

# **Gas Worx Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2025

Prepared by:



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# **GAS WORX COMMUNITY DEVELOPMENT DISTRICT**

## **Balance Sheet**

As of January 31, 2025

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>	
Cash In Bank	\$ 1,420
<b>TOTAL ASSETS</b>	<b>\$ 1,420</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 38,092
<b>TOTAL LIABILITIES</b>	<b>38,092</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	(36,672)
<b>TOTAL FUND BALANCES</b>	<b>(36,672)</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,420</b>

**GAS WORX COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2025  
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	3,355	5,145	39.47%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Manager	25,000	7,414	17,586	29.66%
Accounting Services	9,000	3,559	5,441	39.54%
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	445	755	37.08%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
<b>Total Administration</b>	<b>101,725</b>	<b>11,992</b>	<b>89,733</b>	<b>11.79%</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 January 31, 2025  
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>11,992</b>	<b>285,483</b>	<b>4.03%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(11,992)	(11,992)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(24,680)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (36,672)</b>		

## Gas Worx CDD

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**Statement Date** 01/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
12/18/2024	Payment	1007	BUSINESS OBSERVER	Check for Vendor V00007	-122.50	-122.50	0.00
12/23/2024	Payment	1008	FLORIDA COMMERCE	Check for Vendor V00008	-200.00	-200.00	0.00
12/31/2024	Payment	1009	TAMPA BAY TIMES	Check for Vendor V00005	-6,221.10	-6,221.10	0.00
01/13/2025	Payment	1010	TAMPA BAY TIMES	Check for Vendor V00005	-369.50	-369.50	0.00
Total Checks					-6,913.10	-6,913.10	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							