

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.

Revised 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

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

4. Business Items

A. **Consideration of Acquisition Packages**

[Exhibit 2](#)

1. **Towncenter Ph 1A Improvements**

[Exhibit 2A](#)
[Pgs. 10-25](#)

2. **SweetBay Avenue Ph. 2 Roadway Improvements**

[Exhibit 2B](#)
[Pgs. 27-42](#)

3. **Phase 3A and 3B Improvements**

[Exhibit 2C](#)
[Pgs. 44-60](#)

5. Adjournment

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

EXHIBIT 2A

_____, 2026

SweetBay Residential Community Development District 6
c/o David McInnes, District Manager
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

RE: Acquisition of SweetBay Commercial CDD 1 Public Infrastructure Improvements
Roadway, Stormwater Management, and Public Utilities

Dear David,

Pursuant to the SweetBay CDDs Updated Financing Structure and in anticipation of an acquisition agreement to be entered into between Sweetbay Towncenter Phase 1, LLC ("**Developer**") and SweetBay Residential Community Development District 6 ("**District 6**"), you are hereby notified that Developer has completed and wishes to sell ("**Sale**") to District 6 on behalf of SweetBay Commercial Community Development District 1 ("**District 1**" and together with District 6, the "**Districts**") certain roadway, stormwater management, and public utilities ("**Improvements**"), all as described in **Exhibit A** attached hereto.

- As consideration for the Sale, District 6 agrees to pay the eligible expenditures for the Improvements as documented in Exhibit A through a District financing mechanism as determined at a later date pursuant to the Districts' financing structure.
- The Developer agrees, at the direction of the Districts, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer agrees, at the direction of the Districts, to assist the Districts with the turn-over from the Districts and to the City of Panama City, Florida all of the Districts' rights, title and interest in the roadway and public utility improvements. Developer confirms that all punch list items applicable to the roadway and public utility improvements have been completed and that the roadway and public utility improvements have been inspected by and are acceptable to the City of Panama City, Florida.
- Notwithstanding anything to the contrary herein, the Developer confirms that all amounts due and payable to contractors, subcontractors, suppliers, and other parties in connection with the Improvements have been paid in full, and that no further amounts are due and payable in connection with the Improvements. The Developer further confirms that, to its knowledge, there are no outstanding claims or liens against the Improvements arising from any unpaid amounts. Also, the Developer agrees to convey or cause to be conveyed when finalized any and all site plans, construction, and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements described in such subparagraphs.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the sale.

Agreed to by:

**SWEETBAY COMMERCIAL COMMUNITY
DEVELOPMENT DISTRICT 6**

SWEETBAY TOWNCENTER PHASE 1, LLC

Name: _____
Title: _____

Name: _____
Title: _____

EXHIBIT A

Description of Improvements

All public roads, pavement, curbing and other physical improvements within the roadway, stormwater management, and public utilities and more specifically described as follows:

Table 3 -Town Center Phase 1 Analysis					
Project Name	Costs %	Costs \$	Rejected Costs \$	Accepted Costs \$	Accepted Costs %
SWB-TC-ALL-000 SABL - Towncenter Mixed Use	91.83%	17,924,966	12,256,599	5,668,366	98.54%
SWB-TC-ALL-Grocery SABL - Towncenter - Grocery	8.17%	1,594,010	1,509,747	84,263	1.46%
Total	100.00%	19,518,975	13,766,346	5,752,630	100.00%
Cost Code Group	Costs %	Costs \$	Rejected Costs \$	Accepted Costs \$	Accepted Costs %
001-0000 LAND ACQUISITION COSTS	2.02%	394,555	394,555	-	0.00%
002-0000 LAND DEVELOPMENT - ENTITLEMENT	7.28%	1,421,533	601,607	819,927	14.25%
003-0000 LAND DEVELOPMENT/CONSTRUCTION	42.79%	8,351,278	3,714,522	4,636,757	80.60%
005-0000 FEE BUILD ARRANGEMENTS	39.37%	7,684,471	7,684,471	-	0.00%
007-0000 INDIRECT COSTS	2.90%	566,652	270,706	295,946	5.14%
008-0000 FINANCING	5.64%	1,100,486	1,100,486	-	0.00%
Total	100.00%	19,518,975	13,766,346	5,752,630	100.00%
Cost Codes	Costs %	Costs \$	Rejected Costs \$	Accepted Costs \$	Accepted Costs %
001-1005 Land	2.02%	394,555	394,555	-	0.00%
002-2120 Consults - Environmental	0.08%	14,700	6,221	8,479	0.15%
002-2205 Engineering - Civil	1.34%	261,572	110,700	150,872	2.62%
002-2215 Engineering - Geotech/Soils	0.42%	81,269	34,394	46,875	0.81%
002-2225 Engineering - Traffic	0.24%	46,800	19,806	26,994	0.47%
002-2235 Engineering - Staking/Survey	0.19%	37,490	15,866	21,624	0.38%
002-2400 ARCHITECTURE	0.00%	-	-	-	0.00%
002-2405 Arch - Land Planning/Design	5.00%	975,328	412,768	562,560	9.78%
002-2410 Arch - Landscape	0.02%	4,375	1,852	2,523	0.04%
003-3103 Blueprints/Reprographics/Print	0.07%	14,568	6,165	8,402	0.15%
003-3105 Fees - Bonds	0.60%	117,596	73,976	43,621	0.76%
003-3115 Fees - Inspection	0.05%	10,049	4,253	5,796	0.10%
003-3124 Fees - Permits	0.68%	132,458	56,058	76,400	1.33%
003-3140 Fees - Sewer/Water (Owner)	0.22%	43,599	18,452	25,148	0.44%
003-3205 Clearing	0.41%	80,704	-	80,704	1.40%
003-3215 Erosion/Sedimentation Control	0.45%	88,466	57,926	30,540	0.53%
003-3240 Grading- Mass	4.75%	926,940	510,497	416,443	7.24%
003-3245 Haul Offsite	0.03%	6,610	6,610	-	0.00%
003-3265 Staking/Survey-Construction	0.24%	46,598	-	46,598	0.81%
003-3305 Dry Utilities - Offsite	0.00%	-	-	-	0.00%
003-3310 Dry Utilities - Onsite	0.64%	125,328	30,256	95,072	1.65%
003-3320 Sewer - Onsite	5.48%	1,069,293	114,903	954,389	16.59%
003-3330 Storm Drain - Onsite	5.93%	1,158,289	532,990	625,299	10.87%
003-3335 Temporary Power	0.03%	6,421	6,421	-	0.00%
003-3350 Utility Fee - non-refundable	0.06%	12,227	12,227	-	0.00%
003-3360 Water Line - Onsite	4.25%	830,097	339,740	490,357	8.52%
003-3405 Concrete - Curb/Gutter	2.15%	419,443	326,369	93,073	1.62%
003-3410 Gates, Walls and Fencing	0.16%	31,026	-	31,026	0.54%
003-3420 Painting - Striping	0.14%	27,950	10,879	17,072	0.30%
003-3425 Paving and Base - Onsite	9.37%	1,829,681	1,006,875	822,806	14.30%
003-3440 Roadway work - Other Onsite	0.12%	23,147	23,147	-	0.00%
003-3445 Sidewalks	0.44%	86,725	-	86,725	1.51%
003-3460 Signage - Onsite	0.52%	102,091	85,020	17,072	0.30%
003-3465 Street Lights	3.67%	716,950	303,420	413,530	7.19%
003-3505 Landscape - Common Areas	2.20%	429,785	173,100	256,686	4.46%
003-3515 Landscape - Irrigation Systems	0.08%	15,239	15,239	-	0.00%
005-5005 Construction - Direct GC	39.37%	7,684,471	7,684,471	-	0.00%
007-7105 Site Management - Contracted	1.61%	315,000	133,311	181,689	3.16%
007-7525 Ins - General Liability	0.92%	179,917	76,143	103,774	1.80%
007-7545 Property Taxes	0.23%	45,542	45,542	-	0.00%
007-7547 Reimbursable Costs	0.09%	18,174	7,691	10,483	0.18%
007-7999 Accrued Costs	0.04%	8,019	8,019	-	0.00%
008-8106 Interest - JFG Corporate	4.38%	854,297	854,297	-	0.00%
008-8107 Interest - Interco Allocation	0.98%	191,603	191,603	-	0.00%
008-8110 Interest - Non-Intercompany	0.00%	-	-	-	0.00%
008-8120 Loan Fees/Costs - Non-Interco	0.28%	54,586	54,586	-	0.00%
Total	100.00%	19,518,975	13,766,346	5,752,630	100.00%
Percentage		100.00%	70.53%	29.47%	

Location of Improvements

AFFIDAVIT REGARDING COSTS PAID
ROADWAY, STORMWATER MANAGEMENT, AND PUBLIC UTILITIES

STATE OF Florida
COUNTY OF _____

I, _____, of SweetBay Towncenter Phase 1, LLC, a Florida limited liability company (“**Developer**”), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this Affidavit.
2. My name is _____ and I am employed by the Developer as _____. I have authority to make this Affidavit on behalf of the Developer.
3. Developer is the developer of certain lands within the SweetBay Residential Community Development 6 (“**District 6**”) and SweetBay Commercial Community Development District 1 (“**District 1**” and together with District 6 the “**Districts**”), special purpose units of local government established pursuant to Chapter 190, *Florida Statutes* (“**District**”).
4. The Districts’ *SweetBay CDD Engineer’s Report*, dated January 2026 (“**Engineer’s Report**”) describes certain public infrastructure improvements and/or work product that the Districts intend to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer’s Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Developer confirms that all amounts currently due and payable to contractors, subcontractors, suppliers, and other parties in connection with the public infrastructure improvements described in Exhibit A have been paid in full. Developer further confirms that there are no outstanding liens against the property arising from any unpaid amounts relating to such improvements.
6. In making this Affidavit, I understand that the Districts intend to rely on this Affidavit for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this _____ day of September, 2026.

SWEETBAY TOWNCENTER PHASE 1, LLC

Name: _____

Title: _____

STATE OF Florida

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026 by _____ as _____ of SweetBay Towncenter Phase 1, LLC and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A – Description of Improvements

EXHIBIT A
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003-3515 Landscape - Irrigation Systems	0.08%	15,239	15,239	-	0.00%
005-5005 Construction - Direct GC	39.37%	7,684,471	7,684,471	-	0.00%
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007-7999 Accrued Costs	0.04%	8,019	8,019	-	0.00%
008-8106 Interest - JFG Corporate	4.38%	854,297	854,297	-	0.00%
008-8107 Interest - Interco Allocation	0.98%	191,603	191,603	-	0.00%
008-8110 Interest - Non-Intercompany	0.00%	-	-	-	0.00%
008-8120 Loan Fees/Costs - Non-Interco	0.28%	54,586	54,586	-	0.00%
Total	100.00%	19,518,975	13,766,346	5,752,630	100.00%
Percentage		100.00%	70.53%	29.47%	

DISTRICT ENGINEER'S CERTIFICATE
ROADWAY, STORMWATER MANAGEMENT, AND PUBLIC UTILITIES

October 13, 2026

Board of Supervisors
SweetBay Residential Community Development District 6

Re: SweetBay Commercial Community Development District 1
Acquisition of Improvements – Public Roadways Roadway, Stormwater Management, And
Public Utilities

Ladies and Gentlemen:

The undersigned, a representative of Dewberry ("District Engineer"), as engineer for the SweetBay Residential Community Development District 6 ("District 6") and SweetBay Commercial Community Development District 1 ("District 1" and together with District 6 the "Districts"), hereby makes the following certifications in connection with the Districts acquisition of improvements ("Improvements"), as further described in **Exhibit A**, and in a "Bill of Sale" dated _____. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the District Engineer, hereby certifies that:

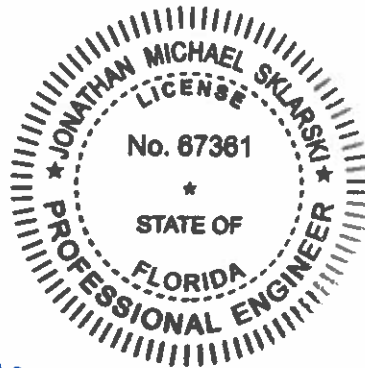
1. I have inspected the Improvements. I have further reviewed certain documentation relating to the same, including plans, as-builts, and other documents.
2. The Improvements are within the scope of the *SweetBay CDD Engineer's Report*, dated January 2026 and are therefore part of the Districts' Capital Improvement Program.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. I have reviewed the total costs associated with the Improvements, as set forth in the Description of Improvements prepared by Fishkind Consulting (see **Exhibit A**). Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

[CONTINUED ON NEXT PAGE]

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 13th day of October, 2026.



Jonathan Sklarski
Jonathan Sklarski
Florida Registration No. 67361
District Engineer

STATE OF Florida
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 13 day of Oct, 2026, by Jonathan Sklarski as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Sandra R Lewis
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Sandra R Lewis
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



SANDRA R. LEWIS
Commission # HH 724719
Expires November 14, 2029

EXHIBIT A

Description of Improvements

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SWB-TC-ALL-Grocery SABL - Towncenter - Grocery	8.17%	1,594,010	1,509,747	84,263	1.46%
Total	100.00%	19,518,975	13,766,346	5,752,630	100.00%
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002-0000 LAND DEVELOPMENT - ENTITLEMENT	7.28%	1,421,533	601,607	819,927	14.25%
003-0000 LAND DEVELOPMENT/CONSTRUCTION	42.79%	8,351,278	3,714,522	4,636,757	80.60%
005-0000 FEE BUILD ARRANGEMENTS	39.37%	7,684,471	7,684,471	-	0.00%
007-0000 INDIRECT COSTS	2.90%	566,652	270,706	295,946	5.14%
008-0000 FINANCING	5.64%	1,100,486	1,100,486	-	0.00%
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ACKNOWLEDGMENT AND RELEASE
ROADWAY, STORMWATER MANAGEMENT, AND PUBLIC UTILITIES

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the ____ day of _____, 2026, by _____, with offices located at _____ ("Contractor"), in favor of the **SweetBay Residential Community Development District 6 ("District 6")** on behalf of **SweetBay Commercial Community Development District 1 ("District 1" and together with District 6, the "Districts")**, which are both local units of special-purpose government situated in the City of Panama City, Florida, and having offices at 250 International Parkway, Suite 208, Lake Mary, Florida 32746.

RECITALS

WHEREAS, pursuant to that certain _____ ("Contract") dated _____, _____ and between Contractor and SweetBay Towncenter Phase 1, LLC, a Florida limited liability company ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

WHEREAS, Developer may in the future convey certain Improvements to District 6, which District 6 may subsequently convey to District 1, and for that purpose has requested Contractor to confirm the release of all restrictions on the Districts' right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that District 6 is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, which Improvements District 6 may convey to District 1, and accordingly, the Districts have the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the Districts' right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the Districts harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the Districts in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the Districts.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the

Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or Districts for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately \$_____ (retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

SECTION 6. EFFECTIVE DATE. This Release shall take effect upon execution.

By: _____
Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A

Description of Improvements

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Bill of Sale

SweetBay Towncenter Phase 1, LLC, 1903 Wright Pl Ste 220, Carlsbad, CA 92008, the Seller, in consideration of the sum of Five million seven hundred fifty-two thousand six hundred thirty Dollars (\$5,752,630.00) and other valuable consideration received from the SweetBay Residential Community Development District 6, 250 International Parkway, Lake Mary, Florida 32746, the Buyer, hereby, on the _____ day of October, 2026 sells to the Buyer the personal property described as:

All public roads, pavement, curbing and other physical improvements within the roadway, stormwater management, and public utilities more particularly described on **Exhibit A**.

AND, warrants that the property is free of all encumbrances, that good title to and right to sell that property is vested in the Seller, and that the Seller will defend the title against the lawful claims of all persons.

WITNESS:

Witness Signature

Owner's Signature

Print Witness

Print Owner's Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing was acknowledged before me this _____ day of _____, 2026 by _____ who is personally known to me or has produced _____ as identification, and he/she did not take an oath.

Notary Public, State of Florida

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KNOW ALL PERSONS BY THESE PRESENTS THAT ST. ANDREW BAY LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SWEETBAY TOWNCENTER PHASE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ASCEND AT SWEETBAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY (HEREIN AFTER REFERRED TO AS "OWNERS") HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNERS OF THE LANDS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON, WHICH LAND SHALL HEREAFTER BE KNOWN AS "SWEETBAY TOWN CENTER-NORTH"; AND THAT THE OWNERS HAVE CAUSED SAID LANDS TO BE SURVEYED AND SUBDIVIDED; AND THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

IN THE EVENT THAT ANY ROADS AND ASSOCIATED RIGHTS OF WAY, THE LIFT STATION PARCEL, AND/OR EASEMENTS FOR ACCESS AND UTILITIES, INCLUDING ALL IMPROVEMENTS THEREON, ARE CONVEYED TO THE CITY OF PANAMA CITY, FLORIDA, THE CITY WILL ASSUME RESPONSIBILITY FOR AND SHALL MAINTAIN SUCH PARCELS AND/OR IMPROVEMENTS.

EX. SWMF
DEWBERRY PROJECT NO: 50114874)

REFLECTIONS STREET
(PUBLIC ROW)

SWMF #3
(PRIVATE)

SNEETBY AVENUE
SNEETBY PROJECT NO: 5011487A
(DENBERRY PROJECT)

BLUESTEM STREET
(DEWBERRY PROJECT NO.: 50093924)

FUTURE DEVELOPMENT

✓ SWEETBAY TOWN CENTER PH 1B BOUNDARY

SWEETBAY TOWN CENTER PH 1B

PROMENADE STREET
(90' PUBLIC ROW)

	PUBLIC ROAD TC1 -> CDD -> CPC
	STORMWATER MANAGEMENT TC1 -> CDD
	PUBLIC UTILITIES TC1-> CDD -> CPC

CIRCLE K DRIVEWAY

203 Aberdeen Parkway
Panama City, FL 32405
850.522.0644

SWEETBAY TOWN CENTER PH 1A
ST. ANDREW BAY LAND COMPANY
PANAMA CITY
BAY COUNTY, FLORIDA

SEAL

JONATHAN SKLARSKI, P.E. 67361
EB 0008794

RELEASED
FOR CONSTRUCTION

SCALE



REVISIONS

[illegible]

	REMOVED TAPROOM	10/3/2024
NO.	DESCRIPTION	DATE

DRAWN BY	<u>RJP\BWR</u>
APPROVED BY	<u>JMS</u>
CHECKED BY	<u>RJP</u>
DATE	FEBRUARY 2024

TITLE

OVERALL SITE PLAN

PROJECT NO. 50136326

C5

SHEET NO.

EXHIBIT 2B

_____, 2026

SweetBay Residential Community Development District 6
c/o David McInnes, District Manager
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

RE: Acquisition of SweetBay Residential CDD 5 Public Infrastructure Improvements
SweetBay Avenue Phase 2

Dear David,

Pursuant to the SweetBay CDDs Updated Financing Structure and in anticipation of an acquisition agreement to be entered into between St. Andrew Bay Land Company, LLC ("**Developer**") and SweetBay Residential Community Development District 6 ("**District 6**"), you are hereby notified that Developer has completed and wishes to sell ("**Sale**") to District 6 on behalf of SweetBay Residential Community Development District 5 ("**District 5**" and together with District 6, the "**Districts**") certain roadway improvements ("**Improvements**"), all as described in **Exhibit A** attached hereto.

- As consideration for the Sale, District 6 agrees to pay the eligible expenditures for the Improvements as documented in Exhibit A through a District financing mechanism as determined at a later date pursuant to the Districts' financing structure.
- The Developer agrees, at the direction of the Districts, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer agrees, at the direction of the Districts, to assist the Districts with the turn-over from the Districts and to the City of Panama City, Florida all of the Districts' rights, title and interest in the roadway improvements. Developer confirms that all punch list items applicable to the roadway and public utility improvements have been completed and that the roadway and public utility improvements have been inspected by and are acceptable to the City of Panama City, Florida.
- Notwithstanding anything to the contrary herein, the Developer confirms that all amounts due and payable to contractors, subcontractors, suppliers, and other parties in connection with the Improvements have been paid in full, and that no further amounts are due and payable in connection with the Improvements. The Developer further confirms that, to its knowledge, there are no outstanding claims or liens against the Improvements arising from any unpaid amounts. Also, the Developer agrees to convey or cause to be conveyed when finalized any and all site plans, construction, and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements described in such subparagraphs.

If District 6 is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the sale.

Agreed to by:

**SWEETBAY RESIDENTIAL COMMUNITY
DEVELOPMENT DISTRICT 6**

ST. ANDREW BAY LAND COMPANY, LLC

Name: _____
Title: _____

Name: _____
Title: _____

EXHIBIT A

Description of Improvements

All public roads, pavement, curbing and other physical improvements within the rights-of-way designated as SweetBay Avenue Phase 2 and more specifically described as follows:

Table 4 -SweetBay Avenue Phase 2 Cost Analysis					
Project Name	Costs %	Costs \$	Rejected Costs \$	Accepted Costs \$	Accepted Costs %
SWB-SE-RES-000 SABL - SweetBay East	94.0%	3,496,805	817,381	2,679,424	94.1%
SWB-SE-RES-Spine Road SABL - East Spine Road	6.0%	224,708	57,590	167,118	5.9%
Total	100.0%	3,721,513	874,971	2,846,541	100.0%
Cost Code Group	Costs %	Costs \$	Rejected Costs \$	Accepted Costs \$	Accepted Costs %
002-0000 LAND DEVELOPMENT - ENTITLEMENT	16.4%	610,970		610,970	21.5%
003-0000 LAND DEVELOPMENT/CONSTRUCTION	59.4%	2,211,382		2,211,382	77.7%
004-0000 AMENITIES	0.6%	21,722		21,722	0.8%
007-0000 INDIRECT COSTS	9.5%	355,087	352,620	2,467	0.1%
008-0000 FINANCING	14.0%	522,351	522,351	-	0.0%
Total	100.0%	3,721,513	874,971	2,846,541	100.0%
Cost Code	Costs %	Costs \$	Rejected Costs \$	Accepted Costs \$	Accepted Costs %
002-2010 Studies - Market, Other	0.0%	351		351	0.0%
002-2205 Engineering - Civil	5.4%	199,729		199,729	7.0%
002-2215 Engineering - Geotech/Soils	0.6%	21,600		21,600	0.8%
002-2225 Engineering - Traffic	1.4%	51,445		51,445	1.8%
002-2232 Engineering - Wet Utilities	0.8%	29,743		29,743	1.0%
002-2235 Engineering - Staking/Survey	1.5%	54,300		54,300	1.9%
002-2405 Arch - Land Planning/Design	6.8%	253,804		253,804	8.9%
003-3110 Fees - Dev Impact (Owner)	2.8%	105,053		105,053	3.7%
003-3124 Fees - Permits	0.1%	4,972		4,972	0.2%
003-3210 Compaction-Road Prep/Subgrade	22.7%	843,421		843,421	29.6%
003-3310 Dry Utilities - Onsite	0.9%	33,291		33,291	1.2%
003-3320 Sewer - Onsite	0.3%	10,491		10,491	0.4%
003-3330 Storm Drain - Onsite	7.2%	268,885		268,885	9.4%
003-3360 Water Line - Onsite	9.3%	346,277		346,277	12.2%
003-3405 Concrete - Curb/Gutter	0.6%	23,500		23,500	0.8%
003-3440 Roadway work - Other Onsite	0.4%	13,365		13,365	0.5%
003-3445 Sidewalks	8.7%	322,873		322,873	11.3%
003-3465 Street Lights	0.7%	27,260		27,260	1.0%
003-3505 Landscape - Common Areas	4.5%	167,118		167,118	5.9%
003-3515 Landscape - Irrigation Systems	1.2%	44,877		44,877	1.6%
004-4410 Outdoor Fac - Park	0.6%	21,722		21,722	0.8%
007-7510 Developer Subsidy of HOA	2.4%	88,990	88,990	-	0.0%
007-7545 Property Taxes	5.5%	202,906	202,906	-	0.0%
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Total	100.0%	3,721,513	874,971	2,846,541	100.0%

Location of Improvements

AFFIDAVIT REGARDING COSTS PAID
SWEETBAY AVENUE PHASE 2

STATE OF Florida
COUNTY OF _____

I, _____, of St. Andrew Bay Land Company, LLC, a Florida limited liability company (“**Developer**”), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this Affidavit.
2. My name is _____ and I am employed by the Developer as _____. I have authority to make this Affidavit on behalf of the Developer.
3. Developer is the developer of certain lands within the SweetBay Residential Community Development 6 (“**District 6**”) and SweetBay Residential Community Development District 5 (“**District 5**” and together with District 6 the “**Districts**”), special purpose units of local government established pursuant to Chapter 190, *Florida Statutes*.
4. The Districts’ *SweetBay CDD Engineer’s Report*, dated January 2026 (“**Engineer’s Report**”) describes certain public infrastructure improvements and/or work product that the Districts intend to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer’s Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Developer confirms that all amounts currently due and payable to contractors, subcontractors, suppliers, and other parties in connection with the public infrastructure improvements described in Exhibit A have been paid in full. Developer further confirms that there are no outstanding liens against the property arising from any unpaid amounts relating to such improvements.
6. In making this Affidavit, I understand that the Districts intend to rely on this Affidavit for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this _____ day of _____, 2026.

ST. ANDREW BAY LAND COMPANY, LLC

Name: _____

Title: _____

STATE OF Florida

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026 by _____ as _____ of St. Andrew Bay Land Company, LLC and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A – Description of Improvements

EXHIBIT A**Description of Improvements**

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DISTRICT ENGINEER'S CERTIFICATE
SWEETBAY AVENUE PHASE 2 ROADWAY IMPROVEMENTS

October 13, 2026

Board of Supervisors
SweetBay Residential Community Development District 6

Re: SweetBay Residential Community Development District 6
Acquisition of Improvements – SweetBay Avenue Phase 2 Improvements

Ladies and Gentlemen:

The undersigned, a representative of Powberry ("District Engineer"), as engineer for the SweetBay Residential Community Development District 6 ("District 6") and SweetBay Residential Community Development District 5 ("District 5" and together with District 6 the "Districts"), hereby makes the following certifications in connection with the Districts acquisition of improvements ("Improvements"), as further described in **Exhibit A**, and in a "Bill of Sale" dated _____. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the District Engineer, hereby certifies that:

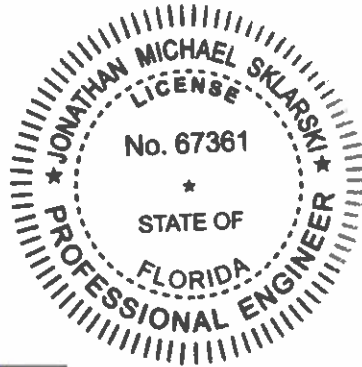
1. I have inspected the Improvements. I have further reviewed certain documentation relating to the same, including plans, as-builts, and other documents.
2. The Improvements are within the scope of the *SweetBay CDD Engineer's Report*, dated January 2026, and are therefore part of the District's Capital Improvement Program.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. I have reviewed the total costs associated with the Improvements, as set forth in the Description of Improvements prepared by Fishkind Consulting (see **Exhibit A**). Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the Districts, and have been transferred, or are capable of being transferred, to the Districts for operations and maintenance responsibilities.

[CONTINUED ON NEXT PAGE]

6. With this document, I hereby certify that it is appropriate at this time for the Districts to acquire the Improvements.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 13th day of October, 2026.



Jonathan Sklarski
Jonathan Sklarski
Florida Registration No. 67361
District Engineer

STATE OF Florida
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 13 day of Oct, 2026, by Jonathan Sklarski as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Sandra R Lewis
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Sandra R Lewis
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



SANDRA R. LEWIS
Commission # HH 724719
Expires November 14, 2029

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Total	100.0%	3,721,513	874,971	2,846,541	100.0%

ACKNOWLEDGMENT AND RELEASE

SWEETBAY AVENUE PHASE 2 ROADWAY IMPROVEMENTS

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the ____ day of _____, 2026, by _____, with offices located at _____ ("Contractor"), in favor of the **SweetBay Residential Community Development District 6 ("District 6")** on behalf of **SweetBay Residential Community Development District 5 ("District 5" and together with District 6, the "Districts")** which are both local units of special-purpose government situated in Panama City, Florida, and having offices at 250 International Parkway, Suite 208, Lake Mary, Florida 32746.

RECITALS

WHEREAS, pursuant to that certain _____ ("Contract") dated _____, _____ and between Contractor and St. Andrew Bay Land Company, LLC, a Florida limited liability company ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

WHEREAS, Developer may in the future convey certain Improvements to District 6, which District 6 may subsequently convey to District 5 and for that purpose has requested Contractor to confirm the release of all restrictions on the Districts' right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that District 6 is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, which improvements District 6 may convey District 5, and accordingly, the Districts have the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the Districts' right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the Districts.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the

Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or Districts for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately \$_____ (retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

SECTION 6. EFFECTIVE DATE. This Release shall take effect upon execution.

By: _____
Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

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004-4410 Outdoor Fac - Park	0.6%	21,722		21,722	0.8%
007-7510 Developer Subsidy of HOA	2.4%	88,990	88,990	-	0.0%
007-7545 Property Taxes	5.5%	202,906	202,906	-	0.0%
007-7547 Reimbursable Costs	0.1%	2,467		2,467	0.1%
007-7999 Accrued Costs	1.6%	60,724	60,724	-	0.0%
008-8106 Interest - JFG Corporate	14.0%	522,351	522,351	-	0.0%
Total	100.0%	3,721,513	874,971	2,846,541	100.0%

Bill of Sale

St. Andrew Bay Land Company, LLC, 1903 Wright Pl Ste 220, Carlsbad, CA 92008, the Seller, in consideration of the sum of Two million eight hundred forty-six thousand five hundred forty-one Dollars (\$2,846,541.00) and other valuable consideration received from the SweetBay Residential Community Development District 6, 250 International Parkway, Lake Mary, Florida 32746, the Buyer, hereby, on the _____ day of October, 2026 sells to the Buyer the personal property described as:

All public roads, pavement, curbing and other physical improvements within the rights-of-way designated as SweetBay Avenue Phase 2 more particularly described on **Exhibit A**.

AND, warrants that the property is free of all encumbrances, that good title to and right to sell that property is vested in the Seller, and that the Seller will defend the title against the lawful claims of all persons.

WITNESS:

Witness Signature

Owner's Signature

Print Witness

Print Owner's Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing was acknowledged before me this _____ day of _____, 2026 by _____ who is personally known to me or has produced _____ as identification, and he/she did not take an oath.

Notary Public, State of Florida

EXHIBIT A
Description of Improvements

All public roads, pavement, curbing and other physical improvements within the rights-of-way designated as SweetBay Avenue Phase 2 and more specifically described as follows:

Table 4 -SweetBay Avenue Phase 2 Cost Analysis					
Project Name	Costs %	Costs \$	Rejected Costs \$	Accepted Costs \$	Accepted Costs %
SWB-SE-RES-000 SABL - SweetBay East	94.0%	3,496,805	817,381	2,679,424	94.1%
SWB-SE-RES-Spine Road SABL - East Spine Road	6.0%	224,708	57,590	167,118	5.9%
Total	100.0%	3,721,513	874,971	2,846,541	100.0%
Cost Code Group	Costs %	Costs \$	Rejected Costs \$	Accepted Costs \$	Accepted Costs %
002-0000 LAND DEVELOPMENT - ENTITLEMENT	16.4%	610,970		610,970	21.5%
003-0000 LAND DEVELOPMENT/CONSTRUCTION	59.4%	2,211,382		2,211,382	77.7%
004-0000 AMENITIES	0.6%	21,722		21,722	0.8%
007-0000 INDIRECT COSTS	9.5%	355,087	352,620	2,467	0.1%
008-0000 FINANCING	14.0%	522,351	522,351	-	0.0%
Total	100.0%	3,721,513	874,971	2,846,541	100.0%
Cost Code	Costs %	Costs \$	Rejected Costs \$	Accepted Costs \$	Accepted Costs %
002-2010 Studies - Market, Other	0.0%	351		351	0.0%
002-2205 Engineering - Civil	5.4%	199,729		199,729	7.0%
002-2215 Engineering - Geotech/Soils	0.6%	21,600		21,600	0.8%
002-2225 Engineering - Traffic	1.4%	51,445		51,445	1.8%
002-2232 Engineering - Wet Utilities	0.8%	29,743		29,743	1.0%
002-2235 Engineering - Staking/Survey	1.5%	54,300		54,300	1.9%
002-2405 Arch - Land Planning/Design	6.8%	253,804		253,804	8.9%
003-3110 Fees - Dev Impact (Owner)	2.8%	105,053		105,053	3.7%
003-3124 Fees - Permits	0.1%	4,972		4,972	0.2%
003-3210 Compaction-Road Prep/Subgrade	22.7%	843,421		843,421	29.6%
003-3310 Dry Utilities - Onsite	0.9%	33,291		33,291	1.2%
003-3320 Sewer - Onsite	0.3%	10,491		10,491	0.4%
003-3330 Storm Drain - Onsite	7.2%	268,885		268,885	9.4%
003-3360 Water Line - Onsite	9.3%	346,277		346,277	12.2%
003-3405 Concrete - Curb/Gutter	0.6%	23,500		23,500	0.8%
003-3440 Roadway work - Other Onsite	0.4%	13,365		13,365	0.5%
003-3445 Sidewalks	8.7%	322,873		322,873	11.3%
003-3465 Street Lights	0.7%	27,260		27,260	1.0%
003-3505 Landscape - Common Areas	4.5%	167,118		167,118	5.9%
003-3515 Landscape - Irrigation Systems	1.2%	44,877		44,877	1.6%
004-4410 Outdoor Fac - Park	0.6%	21,722		21,722	0.8%
007-7510 Developer Subsidy of HOA	2.4%	88,990	88,990	-	0.0%
007-7545 Property Taxes	5.5%	202,906	202,906	-	0.0%
007-7547 Reimbursable Costs	0.1%	2,467		2,467	0.1%
007-7999 Accrued Costs	1.6%	60,724	60,724	-	0.0%
008-8106 Interest - JFG Corporate	14.0%	522,351	522,351	-	0.0%
Total	100.0%	3,721,513	874,971	2,846,541	100.0%

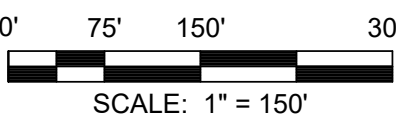
ST. ANDREW BAY LAND CO.
PANAMA CITY
BAY COUNTY, FLORIDA

EAL

RICHARD JAMES PFUNTNER, P.E. 96584
EB 0008794

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

CALE



REVISIONS

[illegible]

NO.	DESCRIPTION	DATE
-----	-------------	------

DRAWN BY RJF

APPROVED BY RJF

CHECKED BY _____ RJE

DATE OCTOBER 2024

TITLE

OVERALL SITE PLAN

PROJECT NO.	50169217
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C4

HEET NO.

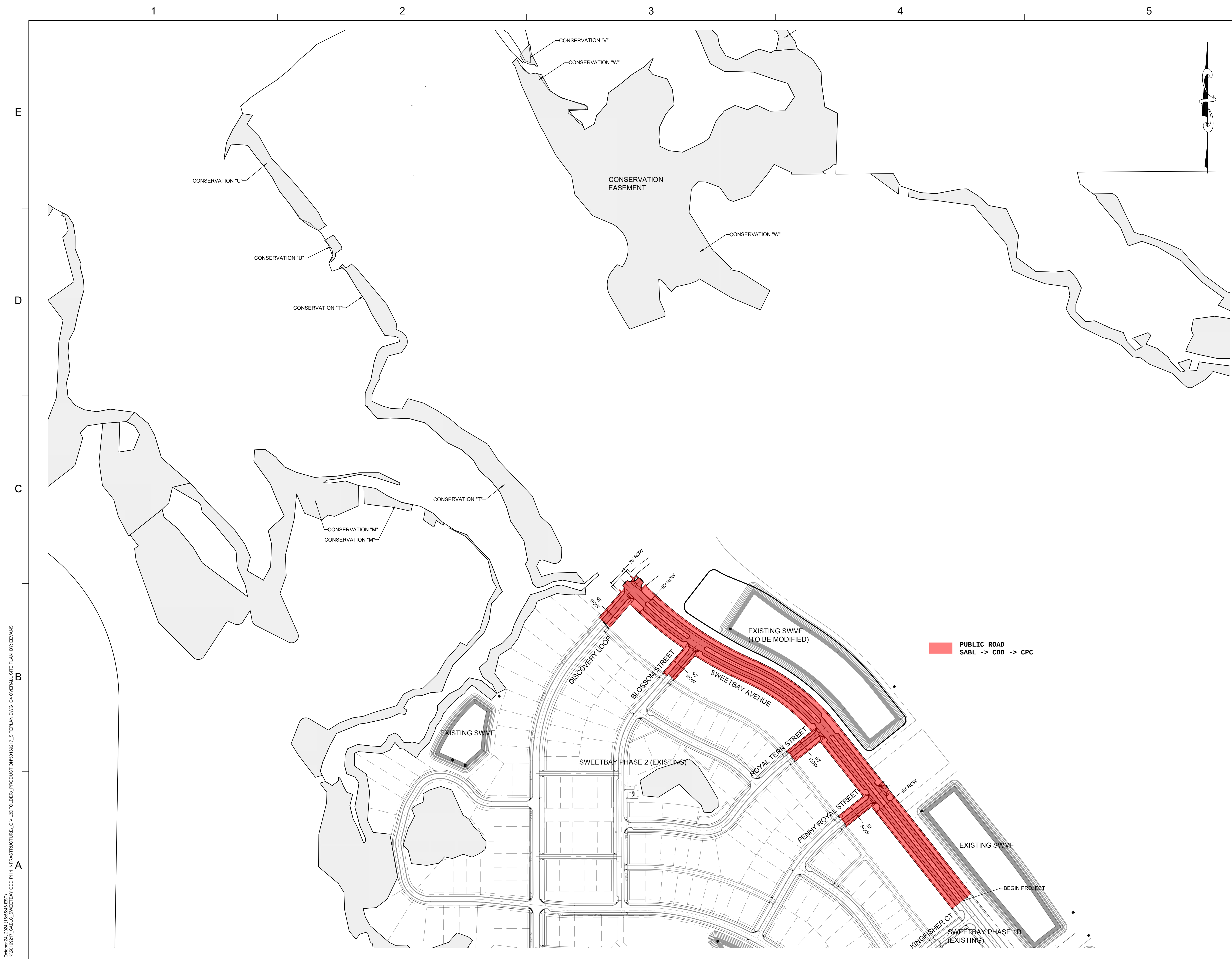


EXHIBIT 2C

_____, 2026

SweetBay Residential Community Development District 6
c/o David McInnes, District Manager
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

RE: Acquisition of SweetBay Residential CDD 2 Public Infrastructure Improvements
SweetBay Phase 3A and 3B Public Roadways, Stormwater Management, Dead-End Ally, Common
Area, Public Utilities and Conservation Easement

Dear David,

Pursuant to the SweetBay CDDs Updated Financing Structure and in anticipation of an acquisition agreement to be entered into between St. Andrew Bay Land Company, LLC ("**Developer**") and SweetBay Residential Community Development District 6 ("**District 6**"), you are hereby notified that Developer has completed and wishes to sell ("**Sale**") to District 6 on behalf of SweetBay Residential Community Development District 2 ("**District 2**") and together with District 6, the "**Districts**") certain roadway, stormwater management, dead-end ally, common area, public utilities, and conservation easement ("**Improvements**"), all as described in **Exhibit A** attached hereto.

- As consideration for the Sale, District 6 agrees to pay the eligible expenditures for the Improvements as documented in Exhibit A through a District financing mechanism as determined at a later date pursuant to the Districts' financing structure.
- The Developer agrees, at the direction of the Districts, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer agrees, at the direction of the Districts, to assist the Districts with the turn-over from the Districts and to the City of Panama City, Florida all of the Districts' rights, title and interest in the roadway and public utility improvements.. Developer confirms that all punch list items applicable to the roadway and public utility improvements have been completed and that the roadway and public utility improvements have been inspected by and are acceptable to the City of Panama City, Florida.
- Notwithstanding anything to the contrary herein, the Developer confirms that all amounts due and payable to contractors, subcontractors, suppliers, and other parties in connection with the Improvements have been paid in full, and that no further amounts are due and payable in connection with the Improvements. The Developer further confirms that, to its knowledge, there are no outstanding claims or liens against the Improvements arising from any unpaid amounts. Also, the Developer agrees to convey or cause to be conveyed when finalized any and all site plans, construction, and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements described in such subparagraphs.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the sale.

Agreed to by:

**SWEETBAY COMMUNITY RESIDENTIAL
DEVELOPMENT DISTRICT 6**

ST. ANDREW BAY LAND COMPANY, LLC

Name: _____
Title: _____

Name: _____
Title: _____

EXHIBIT A**Description of Improvements**

All public roads, pavement, curbing and other physical improvements within the roadway, stormwater management, dead-end ally, common area, public utilities and conservation easement and more specifically described as follows:

Table5- Phase 3 & Frankford Force Main					
Project Name	Costs %	Costs \$	Rejected Costs \$	Accepted Costs \$	Accepted Costs %
SWB-03-RES-000 SABL - Phase 3	93.48%	20,463,277	7,169,437	13,293,840	92.66%
SWB-03-RES-Frankford SABL - Frankford Avenue	6.52%	1,427,949	375,159	1,052,790	7.34%
Total	100.00%	21,891,226	7,544,596	14,346,629	100.00%
Cost Code Group	Costs %	Costs \$	Rejected Costs \$	Accepted Costs \$	Accepted Costs %
001-0000 LAND ACQUISITION COSTS	10.23%	2,239,194	2,239,194	-	0.00%
002-0000 LAND DEVELOPMENT - ENTITLEMENT	3.78%	826,409	-	826,409	5.76%
003-0000 LAND DEVELOPMENT/CONSTRUCTION	61.57%	13,477,859	-	13,477,859	93.94%
004-0000 AMENITIES	4.36%	954,715	954,715	-	0.00%
007-0000 INDIRECT COSTS	2.10%	459,286	416,925	42,361	0.30%
008-0000 FINANCING	17.97%	3,933,763	3,933,763	-	0.00%
Total	100.00%	21,891,226	7,544,596	14,346,629	100.00%
Cost Codes	Costs %	Costs \$	Rejected Costs \$	Accepted Costs \$	Accepted Costs %
001-1005 Land	10.23%	2,239,194	2,239,194	-	0.00%
002-2135 Consults - General/Other	0.02%	4,200	-	4,200	0.03%
002-2205 Engineering - Civil	2.15%	470,684	-	470,684	3.28%
002-2215 Engineering - Geotech/Soils	0.28%	60,224	-	60,224	0.42%
002-2235 Engineering - Staking/Survey	0.35%	77,600	-	77,600	0.54%
002-2405 Arch - Land Planning/Design	0.79%	173,351	-	173,351	1.21%
002-2410 Arch - Landscape	0.16%	35,740	-	35,740	0.25%
002-2510 Legal - General	0.02%	4,609	-	4,609	0.03%
003-3105 Fees - Bonds	0.94%	206,638	-	206,638	1.44%
003-3115 Fees - Inspection	0.11%	24,392	-	24,392	0.17%
003-3124 Fees - Permits	0.09%	19,245	-	19,245	0.13%
003-3205 Clearing	0.41%	89,142	-	89,142	0.62%
003-3210 Compaction-Road Prep/Subgrade	1.30%	284,794	-	284,794	1.99%
003-3215 Erosion/Sedimentation Control	1.25%	273,648	-	273,648	1.91%
003-3240 Grading- Mass	3.41%	746,764	-	746,764	5.21%
003-3255 Retention Basins	1.68%	368,082	-	368,082	2.57%
003-3265 Staking/Survey-Construction	0.09%	19,168	-	19,168	0.13%
003-3310 Dry Utilities - Onsite	0.93%	203,155	-	203,155	1.42%
003-3315 Sewer - Offsite	2.34%	512,013	-	512,013	3.57%
003-3320 Sewer - Onsite	9.93%	2,173,930	-	2,173,930	15.15%
003-3330 Storm Drain - Onsite	13.34%	2,920,713	-	2,920,713	20.36%
003-3335 Temporary Power	0.27%	59,473	-	59,473	0.41%
003-3360 Water Line - Onsite	7.74%	1,694,575	-	1,694,575	11.81%
003-3405 Concrete - Curb/Gutter	1.80%	394,206	-	394,206	2.75%
003-3410 Gates, Walls and Fencing	0.25%	55,128	-	55,128	0.38%
003-3425 Paving and Base - Onsite	5.93%	1,299,032	-	1,299,032	9.05%
003-3440 Roadway work - Other Onsite	0.63%	137,384	-	137,384	0.96%
003-3445 Sidewalks	0.03%	6,815	-	6,815	0.05%
003-3460 Signage - Onsite	0.06%	12,215	-	12,215	0.09%
003-3465 Street Lights	0.17%	37,182	-	37,182	0.26%
003-3505 Landscape - Common Areas	4.39%	961,646	-	961,646	6.70%
003-3510 Landscape - Entrance	0.53%	116,009	-	116,009	0.81%
003-3515 Landscape - Irrigation Systems	0.12%	25,298	-	25,298	0.18%
003-3540 Landscape - Start up Maint	0.02%	3,500	-	3,500	0.02%
003-3545 Landscape - Trails/Bike Paths	3.81%	833,713	-	833,713	5.81%
004-4425 HOA Swim Club Facility	4.36%	954,715	954,715	-	0.00%
007-7510 Developer Subsidy of HOA	1.61%	351,402	351,402	-	0.00%
007-7525 Ins - General Liability	0.12%	25,380	-	25,380	0.18%
007-7545 Property Taxes	0.27%	58,812	58,812	-	0.00%
007-7547 Reimbursable Costs	0.00%	650	-	650	0.00%
007-7555 Site Maintenance/Clean-up	0.07%	16,332	-	16,332	0.11%
007-7996 Allocation Of Basis	0.00%	-	-	-	0.00%
007-7999 Accrued Costs	0.03%	6,711	6,711	-	0.00%
008-8106 Interest - JFG Corporate	13.56%	2,967,892	2,967,892	-	0.00%
008-8107 Interest - Interco Allocation	4.41%	965,870	965,870	-	0.00%
008-8110 Interest - Non-Intercompany	0.00%	-	-	-	0.00%
Total	100.00%	21,891,226	7,544,596	14,346,629	100.00%
Percentage		100.00%	34.46%	65.54%	

Location of Improvements

AFFIDAVIT REGARDING COSTS PAID
PUBLIC ROADWAYS, STORMWATER MANAGEMENT, DEAD-END ALLY, COMMON AREA, PUBLIC
UTILITIES AND CONSERVATION EASEMENT

STATE OF Florida
COUNTY OF _____

I, _____, of St. Andrew Bay Land Company, LLC, a Florida limited liability company (“**Developer**”), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this Affidavit.
2. My name is _____ and I am employed by the Developer as _____. I have authority to make this Affidavit on behalf of the Developer.
3. Developer is the developer of certain lands within the SweetBay Residential Community Development 6 (“District 6”) and SweetBay Residential Community Development District 2 (“District 2” and together with District 6 the “**Districts**”), special purpose units of local government established pursuant to Chapter 190, *Florida Statutes*.
4. The Districts’ *SweetBay CDD Engineer’s Report*, dated January 2026 (“**Engineer’s Report**”) describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer’s Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Developer confirms that all amounts currently due and payable to contractors, subcontractors, suppliers, and other parties in connection with the public infrastructure improvements described in Exhibit A have been paid in full. Developer further confirms that there are no outstanding liens against the property arising from any unpaid amounts relating to such improvements.
6. In making this Affidavit, I understand that the District intends to rely on this Affidavit for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this _____ day of August, 2026.

ST. ANDREW BAY LAND COMPANY, LLC

Name: _____

Title: _____

STATE OF Florida

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026 by _____ as _____ of St. Andrew Bay Land Company, LLC and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A – Description of Improvements

EXHIBIT A

Description of Improvements

All public roads, pavement, curbing and other physical improvements within the roadway, stormwater management, dead-end ally, common area, public utilities and conservation easement and more specifically described as follows:

Table5- Phase 3 & Frankford Force Main					
Project Name	Costs %	Costs \$	Rejected Costs \$	Accepted Costs \$	Accepted Costs %
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001-0000 LAND ACQUISITION COSTS	10.23%	2,239,194	2,239,194	-	0.00%
002-0000 LAND DEVELOPMENT - ENTITLEMENT	3.78%	826,409	-	826,409	5.76%
003-0000 LAND DEVELOPMENT/CONSTRUCTION	61.57%	13,477,859	-	13,477,859	93.94%
004-0000 AMENITIES	4.36%	954,715	954,715	-	0.00%
007-0000 INDIRECT COSTS	2.10%	459,286	416,925	42,361	0.30%
008-0000 FINANCING	17.97%	3,933,763	3,933,763	-	0.00%
Total	100.00%	21,891,226	7,544,596	14,346,629	100.00%
Cost Codes	Costs %	Costs \$	Rejected Costs \$	Accepted Costs \$	Accepted Costs %
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002-2135 Consults - General/Other	0.02%	4,200	-	4,200	0.03%
002-2205 Engineering - Civil	2.15%	470,684	-	470,684	3.28%
002-2215 Engineering - Geotech/Soils	0.28%	60,224	-	60,224	0.42%
002-2235 Engineering - Staking/Survey	0.35%	77,600	-	77,600	0.54%
002-2405 Arch - Land Planning/Design	0.79%	173,351	-	173,351	1.21%
002-2410 Arch - Landscape	0.16%	35,740	-	35,740	0.25%
002-2510 Legal - General	0.02%	4,609	-	4,609	0.03%
003-3105 Fees - Bonds	0.94%	206,638	-	206,638	1.44%
003-3115 Fees - Inspection	0.11%	24,392	-	24,392	0.17%
003-3124 Fees - Permits	0.09%	19,245	-	19,245	0.13%
003-3205 Clearing	0.41%	89,142	-	89,142	0.62%
003-3210 Compaction-Road Prep/Subgrade	1.30%	284,794	-	284,794	1.99%
003-3215 Erosion/Sedimentation Control	1.25%	273,648	-	273,648	1.91%
003-3240 Grading- Mass	3.41%	746,764	-	746,764	5.21%
003-3255 Retention Basins	1.68%	368,082	-	368,082	2.57%
003-3265 Staking/Survey-Construction	0.09%	19,168	-	19,168	0.13%
003-3310 Dry Utilities - Onsite	0.93%	203,155	-	203,155	1.42%
003-3315 Sewer - Offsite	2.34%	512,013	-	512,013	3.57%
003-3320 Sewer - Onsite	9.93%	2,173,930	-	2,173,930	15.15%
003-3330 Storm Drain - Onsite	13.34%	2,920,713	-	2,920,713	20.36%
003-3335 Temporary Power	0.27%	59,473	-	59,473	0.41%
003-3360 Water Line - Onsite	7.74%	1,694,575	-	1,694,575	11.81%
003-3405 Concrete - Curb/Gutter	1.80%	394,206	-	394,206	2.75%
003-3410 Gates, Walls and Fencing	0.25%	55,128	-	55,128	0.38%
003-3425 Paving and Base - Onsite	5.93%	1,299,032	-	1,299,032	9.05%
003-3440 Roadway work - Other Onsite	0.63%	137,384	-	137,384	0.96%
003-3445 Sidewalks	0.03%	6,815	-	6,815	0.05%
003-3460 Signage - Onsite	0.06%	12,215	-	12,215	0.09%
003-3465 Street Lights	0.17%	37,182	-	37,182	0.26%
003-3505 Landscape - Common Areas	4.39%	961,646	-	961,646	6.70%
003-3510 Landscape - Entrance	0.53%	116,009	-	116,009	0.81%
003-3515 Landscape - Irrigation Systems	0.12%	25,298	-	25,298	0.18%
003-3540 Landscape - Start up Maint	0.02%	3,500	-	3,500	0.02%
003-3545 Landscape - Trails/Bike Paths	3.81%	833,713	-	833,713	5.81%
004-4425 HOA Swim Club Facility	4.36%	954,715	954,715	-	0.00%
007-7510 Developer Subsidy of HOA	1.61%	351,402	351,402	-	0.00%
007-7525 Ins - General Liability	0.12%	25,380	-	25,380	0.18%
007-7545 Property Taxes	0.27%	58,812	58,812	-	0.00%
007-7547 Reimbursable Costs	0.00%	650	-	650	0.00%
007-7555 Site Maintenance/Clean-up	0.07%	16,332	-	16,332	0.11%
007-7996 Allocation Of Basis	0.00%	-	-	-	0.00%
007-7999 Accrued Costs	0.03%	6,711	6,711	-	0.00%
008-8106 Interest - JFG Corporate	13.56%	2,967,892	2,967,892	-	0.00%
008-8107 Interest - Interco Allocation	4.41%	965,870	965,870	-	0.00%
008-8110 Interest - Non-Intercompany	0.00%	-	-	-	0.00%
Total	100.00%	21,891,226	7,544,596	14,346,629	100.00%
Percentage		100.00%	34.46%	65.54%	

DISTRICT ENGINEER'S CERTIFICATE
PUBLIC ROADWAYS, STORMWATER MANAGEMENT, DEAD-END ALLY, COMMON AREA, PUBLIC
UTILITIES AND CONSERVATION EASEMENT
October 13, 2026

Board of Supervisors
SweetBay Residential Community Development District 6

Re: SweetBay Residential Community Development District 6
Acquisition of Improvements – Public Roadways, Stormwater Management, dead-end ally,
common area, public utilities And Conservation Easement

Ladies and Gentlemen:

The undersigned, a representative of Dewberry ("**District Engineer**"), as engineer for the SweetBay Residential Community Development District 6 ("**District 6**") and SweetBay Residential Community Development District 2 ("**District 2**" and together with District 6 the "**Districts**"), hereby makes the following certifications in connection with the District's acquisition of improvements ("**Improvements**"), as further described in **Exhibit A**, and in a "**Bill of Sale**" dated _____. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the District Engineer, hereby certifies that:

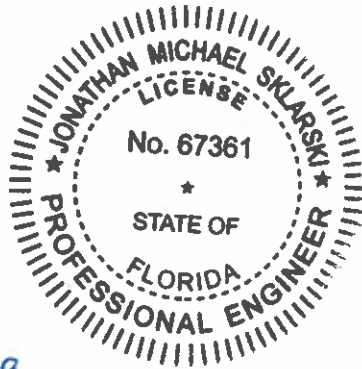
1. I have inspected the Improvements. I have further reviewed certain documentation relating to the same, including plans, as-builts, and other documents.
2. The Improvements are within the scope of the SweetBay CDD Engineer's Report, dated January 2026, and are therefore part of the Districts' Capital Improvement Program.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. I have reviewed the total costs associated with the Improvements, as set forth in the Description of Improvements prepared by Fishkind Consulting (see **Exhibit A**). Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the Districts, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

[CONTINUED ON NEXT PAGE]

6. With this document, I hereby certify that it is appropriate at this time for the Districts to acquire the Improvements.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 13th day of October, 2026.



Jonathan Sklarski
Jonathan Sklarski
Florida Registration No. 67361
District Engineer

STATE OF Florida
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 13 day of Oct, 2026, by Jonathan Sklarski as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Sandra R Lewis
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Sandra R Lewis
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



SANDRA R. LEWIS
Commission # HH 724719
Expires November 14, 2029

EXHIBIT A

Description of Improvements

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Total	100.00%	21,891,226	7,544,596	14,346,629	100.00%
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002-0000 LAND DEVELOPMENT - ENTITLEMENT	3.78%	826,409	-	826,409	5.76%
003-0000 LAND DEVELOPMENT/CONSTRUCTION	61.57%	13,477,859	-	13,477,859	93.94%
004-0000 AMENITIES	4.36%	954,715	954,715	-	0.00%
007-0000 INDIRECT COSTS	2.10%	459,286	416,925	42,361	0.30%
008-0000 FINANCING	17.97%	3,933,763	3,933,763	-	0.00%
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002-2215 Engineering - Geotech/Soils	0.28%	60,224	-	60,224	0.42%
002-2235 Engineering - Staking/Survey	0.35%	77,600	-	77,600	0.54%
002-2405 Arch - Land Planning/Design	0.79%	173,351	-	173,351	1.21%
002-2410 Arch - Landscape	0.16%	35,740	-	35,740	0.25%
002-2510 Legal - General	0.02%	4,609	-	4,609	0.03%
003-3105 Fees - Bonds	0.94%	206,638	-	206,638	1.44%
003-3115 Fees - Inspection	0.11%	24,392	-	24,392	0.17%
003-3124 Fees - Permits	0.09%	19,245	-	19,245	0.13%
003-3205 Clearing	0.41%	89,142	-	89,142	0.62%
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003-3215 Erosion/Sedimentation Control	1.25%	273,648	-	273,648	1.91%
003-3240 Grading- Mass	3.41%	746,764	-	746,764	5.21%
003-3255 Retention Basins	1.68%	368,082	-	368,082	2.57%
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003-3330 Storm Drain - Onsite	13.34%	2,920,713	-	2,920,713	20.36%
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003-3360 Water Line - Onsite	7.74%	1,694,575	-	1,694,575	11.81%
003-3405 Concrete - Curb/Gutter	1.80%	394,206	-	394,206	2.75%
003-3410 Gates, Walls and Fencing	0.25%	55,128	-	55,128	0.38%
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003-3440 Roadway work - Other Onsite	0.63%	137,384	-	137,384	0.96%
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003-3460 Signage - Onsite	0.06%	12,215	-	12,215	0.09%
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003-3540 Landscape - Start up Maint	0.02%	3,500	-	3,500	0.02%
003-3545 Landscape - Trails/Bike Paths	3.81%	833,713	-	833,713	5.81%
004-4425 HOA Swim Club Facility	4.36%	954,715	954,715	-	0.00%
007-7510 Developer Subsidy of HOA	1.61%	351,402	351,402	-	0.00%
007-7525 Ins - General Liability	0.12%	25,380	-	25,380	0.18%
007-7545 Property Taxes	0.27%	58,812	58,812	-	0.00%
007-7547 Reimbursable Costs	0.00%	650	-	650	0.00%
007-7555 Site Maintenance/Clean-up	0.07%	16,332	-	16,332	0.11%
007-7996 Allocation Of Basis	0.00%	-	-	-	0.00%
007-7999 Accrued Costs	0.03%	6,711	6,711	-	0.00%
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Total	100.00%	21,891,226	7,544,596	14,346,629	100.00%
Percentage		100.00%	34.46%	65.54%	

ACKNOWLEDGMENT AND RELEASE
PUBLIC ROADWAYS, STORMWATER MANAGEMENT, DEAD-END ALLY, COMMON AREA, PUBLIC
UTILITIES AND CONSERVATION EASEMENT

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the ____ day of _____, 2026, by _____, with offices located at _____ ("Contractor"), in favor of the **SweetBay Residential Community Development 6 ("District 6")** on behalf of **SweetBay Residential Community Development District 2 ("District 2" and together with District 6, the "Districts")**, which are both local units of special-purpose government situated in the City of Panama City, Florida, and having offices at 250 International Parkway, Suite 208, Lake Mary, Florida 32746.

RECITALS

WHEREAS, pursuant to that certain _____ ("Contract") dated _____, _____ and between Contractor and St. Andrew Bay Land Company, LLC, a Florida limited liability company ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

WHEREAS, Developer may in the future convey certain Improvements to the District 6, which District 6 may subsequently convey to District 2, and for that purpose has requested Contractor to confirm the release of all restrictions on the Districts' right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that District 6 is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, which improvements District 6 may convey to District 2, and accordingly, the Districts have the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the Districts' right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the Districts harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the Districts.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements.

Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or Districts for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately \$_____ (retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

SECTION 6. EFFECTIVE DATE. This Release shall take effect upon execution.

By: _____

Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A

Description of Improvements

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Percentage		100.00%	34.46%	65.54%	

Bill of Sale

St. Andrew Bay Land Company, LLC, 1903 Wright Pl Ste 220, Carlsbad, CA 92008, the Seller, in consideration of the sum of Fourteen million three hundred forty-six thousand six hundred twenty-nine Dollars (\$14,346,629.00) and other valuable consideration received from the SweetBay Community Development District 6, 250 International Parkway, Lake Mary, Florida 32746, the Buyer, the Buyer, on behalf of SweetBay Residential Community Development District 2, hereby, on the _____ day of October, 2026 sells to the Buyer the personal property described as:

All public roads, pavement, curbing and other physical improvements within the roadway, stormwater management, dead-end ally, common area, public utilities and conservation easement more particularly described on **Exhibit A**.

AND, warrants that the property is free of all encumbrances, that good title to and right to sell that property is vested in the Seller, and that the Seller will defend the title against the lawful claims of all persons.

WITNESS:

Witness Signature

Owner's Signature

Print Witness

Print Owner's Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing was acknowledged before me this _____ day of _____, 2026 by _____ who is personally known to me or has produced _____ as identification, and he/she did not take an oath.

Notary Public, State of Florida

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SWEETBAY PHASE 3-A

A PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF A PORTION OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST,
CITY OF PANAMA CITY, BAY COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 2 OF 4

DEDICATION:
KNOW ALL PERSONS BY THESE PRESENTS THAT ST. ANDREW BAY LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (HEREIN AFTER REFERRED TO AS "OWNER") HEREBY DEDICATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON, WHICH LANDS SHALL HEREFTER BE KNOWN AS SWEETBAY PHASE 3-A; THAT OWNER HAS CAUSED SAID LANDS TO BE SURVEYED AND SUBDIVIDED, AND THIS PLAT MADE IN ACCORDANCE WITH LAND SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

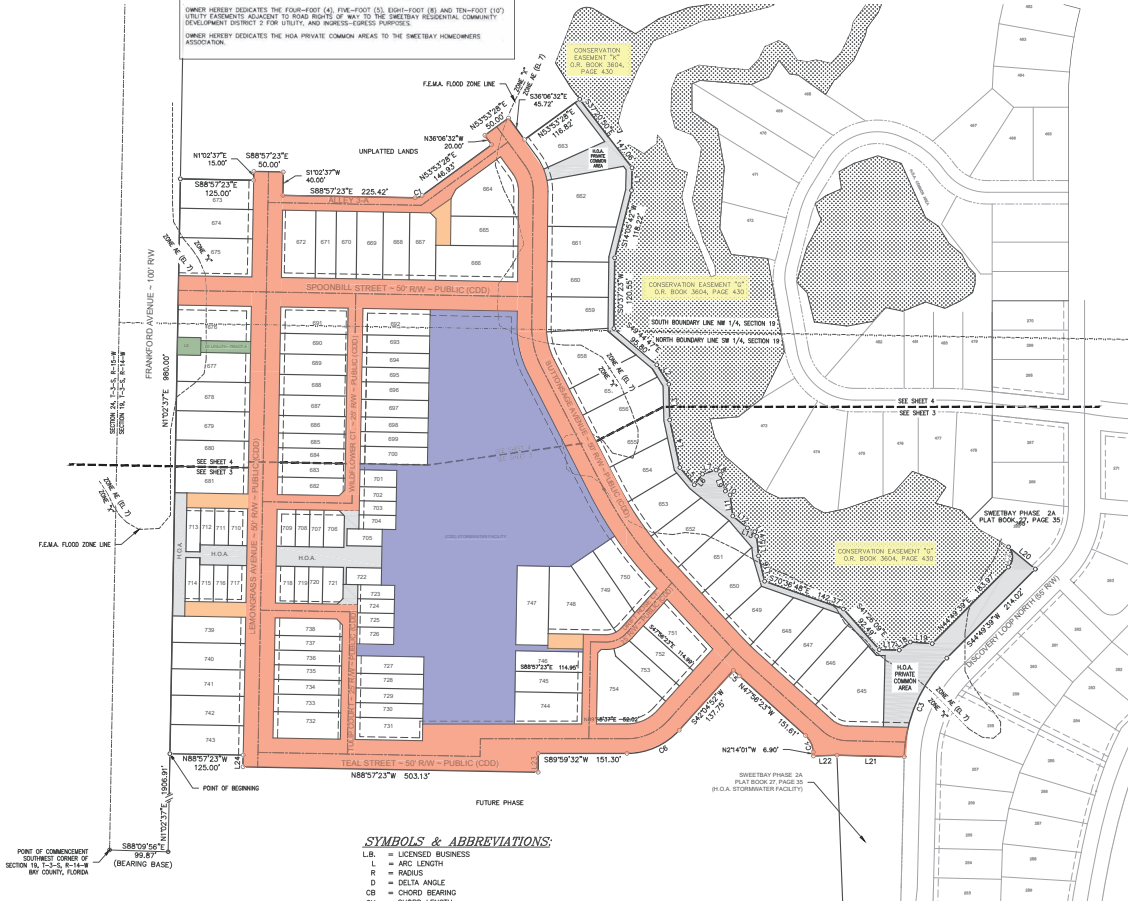
OWNER HEREBY DEDICATES AND CONVEYS IN FEE SIMPLE ALL ROADS, LOT STATION PARCELS, AND 20 FOOT UTILITY TRACTS "A" AND RIGHTS OF WAY SHOWN HEREON, TOGETHER WITH ALL IMPROVEMENTS TO THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 2 FOR PUBLIC USE, SUBJECT TO THE UTILITY EASEMENTS SHOWN HEREON.

OWNER HEREBY DEDICATES AND CONVEYS, IN FEE SIMPLE, THE PRIVATE ALLEYS AND STORMWATER FACILITY TO THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 2.

OWNER HEREBY DEDICATES THE FOUR-FOOT (4), FIVE-FOOT (5), EIGHT-FOOT (8) AND TEN-FOOT (10) UTILITY EASEMENTS ADJACENT TO ROAD RIGHTS OF WAY TO THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 2 FOR UTILITY AND BUSINESS-RELATED PURPOSES.

OWNER HEREBY DEDICATES THE HOA PRIVATE COMMON AREAS TO THE SWEETBAY HOMEOWNERS ASSOCIATION.

- PUBLIC ROAD
CDD -> CPC
- PUBLIC UTILITIES
CDD -> CPC
- STORMWATER MANAGEMENT
CDD
- DEAD-END ALLEY
CDD
- CONSERVATION EASEMENT
SABL -> CDD



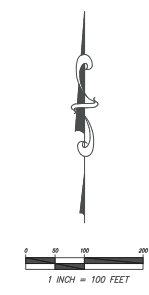
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	12.97	20.00	37°09'09"	N72°28'03"E	12.74
C2	36.02	24.59	88°35'44"	N0°24'52"E	34.35
C3	187.46	250.00	42°57'45"	S23°20'47"W	183.10
C4	31.91	40.00	45°42'22"	N25°05'12"W	31.07
C5	14.41	550.00	1°30'05"	N47°11'21"W	14.41
C6	100.34	120.00	47°54'40"	S68°02'12"W	97.45

Line Table		
Line #	Bearing	Length
L1	S12°27'29"W	38.59
L2	S31°58'20"E	39.06
L3	S14°42'22"E	60.88
L4	S12°02'05"E	82.90
L5	S40°03'50"E	38.38
L6	N37°33'58"E	22.99
L7	N73°25'21"E	24.18
L8	S43°19'49"E	10.71
L9	S18°54'59"E	29.38
L10	S50°52'21"E	10.23
L11	S73°37'22"E	36.37
L12	S50°52'21"E	32.11

Line Table		
Line #	Bearing	Length
L13	S63°39'35"E	14.16
L14	S21°02'45"E	8.75
L15	S52°31'13"E	33.30
L16	S13°29'44"E	44.39
L17	S88°40'37"E	34.03
L18	N53°59'31"E	23.29
L19	S80°56'45"E	37.47
L20	S50°27'16"E	59.29
L21	N88°39'25"W	114.77
L22	S87°45'59"W	40.00
L23	S07°00'00"E	32.03
L24	N1°02'37"E	20.00

SHEET INDEX	
TITLE	NO.
VICINITY MAP, DEDICATION & SIGNATURES	S1
OVERALL BOUNDARY (SCALE 1"=100')	S2
DETAIL SHEETS (SCALE 1"=50')	S3-S4

- SYMBOLS & ABBREVIATIONS:**
- L.B. = LICENSED BUSINESS
 - L = ARC LENGTH
 - R = RADIUS
 - D = DELTA ANGLE
 - CB = CHORD BEARING
 - CH = CHORD LENGTH
 - R/W = RIGHT OF WAY
 - L.S. = LIFT STATION
 - CDD = COMMUNITY DEVELOPMENT DISTRICT 2
 - HPCA = H.O.A. PRIVATE COMMON AREA
 - = FOUND 5/8" CAPPED IRON ROD L.B. #8011
 - = SET 5/8" CAPPED IRON ROD L.B. #8011
 - = SET NAIL AND DISK L.B. #8011
 - = H.O.A. PRIVATE COMMON AREA



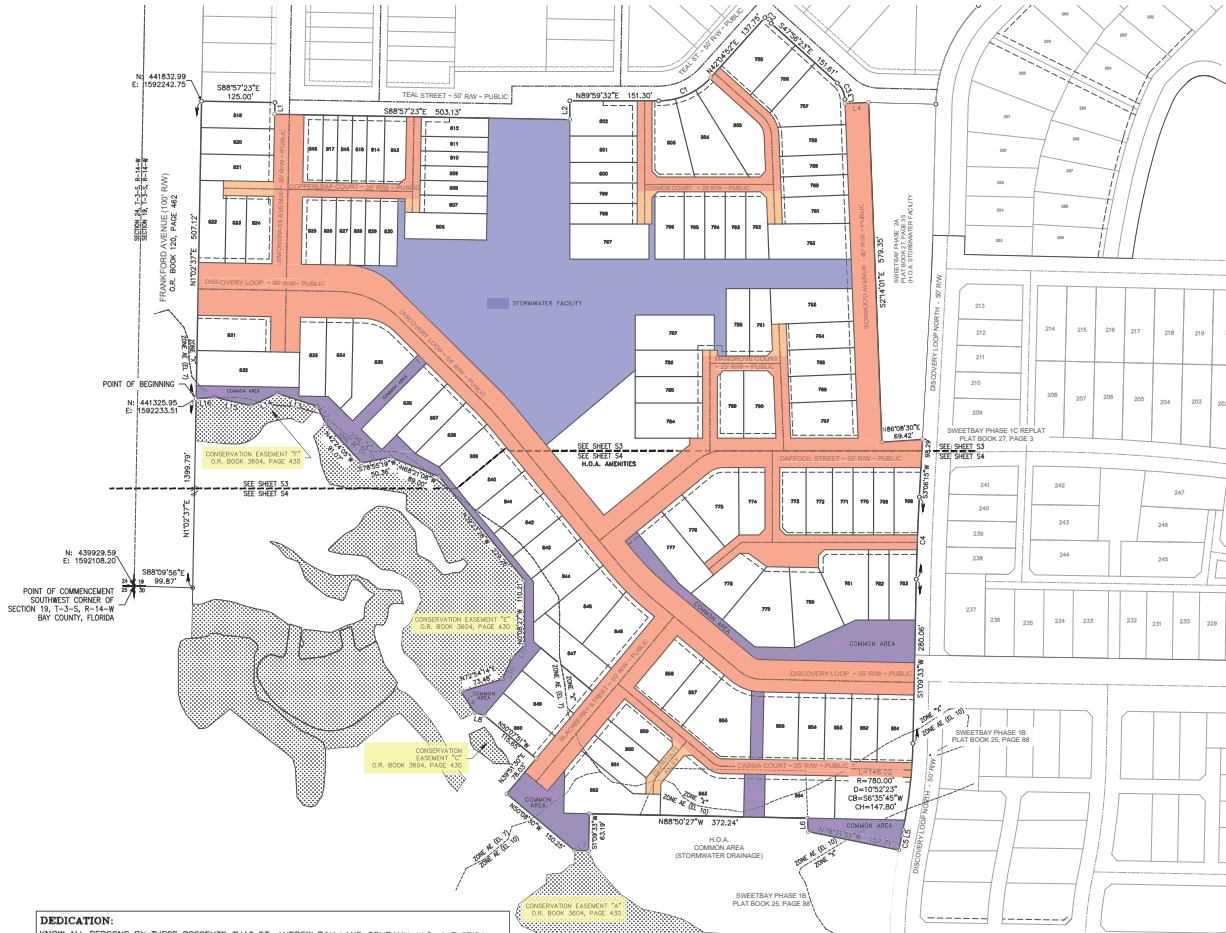
JULY 10, 2024 (10:41:32 EST)
DRAWING NAME: M. S0116022-SWEETBAY PHASE 3A-UTILITY ONLY-PLAT-1/4-SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, CITY OF PANAMA CITY, BAY COUNTY, FLORIDA

SWEETBAY PHASE 3-B

A PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF A PORTION OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST,
CITY OF PANAMA CITY, BAY COUNTY, FLORIDA

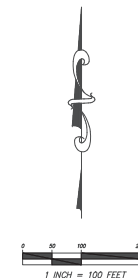
PLAT BOOK PAGE
SHEET 2 OF 4



- PUBLIC ROAD
SABL -> CDD -> CPC
- STORMWATER MANAGEMENT
SABL -> CDD
- DEAD-END ALLEY
SABL -> CDD
- COMMON AREA
SABL -> CDD
- CONSERVATION EASEMENT
SABL -> CDD

Line Table		
Line #	Bearing	Length
L1	S102°33'W	20.00
L2	N090°00'E	32.03
L3	S27°43'0"E	6.90
L4	N87°45'59"E	40.00
L5	S12°01'57"W	10.18
L6	N2°16'33"W	22.88
L7	N87°56'47"W	23.86
L8	N75°49'09"W	16.33
L9	N32°55'18"W	42.67
L10	N24°18'15"E	39.99
L11	N44°41'57"E	30.55
L12	N26°13'38"W	32.42
L13	N71°56'48"W	71.72
L14	S64°32'45"W	49.11
L15	N77°09'08"W	64.63
L16	S85°26'21"W	31.01

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	100.34	120.00	47°54'40"	N66°02'12"E	97.45
C2	14.41	550.00	1°30'00"	S47°11'21"E	14.41
C3	31.91	40.00	45°42'22"	S25°00'12"E	31.07
C4	140.03	4125.00	1°56'42"	S27°54'54"W	140.02
C5	25.31	925.00	1°54'34"	S11°44'40"W	25.30



DEDICATION:
KNOW ALL PERSONS BY THESE PRESENTS THAT ST. ANDREW BAY LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (HEREIN AFTER REFERRED TO AS "OWNER") HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON, WHICH LAND SHALL HEREINAFTER BE KNOWN AS SWEETBAY PHASE 3-B; THAT OWNER HAS CAUSED SAID LANDS TO BE SURVEYED AND SUBDIVIDED; AND THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.
ALL ROADS, LOT STATION PARCEL, AND 20 FOOT UTILITY TRACT "A" AND RIGHTS OF WAY SHOWN HEREON, TOGETHER WITH ALL IMPROVEMENTS, ARE HEREBY RETAINED BY OWNER; PROVIDED, HOWEVER, THAT OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID PARCELS AND IMPROVEMENTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION OR THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 2, WHICH ENTITY MAY, IN TURN, CONVEY TITLE TO SAID PARCELS AND IMPROVEMENTS TO THE CITY OF PANAMA CITY, FLORIDA.
THE PRIVATE ALLEYS AND STORMWATER FACILITY ARE HEREBY RETAINED BY OWNER; PROVIDED, HOWEVER, THAT OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID PARCELS AND IMPROVEMENTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 2, OR OTHER SUCH ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE THEREOF.
THE FOUR-FOOT (4'), FIVE-FOOT (5'), EIGHT-FOOT (8') AND TEN-FOOT (10') UTILITY EASEMENTS ADJACENT TO ROAD RIGHTS OF WAY ARE HEREBY RETAINED BY OWNER; PROVIDED, HOWEVER, THAT OWNER RESERVES THE RIGHT TO CONVEY SUCH EASEMENTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 2, OR OTHER SUCH ENTITY FOR UTILITY, AND INGRESS-EGRESS PURPOSES.

SHEET INDEX

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DETAIL SHEETS (SCALE 1"=50')	S3-S4

Dowberry
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0844 FAX: 850.522.1011
WWW.DOWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011