

### 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

Yes    No

Have You Experienced a Financial Emergency in this year?

  

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

**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