

### Unit Information

Unit Type: Special District      Year: 2021  
Unit Name: Baywinds Community Development District      Unit Dependency: Independent  
Unit Status: Active

### Location Information

Name: Mrs. Patti Powers  
Title: Treasurer  
Phone: (954) 721-8681

Address:  
5385 N NOB HILL RD  
SUNRISE, FL 33351

### Contact Information

Name: Mrs. Tiziana Cessna  
Title: Accountant  
Phone: (954) 721-8681  
Email: tcessna@gmssf.com

Address:  
5385 N NOB HILL RD  
SUNRISE, FL 33351

### AFR Details

#### Original AFR

AFR Status: Verified By DFS  
AFR Received Date: 3/23/2022  
Audit Received Date: 1/6/2022  
Submission Type: Electronic

### Long-Term Debt Information

Long-Term Debt: \$8,737,497

### Audit Information

Was an audit performed? Yes  
Audit Performed Date: 1/5/2022  
Auditor Name: Grau & Associates

Address:  
951 Yamato Road  
Suite 280  
Boca Raton, FL 33431

### Certification

#### Chief Financial Officer

Name: Patti Powres  
Title: Treasurer

#### Chairman/Elected Official

Name: Nicolas roldan  
Title: Chairman

Have You Experienced a Financial Emergency in this year?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, Have You Compiled With Section 218.503(2), Florida Statutes?

<input type="checkbox"/>	<input type="checkbox"/>
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Revenues Report for FYE 2021

Account Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
325200 - Special Assessments - Charges for Public Services	333,155	0	779,085	0	0	0	0	0	0	0	0	1,112,240
361100 - Interest	219	0	80	0	0	0	0	0	0	0	0	299
369900 - Other Miscellaneous Revenues	100	0	0	0	0	0	0	0	0	0	0	100
Grand Total	333,474	0	779,165	0	0	0	0	0	0	0	0	1,112,639

Expenditures Report for FYE 2021

Account/Object Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
511.10 - Legislative - Personnel Services	2,153	0	0	0	0	0	0	0	0	0	0	2,153
513.30 - Financial and Administrative - Operating Expenses	62,798	0	10,000	0	0	0	0	0	0	0	0	72,798
514.30 - Legal Counsel - Operating Expenses	10,762	0	0	0	0	0	0	0	0	0	0	10,762
515.30 - Comprehensive Planning - Operating Expenses	333	0	0	0	0	0	0	0	0	0	0	333
517.70 - Debt Service Payments - Debt Service	0	0	779,862	0	0	0	0	0	0	0	0	779,862
539.30 - Other Physical Environment - Operating Expenses	352,692	0	0	0	0	0	0	0	0	0	0	352,692
Grand Total	428,738	0	789,862	0	0	0	0	0	0	0	0	1,218,600

Data Element Worksheet Report for FYE: 2021, Baywinds  
Community Development District

Affiliates Report for FYE 2021

Supplemental Information Report for FYE 2021

Compensation

Total Employees	Total Employee Compensation Earned or Awarded	Total Contractors	Total Contractor Compensation Earned or Awarded
5	1,847	10	435,847



Construction Projects

Millage Rates

Special Assessments

Total Category	Unit Type	Rate
Operation and Maintenance	Rate	326.16
Debt Service	Rate	691.59 - 861.14

Bonds

Bond Type	Series	Earliest Maturity Date	Latest Maturity Date	Total Outstanding Amount
Non-Ad Valorem	2017A-1	05/01/2022	5/1/2037	6,595,000
Non-Ad Valorem	2017A-2	05/01/2022	5/1/2037	2,370,000