



SweetBay

RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 3

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 3

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

Board of Supervisors
SweetBay Residential Community Development District 3

Dear Board Members:

The Regular Meeting and Budget Public Hearing of the Board of Supervisors of the SweetBay Residential Community Development District 3 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 3

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:	247 211 381 086 6
		Teams Link:	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. FY 2026-2027 Budget Public Hearing

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

[Exhibit 3](#)

[Exhibit 4](#)

V. Adjournment

EXHIBIT 1

Ad Preview

**SweetBay Residential Community
Development District 3
NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2027 PROPOSED
BUDGET(S); AND NOTICE OF
REGULAR BOARD OF SUPERVI-
SORS' MEETING.**

The Board of Supervisors ("Board") of the SweetBay Residential Community Development District 3 ("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

#12520625; 8/5, 8/12/2026

EXHIBIT 2

SweetBay Residential
Community Development District
#3

Financial Statements
(Unaudited)

Period Ending
June 30, 2026



SweetBay Residential CDD 3
Balance Sheet
June 30, 2026

	General Fund	Total
Assets:		
Cash - Operating Account	\$ 302	\$ 302
Accounts Receivable	52	52
Total Assets	354	354
Liabilities:		
Accounts Payable	26	26
Customer Deposits	302	302
Total Liabilities	328	328
Fund Balance:		
Nonspendable:		-
Deposits & Prepaids	-	-
Unassigned	26	26
Total Liabilities & Fund Balance	\$ 354	\$ 354

**SweetBay Residential CDD 3
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	\$ 86,212	\$ 63,925	386.83%
Total Revenue	22,287	86,212	63,925	386.83%
Expenditures				
Professional & Administrative				
District Management	250	234	(16)	93.74%
Financial Consultant	8,611	77,500	68,889	900.01%
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	1,218	1,118	1218.47%
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	31	(69)	30.87%
Total Administrative	13,876	80,674	66,798	581.39%
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	86,186	63,899	386.71%
Excess of Revenue Over (Under) Expenditures	-	26	26	
Fund Balance - Beginning		-		
Fund Balance - Ending		\$ 26		

EXHIBIT 3

EXHIBIT 4