

SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS 1-6 AND SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICTS 1-2
FISCAL YEAR 2026-2027 ADOPTED 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 Adopted	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 4
FISCAL YEAR 2026-2027 ADOPTED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE

	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 ADOPTED	VARIANCE FY26 to FY27
<u>REVENUES</u>				
DEVELOPER FUNDING	\$ 8,397	\$ 22,287	\$ 22,054	\$ (233)
TOTAL REVENUES	8,397	22,287	22,054	(233)
<u>EXPENSES</u>				
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
FISCAL YEAR 2026-2027 ADOPTED 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 ADOPTED 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 FY 26 to FY 27	% VARIANCE FY 26 to FY 27
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).