
Total Administrative	**13,876**	**4,311**	**(9,565)**	**31.07%**
Insurance				
General Liability Insurance	3,218	8,575	5,357	266.47%
Public Officials Liability Insurance	3,163	-	(3,163)	0.00%
Total Insurance	**6,381**	**8,575**	**2,194**	**134.38%**
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**	**12,886**	**(9,401)**	**57.82%**
Excess of Revenue Over (Under) Expenditures	(12,671)	207,303	22,893	
Fund Balance - Beginning		7,920		
Fund Balance - Ending		$ 215,223		

Return to Agenda

EXHIBIT 3

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).

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EXHIBIT 4

RESOLUTION 2026-06
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE SWEETBAY RESIDENTIAL 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 Residential 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 RESIDENTIAL 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 Residential 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 21st DAY OF AUGUST, 2026.

ATTEST:

SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 2

____
Secretary / Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

EXHIBIT 5

RESOLUTION 2026-07
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL 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 Residential 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 RESIDENTIAL 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 ____ DAY OF _______________, 2026.

ATTEST:

SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 2

____
Secretary / Assistant Secretary

By:____

Its:____

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

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