

# **Gas Worx Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
December 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**GAS WORX COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	TOTAL
<b><u>ASSETS</u></b>	
Cash In Bank	\$ 1,789
<b>TOTAL ASSETS</b>	<b>\$ 1,789</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 34,053
<b>TOTAL LIABILITIES</b>	<b>34,053</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	(32,264)
<b>TOTAL FUND BALANCES</b>	<b>(32,264)</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,789</b>

**GAS WORX COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2024  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Developer Contribution	\$ 297,475	\$ -	\$ (297,475)	0.00%
<b>TOTAL REVENUES</b>	<b>297,475</b>	<b>-</b>	<b>(297,475)</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	6,000	-	6,000	0.00%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ - Field Management Onsite Staff	4,500	-	4,500	0.00%
District Counsel	8,500	2,155	6,345	25.35%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Manager	25,000	5,331	19,669	21.32%
Accounting Services	9,000	2,559	6,441	28.43%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals and Leases	600	-	600	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
Legal Advertising	3,500	(2,981)	6,481	-85.17%
Misc-Admin Fee (%)	250	-	250	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	320	880	26.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
<b>Total Administration</b>	<b>101,725</b>	<b>7,584</b>	<b>94,141</b>	<b>7.46%</b>
<b><u>Utility Services</u></b>				
Internet & Wifi	750	-	750	0.00%
Utility - Water & Sewer	5,000	-	5,000	0.00%
Utility - Electric	5,000	-	5,000	0.00%
Street Lights	40,000	-	40,000	0.00%
<b>Total Utility Services</b>	<b>50,750</b>	<b>-</b>	<b>50,750</b>	<b>0.00%</b>
<b><u>Landscape Services</u></b>				
Contracts-Landscape	75,000	-	75,000	0.00%
R&M-Drainage	1,000	-	1,000	0.00%

**GAS WORX COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2024  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
R&M-Irrigation	6,000	-	6,000	0.00%
Landscape - Annuals	2,500	-	2,500	0.00%
Landscape - Mulch	2,500	-	2,500	0.00%
R&M-RTR Landscaping	1,000	-	1,000	0.00%
Wetland Maintenance	6,500	-	6,500	0.00%
Miscellaneous Maintenance	2,500	-	2,500	0.00%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
<b>Total Landscape Services</b>	<b>102,000</b>	<b>-</b>	<b>102,000</b>	<b>0.00%</b>
<b><u>Building/Ground Maintenance</u></b>				
ProfServ-Pool Maintenance	12,000	-	12,000	0.00%
Contracts-HVAC	600	-	600	0.00%
Janitorial Services & Supplies	8,250	-	8,250	0.00%
Garbage Dumpster Expense	1,500	-	1,500	0.00%
R&M-Stormwater System	8,500	-	8,500	0.00%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
Pool Maintenance-Additional Cleaning	500	-	500	0.00%
R&M-Monument, Entrance & Wall	1,500	-	1,500	0.00%
R&M-Playground	500	-	500	0.00%
Annual Stormwater Report	3,500	-	3,500	0.00%
Miscellaneous Maintenance	1,150	-	1,150	0.00%
<b>Total Building/Ground Maintenance</b>	<b>43,000</b>	<b>-</b>	<b>43,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>297,475</b>	<b>7,584</b>	<b>289,891</b>	<b>2.55%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(7,584)	(7,584)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(24,680)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (32,264)</b>		