

SweetBay Residential Community Development District 6



***Agenda Package
Regular Meeting***

***Friday
October 16, 2026
10:00 a.m. CDT***

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

*Note: The Agenda 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 6

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

Board of Supervisors
SweetBay Residential Community Development District 6

Dear Board Members:

The Regular Board Meeting of the Board of Supervisors of the SweetBay Residential Community Development District 6 is scheduled for **Friday, October 16, 2026, at 10:00 a.m. CDT** at the **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

Cc: Attorney
Engineer
District Records

SweetBay Residential Community Development District 6

Board of Supervisors

Will Randle, Chairman
Melissa Lupton, Vice Chairman
Jessica Renella, Assistant Supervisor
Cheryl Duncan, Assistant Supervisor
Mark Moody, Assistant Supervisor

Staff

David McInnes, District Manager
Wesley Haber, District Counsel
Jonathan Sklarski, District Engineer
Etc.

Meeting Agenda (16-October-2026, 10:00 AM C.D.T)

Call-in Number: +1 (929) 205-6099
Meeting ID: 667 133 14#
Teams Meeting ID: 247 211 381 086 6
Teams Link: [Link](#)

1. **Call to Order/Roll Call**
2. **Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
3. **Consent Agenda**
 - A. Consideration for Acceptance – The August 2026 Unaudited Financial Statements
4. **Business Items**
 - A. Consideration of Acquisition Packages – *To Be Distributed*
 1. Towncenter Ph 1A Improvements
 2. SweetBay Avenue Ph. 2 Roadway Improvements
 3. Phase 3A and 3B Improvements
5. **Adjournment**

[Exhibit 1](#)
[Pgs. 5-7](#)

[Exhibit 2](#)

EXHIBIT 1

SweetBay Residential
Community Development District
#6

Financial Statements
(Unaudited)

Period Ending
August 31, 2026



SweetBay Residential CDD 6
Balance Sheet
August 31, 2026

	General Fund	Total
Assets:		
Cash - Operating Account	\$ 32,983	\$ 32,983
Accounts Receivable	26,698	26,698
Total Assets	59,681	59,681
Liabilities:		
Accounts Payable	36,114	36,114
Customer Deposits	692	692
Total Liabilities	36,806	36,806
Fund Balance:		
Nonspendable:		-
Deposits & Prepaids	-	-
Unassigned	22,875	22,875
Total Liabilities & Fund Balance	\$ 59,681	\$ 59,681

SweetBay Residential CDD 6
General Fund
Statement of Revenues, Expenditures as Changes in Fund Balance
For October 1, 2025 to August 31, 2026

	FY2026 Adopted Budget	Actual Year-to-Date	Variance (+ / -)	% of Budget
Revenue				
Affordable Program Reduction	\$ -	\$ 32,291	\$ 32,291	0.00%
Developer Funding	130,737	117,517	(13,220)	89.89%
Total Revenue	130,737	149,808	(13,220)	89.89%
Expenditures				
Professional & Administrative				
District Management	38,000	43,542	5,542	114.58%
District Management - Other Fee	1,500	-	(1,500)	0.00%
Financial Consultant	8,611	-	(8,611)	0.00%
Travel and Per Diem	2,000	-	(2,000)	0.00%
Engineering Services	10,000	24,530	14,530	245.30%
Property Appraiser Fees and Taxes	600	-	(600)	0.00%
District Counsel Services	43,200	46,675	3,475	108.04%
Assessment Administration	7,500	-	(7,500)	0.00%
Reamortization Schedules	250	-	(250)	0.00%
Auditing Services	3,500	-	(3,500)	0.00%
Postage & Shipping	500	89	(411)	17.87%
Copies	500	-	(500)	0.00%
Legal Advertising	3,700	2,245	(1,455)	60.66%
Bank Fees	100	-	(100)	0.00%
Office Supplies	500	-	(500)	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	122,326	118,771	(3,555)	97.09%
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	130,737	124,283	(6,454)	95.06%
Excess of Revenue Over (Under) Expenditures	-	25,525	(6,766)	
Fund Balance - Beginning		(2,650)		
Fund Balance - Ending		\$ 22,875		

EXHIBIT 2