

**GAS WORX
COMMUNITY DEVELOPMENT
DISTRICT**

JUNE 2, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Gas Worx Community Development District

Board of Supervisors:

Darryl Shaw, Chairman
Graham Tyrrell, Vice Chairman
Tee Ann Bailey, Assistant Secretary
Rhonda Nelson, Assistant Secretary
Vacant, Supervisor

Staff:

Brian Lamb, District Manager
Bryan Radcliff, District Manager
Vivek K. Babbar, District Counsel
Tonja Stewart, District Engineer

Continued Regular Meeting Agenda Monday, June 2, 2025 – 11:00 a.m.

The Continued Regular Meeting of Gas Worx Community Development District will be held at the offices of Kettler's located at 1314 E. 7th Avenue Tampa, FL 33605.

Microsoft Teams meeting: [Join the meeting now](#)

Meeting ID: 281 802 240 158 8

Call in: +1 (646) 838-1601

Passcode: 86Xw3rS2

Phone Conference ID: 262 551 349#

1. Call to Order/Roll Call

2. Public Comment Period

3. Business Items

A. Consideration of the Gas Worx FY2026 Proposed Budget

B. Consideration of Resolution 2025-02; Approving a Proposed Budget for FY2026 and
Setting Public Hearing

C. Ratification of Interlocal Agreement between Gas Worx & the City of Tampa

D. Consideration of Registered Voter Count

4. Consent Agenda Items

A. Approval of Meeting Minutes (*December 19, 2024 Special Meeting Minutes*)

B. Acceptance of Financials (*December 2024 – April 2025*)

C. Acceptance of the Check Registers (*December 2024 – April 2025*)

D. Consideration of Operations and Maintenance Report (*December 2024 – April 2025*)

5. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 1314 E. 7th Avenue Tampa, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 281 802 240 158 8
Passcode: 86Xw3rS2

6. Other Business, Updates, and Supervisor Comments

7. Adjournment

Third Order of Business

3A

Gas Worx
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Proposed Budget

Prepared by:



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OPERATING BUDGET

General Fund

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Gas Worx
Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	-	-	-	-	-
Developer Contributions	100,000	-	100,000	100,000	100,000
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
e	-	-	-	-	-
	-	-	-	-	-
TOTAL REVENUES	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 100,000
EXPENDITURES					
Financial and Administrative					
Supervisor Fees	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ 6,000
District Management	25,000	7,414	17,586	25,000	25,000
Administration	4,500	-	4,500	4,500	4,500
Recording Secretary	2,400	-	2,400	2,400	2,400
Financial/Revenue Collections	1,200	-	1,200	1,200	1,200
Rental and Leases	600	-	600	600	600
Info Technology	600	-	600	600	600
Accounting Services	9,000	3,559	5,441	9,000	9,000
Website Admin Services	1,200	445	755	1,200	1,200
District Engineer	9,500	-	9,500	9,500	9,500
District Counsel	8,500	3,355	5,145	8,500	8,500
Trustees Fees	5,500	-	5,500	5,500	5,500
Auditing Services	5,500	-	5,500	5,500	5,500
Postage, Phone, Faxes, Copies	500	-	500	500	500
Legal Advertising	3,500	(2,981)	6,481	3,500	3,500
Bank Fees	200	-	200	200	200
Dues, Licenses & Fees	175	200.00	-	200	175
Website ADA Compliance	1,800	-	1,800	1,800	1,800
Misc Admin	250	-	250	250	250
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Total Financial and Administrative	\$ 85,925	\$ 11,992	\$ 73,958	\$ 85,950	\$ 85,925
Insurance					
General Liability	\$ 3,200	\$ -	\$ 3,200	\$ 3,200	\$ 3,200
Public Officials Insurance	2,500	-	2,500	2,500	2,500
Property & Casualty Insurance	-	-	-	-	-
Deductible	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-

Total Insurance	\$ 5,700	\$ -	\$ 5,700	\$ 5,700	\$ 5,700
Operations and Maintenance					
HOA Facility Operations Contract	\$ 100	\$ -	\$ 100	\$ 100	\$ 100
Contingency	\$ 8,275	\$ -	\$ 8,275	\$ 8,275	\$ 8,275
Total Operations and Maintenance	\$ 8,375	\$ -	\$ 8,375	\$ 8,375	\$ 8,375
Utility Services					
Electric Utility Services	\$ -	\$ -	\$ -	\$ -	\$ -
Street Lights	-	-	-	-	-
Amenity Internet	-	-	-	-	-
Water/Waste	-	-	-	-	-
Gas	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Total Utility Services	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 100,000	\$ 11,992	\$ 88,033	\$ 100,025	\$ 100,000
Excess (deficiency) of revenues	\$ -	\$ (11,992)	\$ 11,967	\$ (25)	\$ -
Net change in fund balance	\$ -	\$ (11,992)	\$ 11,967	\$ (25)	\$ -
FUND BALANCE, BEGINNING	\$ -	\$ 24,888	\$ 12,896	\$ -	\$ (25)
FUND BALANCE, ENDING	\$ -	\$ 12,896	\$ 24,863	\$ (25)	\$ (25)

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Gas Worx

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION												
Assessment Area One												
Product	Units	General Fund			Debt Service			Total Assessments per Unit				
		FY 2026	FY 2025	Dollar Change	FY 2025	FY 2026		FY 2025	FY 2026	Dollar Change	Percent Change	
Retail use	169	\$ 22.22	\$ -	\$ 22.22	\$ 1,473.00	\$ 1,473.00	\$ -	\$ 1,495.22	\$ 1,473.00	\$ 22.22	2%	
Office use	502	\$ 22.22	\$ -	\$ 22.22	\$ 1,473.00	\$ 1,473.00	\$ -	\$ 1,495.22	\$ 1,473.00	\$ 22.22	2%	
Residential use	3830	\$ 22.22	\$ -	\$ 22.22	\$ 1,473.00	\$ 1,473.00	\$ -	\$ 1,495.22	\$ 1,473.00	\$ 22.22	2%	
	4501											

ASSESSMENT INCREASE ANALYSIS

Product		Assessment Increase		Per Unit O&M % Increase	Per Unit O&M \$ Increase
		Per Product			
Retail use		\$ 3,994.38	0%	\$ 23.64	
Office use		\$ 11,864.98	0%	\$ 23.64	
Residential use		\$ 90,523.62	0%	\$ 23.64	
Total		\$ 106,383	Collection costs included		

Third Order of Business

3B

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GAS WORX COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of the Gas Worx Community Development District (**“District”**) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**“Proposed Budget”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 18, 2025
HOUR: 1:30 p.m.
LOCATION: Offices of Kettler
1314 E. 7th Ave.
Tampa, FL 33605

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Tampa at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 2, 2025.

Attest:

**Gas Worx Community
Development District**

Print Name: _____
£ Secretary/£ Assistant Secretary

Print Name: _____
£ Chair/£ Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

Exhibit “A”

Gas Worx
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Proposed Budget

Prepared by:



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OPERATING BUDGET

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Gas Worx
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
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Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	-	-	-	-	-
Developer Contributions	100,000	-	100,000	100,000	100,000
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
e	-	-	-	-	-
	-	-	-	-	-
TOTAL REVENUES	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 100,000
EXPENDITURES					
Financial and Administrative					
Supervisor Fees	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ 6,000
District Management	25,000	7,414	17,586	25,000	25,000
Administration	4,500	-	4,500	4,500	4,500
Recording Secretary	2,400	-	2,400	2,400	2,400
Financial/Revenue Collections	1,200	-	1,200	1,200	1,200
Rental and Leases	600	-	600	600	600
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Auditing Services	5,500	-	5,500	5,500	5,500
Postage, Phone, Faxes, Copies	500	-	500	500	500
Legal Advertising	3,500	(2,981)	6,481	3,500	3,500
Bank Fees	200	-	200	200	200
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Website ADA Compliance	1,800	-	1,800	1,800	1,800
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Property & Casualty Insurance	-	-	-	-	-
Deductible	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-

Total Insurance	\$	5,700	\$	-	\$	5,700	\$	5,700	\$	5,700
Operations and Maintenance										
HOA Facility Operations Contract	\$	100	\$	-	\$	100	\$	100	\$	100
Contingency	\$	8,275	\$	-	\$	8,275	\$	8,275	\$	8,275
Total Operations and Maintenance	\$	8,375	\$	-	\$	8,375	\$	8,375	\$	8,375
Utility Services										
Electric Utility Services	\$	-	\$	-	\$	-	\$	-	\$	-
Street Lights		-		-		-		-		-
Amenity Internet		-		-		-		-		-
Water/Waste		-		-		-		-		-
Gas		-		-		-		-		-
		-		-		-		-		-
		-		-		-		-		-
Total Utility Services	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$	100,000	\$	11,992	\$	88,033	\$	100,025	\$	100,000
Excess (deficiency) of revenues	\$	-	\$	(11,992)	\$	11,967	\$	(25)	\$	-
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Budget Narrative
Fiscal Year 2026

REVENUES

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Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

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Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Gas Worx
Community Development District

Supporting Budget Schedules
Fiscal Year 2026

Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION												
Assessment Area One												
Product	Units	General Fund			Debt Service			Total Assessments per Unit				
		FY 2026	FY 2025	Dollar Change	FY 2025	FY 2026		FY 2025	FY 2026	Dollar Change	Percent Change	
Retail use	169	\$ 22.22	\$ -	\$ 22.22	\$ 1,473.00	\$ 1,473.00	\$ -	\$ 1,495.22	\$ 1,473.00	\$ 22.22	2%	
Office use	502	\$ 22.22	\$ -	\$ 22.22	\$ 1,473.00	\$ 1,473.00	\$ -	\$ 1,495.22	\$ 1,473.00	\$ 22.22	2%	
Residential use	3830	\$ 22.22	\$ -	\$ 22.22	\$ 1,473.00	\$ 1,473.00	\$ -	\$ 1,495.22	\$ 1,473.00	\$ 22.22	2%	
	4501											

ASSESSMENT INCREASE ANALYSIS				
Product		Assessment Increase		\$ 100,000
		Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
Retail use		\$ 3,994.38	0%	\$ 23.64
Office use		\$ 11,864.98	0%	\$ 23.64
Residential use		\$ 90,523.62	0%	\$ 23.64
Total		\$ 106,383	Collection costs included	

Third Order of Business

3C

Upon Recording, Return to:

City of Tampa Community Redevelopment Agency
306 East Jackson Street, 2nd Floor North
Tampa, Florida 33602
Attention: Community Redevelopment
Agency Director

INTERLOCAL AGREEMENT
[GASWORX CDD]

THIS INTERLOCAL AGREEMENT (the "Agreement") is entered as of the Effective Date (defined below), by, between and among **GAS WORX COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, as amended, known as the Uniform Community Development District Act of 1980 ("CDD"), the **CITY OF TAMPA, FLORIDA**, a municipal corporation created and existing under the laws of the State of Florida (the "City"), and the **COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF TAMPA**, a public body corporate and politic created, existing and operating under Part III of Chapter 163 of the Florida Statutes (the "Agency"). The CDD, City, and Agency are each a "Party" and collectively the "Parties."

RECITALS:

A. Section 163.01, Florida Statutes, authorizes local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities and units of local government on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities.

B. The CDD is a local unit of special government established pursuant to Chapter 190, Florida Statutes, and City Ordinance No. 2024-14, a certified copy of which was recorded as both Instrument No. 2024062575 and Instrument No. 2024094671 in the Official Records of Hillsborough County, Florida. The CDD was approved for the purpose of financing, funding, planning, providing, constructing and/or reconstructing public improvements, infrastructure and community facilities as described in Section 190.012, Florida Statutes, and City Ordinance No. 2024-14 within the boundaries of the CDD, which is located within the corporate limits of the City, is commonly known as "Gasworx", and is more particularly shown and described in Exhibit A-1 attached hereto (the "CDD Property").

C. Portions of the CDD Property are located within the City's (i) Downtown Community Redevelopment Area (the "Downtown CRA"), (ii) Ybor City 2 Community Redevelopment Area (the "Ybor City 2 CRA"), and (iii) the Central Park Community Redevelopment Area (the "Central Park CRA"). The Central Park CRA together with the Downtown CRA and Ybor City 2 CRA are collectively defined herein as the "Subject CRAs". The Agency was created by the City pursuant to Part III of Chapter 163, Florida Statutes (the "Redevelopment Act") for the purpose of carrying out redevelopment activities to remedy slum and blight conditions in each of the community redevelopment areas created by City Council, including the Subject CRAs, in accordance with the Redevelopment Act, and is considered a

dependent special district of the City governed by City Council acting as the Agency board.

D. The CDD Property is located within the corporate limits of the City, and the Project (all references to "Project" herein have the meaning set forth in the Development Agreement) will be constructed thereon in one or more phases ("Phases"), subject to that certain Gasworx Development Agreement recorded on October 24, 2022 as Instrument No. 2022506522 in the Official Records of Hillsborough County, Florida (the "Development Agreement").

E. The CDD and City have also recently entered into that certain Infrastructure Improvements Agreement dated as of January 26, 2025, which was also approved by way of City Council Resolution No. 2025-31 and is recorded as Instrument No. 2025039351 in the Official Records of Hillsborough County, Florida (the "Infrastructure Agreement"). The Infrastructure Agreement, among other things, describes the public "Infrastructure Improvements" that the CDD is undertaking on the CDD Property to support the Project (as defined in the Development Agreement). Said public Infrastructure Improvements, when completed, will cure or rectify certain existing slum and blight conditions existing in portions of each of the Subject CRAs. However, none of said Infrastructure Improvements are being funded by or constitute an obligation of the City.

F. The Development Agreement contemplates that the Agency may elect (but is not required) to fund or provide reimbursements to the CDD for certain of the public Infrastructure Improvements being constructed within one or more of the Subject CRAs. By virtue of this Agreement, the City agrees that the CDD may undertake and fund the construction and/or installation of said public Infrastructure Improvements and seek reimbursement from the Agency for certain components of the public Infrastructure Improvements pursuant to the terms hereof.

G. As more particularly described herein, certain of the public Infrastructure Improvements being undertaken by the CDD are consistent with both the "Community Redevelopment Act" contained in Part III of Chapter 163, Florida Statutes, and the respective community redevelopment plans of each of the Subject CRAs.

H. The Agency is, therefore, willing to reimburse the CDD for certain Infrastructure Improvements located in each of the respective Subject CRAs as generally described in Exhibit G attached hereto (the "CRA Related Infrastructure Improvements"), provided, however, said reimbursement obligation of the Agency shall be subject to the limits set forth in Exhibit D attached hereto, for those certain actual costs incurred by the CDD in carrying out such CRA Related Infrastructure Improvements, and subject to compliance with the conditions and other limitations set forth in this Agreement.

AGREEMENT TERMS:

NOW, THEREFORE, in consideration of the "Recitals" set forth above, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.
2. Compliance Matters and Authority.

2.1 Community Redevelopment Act. Section 163.387(6)(c), Florida Statutes, allows the annual budget of a community redevelopment agency to provide for the payment of expenses that are necessary to exercise the powers granted under Section 163.370, Florida Statutes, as delegated to a community redevelopment agency. The City has delegated the powers granted to it in Section 163.370, Florida Statutes, to the Agency. In that regard, Section 163.370(2)(c)5, Florida Statutes, provides that, if delegated, a community redevelopment agency may carry out plans for a program of voluntary or compulsory repair or rehabilitation of buildings and other improvements in accordance with the approved community redevelopment plan. In addition, Section 163.370(2)(d), Florida Statutes, states that community redevelopment agencies may provide, arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with community redevelopment; or install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements.

2.2 Community Redevelopment Plans.

2.2.1 Central Park CRA. The adopted Community Redevelopment Plan for the Central Park CRA (the "Central Park CRP") specifically calls for transportation and infrastructure improvements in the Central Park CRA including the re-establishment of or the creation of improved roadway interconnections with the existing street system in both the Central Park CRA and adjacent neighborhoods, together with associated improvements such as decorative paving, lighting (Section 8.3 of the Central Park CRP) and bike lanes, street resurfacing, new sidewalks, on-street parking, and new public streetscaping (Sections 6.3 and 8.5 of the Central Park CRP). Sections 4.2 and 8.5 of the Central Park CRP also note that deteriorating infrastructure within the Central Park CRA needs to be replaced or upgraded including water, wastewater, and stormwater facilities. The Central Park CRP expressly states that "[t]he City may provide financial assistance to the private sector to undertake necessary infrastructure improvements" and recognizes that a potential funding source is tax increment funds so long as it is not a substitute for existing City debt or City funded projects.

2.2.2 Downtown CRA. The adopted Community Redevelopment Plan for the Downtown CRA (the "Downtown CRP") recognizes that the following blighting conditions exist within the Downtown CRA: "substandard structural conditions; unsuitable lot layout; inadequate infrastructure; deteriorated and sometimes hazardous street conditions; major street patterns that do not complement one another; oppressive traffic flow..." (Part I, "Introduction", Page 2 of Exhibit A of the Downtown CRP). The Downtown CRP also lists the following as some of its objectives: (1) elimination of the conditions of blight; (2) the planning of adequate infrastructure; (3) the stimulation of private sector investment; (4) growth of the tax base; and (5) "the development of a mixed use urban environment which provides downtown residents with opportunities to live, work, shop and recreate in a safe and pleasant setting" (Part IV, "Policies and Objectives", Pages 10-11 of the Exhibit A of the Downtown CRP). Chief among the concrete measures that the Downtown CRP states must be undertaken to eliminate the blighted conditions are the repair of existing street conditions and the upgrading of aging and deteriorated infrastructure including sanitary sewers, water, drainage and sidewalks (Part IV, "Policies and Objectives", Page 12 of Exhibit A of the Downtown CRP).

In addition, a portion of the CDD Property is located within "Subarea 4" of the Downtown CRA. The Downtown CRP states the following in connection with Subarea 4:

"Efficient pedestrian circulation, high urban design quality and standards, energy efficient land use operation, and maintenance of unique character of the area through

the coordination of redevelopment activities shall be assured by incentives and a site review process.” (Part V, “Proposed Land Use”, Page 18 of Exhibit A of the Downtown CRP).

Among the authorized “Proposed Redevelopment Actions” contained in Part VII of Exhibit A of the Downtown CRP are: (1) cooperation with other public agencies (such as the City) to achieve the purpose of redevelopment; and (2) recommending the public improvements and infrastructure necessary to implement the Downtown CRP. In fact, “Urban Core Streetscape Improvements” are a specific redevelopment project identified in Part XX.G of Exhibit B to the Downtown CRP (pages 43-44), and tax increment funds are identified as a potential source of funding for that redevelopment project. Likewise, tax increment funds and financing are identified as source of funding community redevelopment in the Downtown CRA including infrastructure improvements (Part VIII, “Redevelopment Financing Methods”, page 55 of Exhibit A of the Downtown CRP).

2.2.3 Ybor City 2 CRA. The adopted Community Redevelopment Plan for the Ybor City 2 CRA (the “Ybor City 2 CRP”) recognizes that aging and deteriorated public infrastructure including water, sewer, stormwater, streetlighting, and solid waste disposal and collection are all part of the blighted conditions affecting the Ybor City 2 CRA (Part VII, “Need for Redevelopment”, page 20 of the Ybor City 2 CRP). In addition, traffic congestion, parking, pedestrian access and lack of sidewalks are also cited as blighting conditions affecting the Ybor City 2 CRA (Part VII, “Need for Redevelopment”, page 20 of the Ybor City 2 CRP). Consequently, the Ybor City 2 CRP identifies appropriate streetscape design and the continued improvement and replacement of public infrastructure as two (2) of the key measures required to implement the Ybor City 2 CRP (Part VIII, “Redevelopment Plan”, “Implementation Measures” on page 24 of the Ybor City 2 CRP). In fact, this section of the Ybor City 2 CRP expressly states that the condition of each street, the lack of sidewalks and streetlighting, and the need for improved water, sewer and stormwater facilities should be evaluated and addressed (Part VIII, “Redevelopment Plan”, “Implementation Measures” on page 25-26 of the Ybor City 2 CRP). Finally, the Ybor City 2 CRP recognizes that tax increment funds or financing constitute a potential funding source in order to implement the Ybor City 2 CRP and as a tool to encourage private investment in the Ybor City 2 CRA (Part IX, “Development”, Page 33 of the Ybor City 2 CRP).

2.2.4 CDD. The CDD has the necessary legal authority to plan, permit, construct, and maintain and/or enter contracts with third parties (public and private) for the planning, construction, permitting and maintenance of the CRA Related Infrastructure Improvements, pursuant to Chapter 190, Florida Statutes, and City Ordinance No. 2024-14. In addition, the CDD covenants that it has or will have the financial capacity to pay for the complete cost of any CRA Related Infrastructure Improvements identified in this Agreement prior to: (a) its construction and conveyance to the City or other public entity responsible for owning and maintaining that particular CRA Related Infrastructure Improvement; and (b) seeking reimbursement from the Agency for a portion of the cost of the completed CRA Related Infrastructure Improvement pursuant to the terms of this Agreement. Based on the foregoing, the City hereby expressly consents to the CDD performing the obligations of Developer arising from the Development Agreement as they relate to the Infrastructure Improvements; however this does not release the Developer from its obligations under the Development Agreement or constitute an assignment of the Development Agreement.

2.3 Intentionally Deleted.

2.4 City. Pursuant to Sections 163.358 and 163.385, Florida Statutes, the City agrees to adopt a resolution, if required, formally authorizing the Agency to undertake the obligations of the Agency under this Agreement to the extent the same are deemed to constitute a bond or pledge by the Agency, it being expressly understood and agreed, however, that the obligations of the Agency under this Agreement are not and shall not be considered an obligation or indebtedness of the City, and the CDD shall include language set forth in Section 6.9 below in connection with any debt issued by the CDD. The City, Agency and CDD also acknowledge and agree that this Agreement constitutes the "CRA Funding Agreement" described in Section 4.1.6 of the Development Agreement, and as of the Effective Date, all conditions precedent set forth in Section 4.1 of the Development Agreement have been satisfied. In connection therewith, the City expressly agrees that the CDD may undertake the planning, permitting and construction or installation of the Infrastructure Improvements; provided, however, the Developer is not released by the City from any of its obligations under the Development Agreement, and this provision shall not be construed as an amendment to or assignment of the Development Agreement or consent by the City to an assignment of the Development Agreement.

2.5 Intentionally Deleted.

2.6 Confirmation. Based on the foregoing statements contained in sections 2.1 through and including 2.5, the City, Agency, and CDD agree and confirm that this Agreement is in compliance with both the Florida Community Redevelopment Act, as amended, and the adopted Community Redevelopment Plan for each of the Subject CRAs, Chapter 190, Florida Statutes, and the Development Agreement for the Project. It is also agreed that the expenditure of funds for the construction of the CRA Related Infrastructure Improvements is a proper expenditure of public funds since the CRA Related Infrastructure Improvements will constitute public infrastructure for the benefit of the City and the general public.

3. Representations and Warranties.

3.1 Validity of Documents. All actions by the CDD requisite for the due authorization, creation, issuance, execution and delivery of this Agreement, and any other document with respect to the design, permitting and construction of the CRA Related Infrastructure Improvements, has been or will be duly and effectively taken, and each such document shall constitute a legal and binding obligation of, and is valid and enforceable against the CDD in accordance with the terms thereof.

3.2 Compliance with All Applicable Laws and Requirements. The design, permitting, funding, construction, and operation of the CRA Related Infrastructure Improvements by the CDD shall comply with laws, rules, regulations, codes and ordinances of the City applicable to the Project, including permitting requirements and authorizations required or issued by any governmental authority including federal, state, regional and county agencies or authorities (collectively, "Applicable Law").

3.4 Authority and Accuracy. Each Party to this Agreement represents and warrants to the other Parties that it has the requisite legal authority to enter into this Agreement and to perform the obligations required of it under this Agreement. In addition, each Party to this Agreement represents and warrants to the other Parties, the accuracy of all statements and representations made by it in this Agreement.

3.5 Additional Information Submitted by CDD. Any and all information, reports, papers, requests, and other data (including, without limiting the generality of the foregoing, any and all

budgets and disbursement requests related to the CRA Related Infrastructure Improvements that are subject to a reimbursement request to the Agency by or on behalf of CDD), are, or when delivered will be, true and correct in all material respects. In addition, all financial data have been, or when delivered will have been, prepared in accordance with Governmental Accounting Standards Board standards consistently applied and fully and accurately present, or will present, the financial condition of the subjects thereof as of the dates thereof; and with respect to the financial data heretofore furnished, no materially adverse change has occurred in the financial condition reflected therein since the dates thereof.

3.6 **Recognition of Agency.** The contribution by the Agency and the board members that comprise it as to the funding of the CRA Related Infrastructure Improvements will be recognized by the CDD in connection with any construction signage erected on or within the Project. Permanent recognition of the Agency's contribution may also be required in a manner mutually agreed to by the Parties.

4. Reimbursement to the CDD for CRA Related Infrastructure Improvements by the Agency.

4.1 **Phasing Plan.** The Phasing Plan (defined in Section 7.1 of the Development Agreement) is attached hereto as Exhibit C and said Phasing Plan is expressly approved by the City. Both the City and the Agency will be relying on the accuracy of the approved Phasing Plan. Accordingly, changes to the approved Phasing Plan that materially affect the completion of the Infrastructure Improvements described therein or the timing and amount of reimbursement requests to the Agency shall require approval of both the City and the Agency.

4.2 **Annual Meeting.** The Parties agree to meet annually on or before June 1st of each year that this Agreement remains in effect to discuss the CRA Related Infrastructure Improvements that are under construction and/or are planned to be completed by the CDD during the upcoming fiscal year of the City and the Agency, which commences on October 1 of each year. The CDD will also provide the City and the Agency with cost estimates for such CRA Related Infrastructure Improvements that are proposed to be undertaken by CDD in the next following City fiscal year.

4.3 **CRA Budget.** Based upon the Phasing Plan and the annual meeting between the CRA, CDD and the City, the Agency budgets for the Subject CRAs approved for the upcoming fiscal year will provide funding to reimburse the CDD for completed CRA Related Infrastructure Improvements during that fiscal year subject to the reimbursement limits contained in Section 4.6 below and Exhibit D.

4.4 **Conditions for Seeking Reimbursement for CRA Related Infrastructure Improvements.** Exhibit G attached hereto and made a part hereof sets forth the specific components of Infrastructure Improvements that the CDD will construct in each of the Subject CRAs (as more fully described in the Infrastructure Agreement), and these specific components are defined herein as the "CRA Related Infrastructure Improvements". Subject to the reimbursement limits described in Section 4.6 below, the CDD shall only be entitled to seek reimbursement for the CRA Related Infrastructure Improvements from the tax increment revenue fund existing in the Subject CRA where a particular CRA Related Infrastructure Improvement is located. For example, if a particular CRA Related Infrastructure Improvement is located within the Downtown CRA, then a reimbursement request for that improvement from the CDD shall be payable solely from the tax increment trust funds for the Downtown CRA (so long as the limits contained in Section 4.6 and Exhibit D have not been exceeded),

and not from any of the other Subject CRAs, or any other CRA administered by the Agency, or the City. In addition, the CDD shall only be entitled to reimbursement for any of the CRA Related Infrastructure Improvements from the Agency after the following conditions have been satisfied:

4.4.1 For any CRA Related Infrastructure Improvement(s) for which the City is the entity that is ultimately responsible for ownership and maintenance, the CDD shall have submitted acceptable documentation to the Agency that the CRA Related Infrastructure Improvement(s) for which reimbursement is sought has/have been properly and lawfully permitted, constructed, completed, transferred to and accepted by the City. The Agency shall not be obligated to compensate the CDD for any CRA Related Infrastructure Improvement or portion thereof unless the City has agreed to accept the CRA Related Infrastructure Improvement in an incomplete or substantially completed condition. For any CRA Related Infrastructure Improvement(s) for which the City is not the entity ultimately responsible for ownership and maintenance, the CDD may also be required to submit documentation from that entity evidencing its approval or acceptance of the pertinent CRA Related Infrastructure Improvement(s) as a condition to obtaining reimbursement.

4.4.2 The City and any necessary Project party shall have entered into the CBA (defined below) for the Project, such Project parties shall certify that same are in compliance with said CBA;

4.4.3 The CDD shall have provided to City and Agency a fully-executed agreement between the CDD and the Developer wherein the CDD expressly agrees to construct the Infrastructure Improvements that arise from the Development Agreement including the CRA Related Infrastructure Improvements.

4.5 Reimbursement Process. CDD may deliver a reimbursement request to the Agency and the City (a "Reimbursement Request") which shall be deemed sufficient and complete by the Agency and the City if accompanied by: (i) a statement itemizing and describing the CRA Related Infrastructure Improvement costs within each of the Subject CRAs for which CDD is seeking reimbursement, certified by the CDD District Engineer, together with appropriate back-up documentation verifying the same; (ii) a statement certified by CDD District Counsel that the amount set forth in the Reimbursement Request complies with the limits set forth in Section 4.6 and Exhibit D of this Agreement, together with documentation confirming the amount of tax increment revenue generated from the portion of the CDD Property located in each of the Subject CRA(s) covered by the Reimbursement Request; (iii) a link to download electronic copies of as-built surveys, as applicable of the CRA Related Infrastructure Improvements (or portions or components thereof) described in the Reimbursement Request; (iv) a list of the issued City permit numbers that cover the component of CRA Related Infrastructure Improvements described in the Reimbursement Request; and (v) confirmation from the City or responsible entity that it has accepted the CRA Related Infrastructure (or component part or phase) described in the Reimbursement Request.

4.6 Reimbursement Limits.

The Parties agree that in no event shall the Agency's total obligation to reimburse the CDD for all of the CRA Related Infrastructure Improvements in each of the Subject CRAs exceed the amounts set forth on Exhibit D attached hereto and made a part hereof by this reference, which sets forth the maximum reimbursement amount for all CRA Related Infrastructure Improvement in each of the Subject CRAs. In addition, it is agreed that:

4.6.1 Annually, the Agency's reimbursement obligation shall not exceed: (i) the amount of tax increment revenue then generated by the Project in the Subject CRAs from which the reimbursement is sought as of the date of the reimbursement request by CDD, *less* (ii) any reimbursements previously remitted by Agency to CDD in the Subject CRAs from which the reimbursement is sought as of the date of the reimbursement request by CDD.

4.6.2 If the annual reimbursement request amounts for CRA Related Infrastructure Improvements in a Subject CRA exceed the annual limits contained in Section 4.6.1 above (a "Shortfall"), the CDD may seek reimbursement for the amount of the Shortfall when the Subject CRA has recognized an amount of tax increment revenue in the applicable Subject CRA arising from the Project property therein that equals or exceeds the Shortfall arising from the reimbursement request for the applicable Subject CRA. CDD will accrue Shortfall credits on a cumulative basis if a Shortfall exists in more than one year.

4.6.3 In addition, the CDD may request that the Agency consider a Reimbursement Request in the Downtown CRA, only, that exceeds the limitations contained in Section 4.6.1 despite the occurrence of a Shortfall; provided, however, any Reimbursement Request for CRA Related Infrastructure Improvements in the Downtown CRA in excess of the limitations contained in Section 4.6.1 must be expressly approved by the Agency board and may only be considered if the Downtown CRA has uncommitted tax increment funds for such fiscal year.

4.6.4 The Agency shall not be required to fund any Reimbursement Request until after October 1, 2025, which is the beginning of the Agency's 2026 fiscal year.

4.7 Warranty. Prior to, and as a specific condition of acceptance of all or any of the CRA Related Infrastructure Improvements, the CDD shall provide the City with a warranty regarding the applicable CRA Related Infrastructure Improvements, together with any other security as may be required in connection with the warranty of said improvements pursuant to Applicable Law, which expressly includes the warranty amount required for infrastructure improvements under the City's subdivision code and regulations. The warranty shall be in a form and content acceptable to the City and shall at a minimum provide that (i) all materials used are new and of good quality, free from defect; (ii) that the CDD warrants the construction and operation of the Infrastructure Improvements for twelve (12) months from their acceptance by the City; and (iii) that the CDD shall repair any defects in the Infrastructure Improvements discovered by the City during such 12 months provided that such defects were not caused by the City's sole negligence.

5. Community Benefits Agreement. Notwithstanding any provision herein to the contrary, the Agency shall not be under any obligation to reimburse the CDD for any of the CRA Related Infrastructure Improvements until the community benefits agreement ("CBA") for the Project has been executed and approved in accordance with sections 2-850 through and including 2-856 of the City Code.

6. Miscellaneous.

6.1 Time of the Essence. Time is of the essence with respect to this Agreement.

6.2 Authority of the Agency Director. Whenever this Agreement requires or provides for approval of a reimbursement request, and information, instruments, or documents

submitted in support of such a reimbursement request are provided in accordance with this Agreement, the Agency Director is hereby authorized to act on behalf of the Agency, and the CDD may rely on written approval or direction issued by the Agency Director. However, if a request from the CDD requires an amendment to this Agreement or if this Agreement expressly requires the approval of the Agency Board, then a motion approved by a majority of the Agency board will be required.

6.3 Estoppel Statements. No more than once a year, except in the case of a financial closings related to the Project or with respect to any sales of properties related to the Project, within thirty (30) days following request from a Party hereto, the other Party shall deliver a statement executed and acknowledged by such other Party, in form reasonably satisfactory to the requesting Party, stating to the best of such other Party's knowledge whether either Party hereto is in default hereunder and such other information as the requesting Party may reasonably request.

6.4 Controlling Law; Venue. This Agreement, and any disputes hereunder, shall be construed in accordance with the laws of the State of Florida and enforced in the courts of the State of Florida with venue being in Hillsborough County, Florida.

6.5 Entire Agreement; Severability; Captions. This writing embodies the entire agreement and understanding between the parties hereto; and there are no other agreements and understandings, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby. No alteration, change, waiver or modification of the terms of this Agreement shall be valid unless made in writing and signed by all Parties hereto after approval by the governing body of each of the Parties. This Agreement by and between the Parties hereto supersedes all prior agreements, written or oral relating to the subject matter hereof; provided, however, that the Development Agreement and Infrastructure Agreement remain in full force and effect. If any provision of this Agreement is contrary to, prohibited by, or deemed invalid by applicable laws or regulations of any jurisdiction in which it is sought to be enforced, then such provision shall be deemed inapplicable and omitted; but such omission shall not invalidate the remaining provisions of this Agreement. The captions are inserted only as a matter of convenience and for reference and in no way define, limit, nor describe the scope of this Agreement, nor the intent of content of any provision contained herein.

6.6 Equal Employment Opportunity and Non-Discrimination. In connection with the execution of this Agreement, the CDD (or its contractors, subcontractors or suppliers of any tier) will not discriminate against employees or applicants for employment because of race, religion, color, sex, age, familial status, marital status, physical disability, sexual orientation, or national origin. The CDD will take affirmative actions to ensure that applicants are employed and that employees are treated during the employment without regard to their race, religion, color, sex, age, familial status, marital status, physical disability, sexual orientation, or national origin. Such actions will include, but not be limited to, the following: employment, upgrading, demotion, transfer, layoff, termination and rates of pay and other forms of compensation, training programs and selection for training, apprenticeship, recruitment or recruitment advertising, and employment goals. In addition, the CBA will obligate the CDD or any entity acting on behalf of the CDD to comply with both the women and minority business enterprise ("WMBE") and small local business enterprise ("SLBE") requirements contained in Chapter 26.5 of the City Code in the selection of contractors, subcontractors or suppliers in connection with the CRA Related Infrastructure Improvements, or such other WMBE and SLBE minimum requirements as may be agreed upon in the CBA.

6.7 Public Records. The Parties each agree to comply with Florida's Public Records Laws in connection with this Agreement, and specifically will: (1) keep and maintain public records that are required to be or ordinarily and necessarily would be required for the construction of the CRA Related Infrastructure Improvements; (2) provide the public with access to such public records in accordance with and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; (3) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, including, but not limited to, Section 288.075 Florida Statutes; and (4) meet all requirements for retaining public records.

IF A PARTY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THEIR DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE OFFICE OF THE CITY ATTORNEY AT 813 274-8996, CARL.BRODY@TAMPAGOV.NET, AND MAILING ADDRESS OF OFFICE OF THE CITY ATTORNEY, OLD CITY HALL, 5TH FLOOR, 315 E. KENNEDY BLVD., TAMPA, FL 33602.

6.8 Term. This Agreement shall expire as to the reimbursement obligation of the Agency for the portion of the CRA Related Infrastructure Improvements in a Subject CRA, upon the earlier of (a) the payment by the Agency for the completed CRA Related Infrastructure Improvements within a Subject CRA up to the maximum reimbursement limits contained in Exhibit D, or (b) the termination of that Subject CRA. Additionally, this Agreement shall automatically terminate in its entirety upon the earlier of (x) complete payment for the completed CRA Related Infrastructure Improvements in all of the Subject CRAs (up to the maximum reimbursement limits contained in Exhibit D), or (y) immediately upon the expiration of the last expiring Subject CRA. There will be no obligation on the part of either the Agency or the City to reimburse the CDD for any CRA Related Infrastructure Improvements located within one of the Subject CRAs after that Subject CRA has terminated.

6.9 CDD Debt. If the CDD issues any debt, notes or bonds to finance the construction of the CRA Related Infrastructure Improvements, any offering memorandum or note offered or executed in connection therewith shall contain a legend in substantially the following form:

"THE [BONDS, QUALIFIED NOTES, INDEBTEDNESS] OF THIS ISSUE DO NOT CONSTITUTE A DEBT OR OBLIGATION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF TAMPA, FLORIDA, THE CITY OF TAMPA, FLORIDA, THE STATE OF FLORIDA OR ANY OTHER GOVERNMENTAL OR TAXING ENTITY OTHER THAN THE GAS WORX COMMUNITY DEVELOPMENT DISTRICT. THE ONLY OBLIGATION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF TAMPA, FLORIDA IS TO REIMBURSE THE GAS WORX COMMUNITY DEVELOPMENT DISTRICT FOR CERTAIN COMPLETED PUBLIC INFRASTRUCTURE IMPROVEMENTS PURSUANT TO AND SUBJECT TO THE CONDITIONS AND LIMITATIONS CONTAINED IN THAT CERTAIN INTERLOCAL AGREEMENT BY AND BETWEEN THE GAS WORX COMMUNITY DEVELOPMENT DISTRICT, THE CITY OF TAMPA, FLORIDA, AND THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF TAMPA, FLORIDA. NO TAX INCREMENT REVENUES ARE PLEDGED TO REPAY ANY BONDS ISSUED FOR THE CONSTRUCTION OF SAID PUBLIC INFRASTRUCTURE IMPROVEMENTS."

6.10 Default. Each of the Parties to this Agreement shall give the other Parties written notice of any default under this Agreement and shall allow the defaulting Party thirty (30) days from its receipt of such notice within which to cure any such default or, if it cannot be cured within said thirty (30)

day period, to commence and thereafter diligently pursue to completion such cure and to thereafter notify the other Parties of the actual cure of any such default.

6.11 Limitations on Liability. Nothing in this Agreement shall be deemed or construed as a waiver of any privilege, immunity or other protection which may be available to the City, the Agency or the CDD under the doctrine of sovereign immunity or the limitations of liability contained in Section 768.28, Florida Statutes, or other statute. Nothing in this Agreement shall inure to the benefit of a third party for the purpose of allowing any claim, which would otherwise be barred by the Doctrine of Sovereign Immunity or by operation of law. No covenant, stipulation, obligation or agreement contained herein shall be deemed to be a personal covenant, stipulation, obligation or agreement of any present or future members of the governing body of the Agency, City or the CDD in its, his, hers or their individual capacity. Neither the members of the governing body of the Agency, the City or the CDD nor any official executing this Agreement shall be liable personally for any matter relating to this Agreement or for the approval and execution of this Agreement.

6.12 No Joint Venture. This Agreement does not create any obligation or relationship such as a partnership, joint venture or other similar legal relationship among or between the Parties under the laws of Florida, or any other state or the federal government.

6.13 Notices. All notices, demands, requests for approvals, reports, or other communications given by either party to another shall be in writing, and shall be sent by registered or certified mail, postage prepaid, return receipt requested, or overnight delivery service (such as federal express), or facsimile, or electronic mail or by courier service, or by hand delivery to the office of each party indicated below, with evidence of delivery of the same, and addressed as follows:

For the City: City of Tampa
Attn: Administrator Development & Econ.
Opportunity
306 E. Jackson St., 8th Floor
Tampa, Florida 33602
Email: abbey.feeley@tampagov.net

With a copy to: City of Tampa
Attn: City Attorney
315 E. Kennedy Blvd.
Tampa, Florida 33602
Email: andrea.zelman@tampagov.net
morris.massey@tampagov.net

For the Agency: City of Tampa
Attn: Agency Director
306 E. Jackson Street, 2nd Floor North
Tampa, Florida 33602
Email:

With a copy to: City of Tampa
Attn: Clifford B. Shepard
SHEPARD, SMITH,

HAND & BRACKINS, P.A.
2300 MAITLAND CENTER PKWY, STE 100
MAITLAND, FL 32751
Email: cshepard@shepardfirm.com

For the CDD:

Gasworx Community Development District
Attn: District Administrator
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Email: brian.lamb@inframark.com

With a copy to:

Gasworx Community Development District
Attn: District Counsel
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Email: vbabbar@srvlegal.com

6.14 Construction. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the parties, it being recognized that all of the Parties have contributed substantially and materially to the preparation and review of this Agreement.

6.15 Assignment. This Agreement shall not be assigned by any Party without the written consent of all the Parties hereto, after approval by each of the Parties' governing board.

6.16 Attorney's Fees and Costs. In any claim or controversy arising out of or relating to this Agreement, the prevailing party shall be awarded reasonable attorney's fees, costs and expenses.

6.17 Conflict. In the event of any conflict exists between the terms set forth in this Agreement or in any of the documents that are exhibits to this Agreement, the terms and provisions set forth in this Agreement shall prevail.

6.18 Effective Date and Recordation. Pursuant to Section 163.01(11), Florida Statutes, the "Effective Date" of this Agreement shall be the date that a fully executed counterpart of this Agreement is filed for recordation in the Public Records maintained by the Clerk of the Court for Hillsborough County, Florida. Likewise, no modification or amendment to or assignment of this Agreement shall be effective unless in writing, approved by the governing bodies of each of the Parties hereto, executed by each of the Parties, and filed for recordation in the Public Records maintained by the Clerk of the Court for Hillsborough County, Florida.

6.19 Counterparts. This Agreement may be signed in any number of counterparts each of which, when signed and delivered, shall be an original and such signed counterparts when taken together shall constitute one and the same instrument. An electronic copy of the signed Agreement is sufficient for the purposes of enforcing the terms of the Agreement.

[SIGNATURE PAGES AND EXHIBITS FOLLOW]

[SIGNATURE PAGE TO INTERLOCAL AGREEMENT]

COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF TAMPA, FLORIDA

By: [Signature]

Gwendolyn Henderson, Agency Chair

Date Signed 3/27/2025

ATTEST:

By: [Signature]

Shirley Foxx-Knowles
Agency Secretary

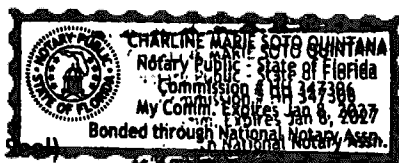
APPROVED AS TO FORM:

By: E/S

Clifford B. Shepard, Agency Attorney

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical appearance or ☐ online notarization, this 27th day of March, 2025, by Gwendolyn Henderson, as CRA Chair of City of Tampa CRA, a dependent special district of the City ("CRA"), on behalf of CRA, who is personally known to me or has produced _____ as identification.



(Notary Seal)

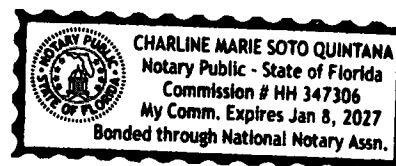
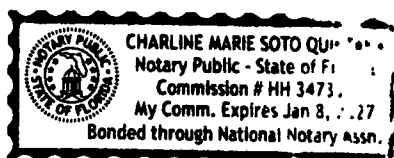
Charline Marie Soto Quintana

Notary Public - (Signature)

Print Name: Charline Marie Soto Quintana

My Commission Expires: Jan. 8, 2027

[SIGNATURE PAGE FOLLOWS]



[SIGNATURE PAGE TO INTERLOCAL AGREEMENT]

CITY OF TAMPA, FLORIDA

By: Jane Castor
Jane Castor, Mayor

Date Signed: 31/19/25

ATTEST:

By: Shirley Fox-Krueger
Shirley Fox-Krueger City Clerk

APPROVED AS TO FORM:

By: Morris C. Massey
Morris C. Massey, Deputy City Attorney

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical appearance or ☐ online notarization, this 19th day of March, 2025, by Jane Castor as MAYOR of City of Tampa, a Florida municipal corporation ("C.A."), on behalf of City, who is personally known to me or has produced _____ as identification.



(Notary Seal)

Conchi I. Tilton
Notary Public - (Signature)
Print Name: Conchi I. Tilton
My Commission Expires: 9/6/25

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO INTERLOCAL AGREEMENT]

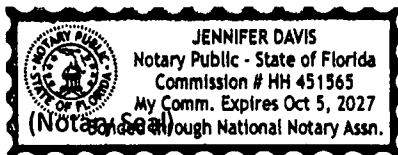
GASWORX COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Darryl Shaw, Chairman

Date Signed: 2/4/2025

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical appearance or ☐ online notarization, this 4 day of February, 2025, by Darryl Shaw, as Chairman of the GASWORX COMMUNIT DEVELOPMENT DISTRICT, a Delaware LLC ("Gasworx CDD"), on behalf of himself, who is personally known to me.



Jennifer Davis
Notary Public (Signature)
Print Name: Jennifer Davis
My Commission Expires: 10/05/2027

[SIGNATURE PAGE FOLLOWS]

EXHIBIT LIST

<u>EXHIBIT A-1</u>	Legal Description of CDD Property
<u>EXHIBIT B</u>	Reserved
<u>EXHIBIT C</u>	Phasing Plan
<u>EXHIBIT D</u>	Reimbursement Limits
<u>EXHIBIT E</u>	Reserved
<u>EXHIBIT F</u>	Reserved
<u>EXHIBIT G</u>	Infrastructure Improvements

EXHIBIT A-1

LEGAL DESCRIPTION OF CDD PROPERTY IS ON THE FOLLOWING TWO PAGES

Exhibit A

Description Sketch

SOUTH YBOR COMMUNITY DEVELOPMENT DISTRICT PARCEL

DESCRIPTION: A parcel of land lying in the Southwest 1/4 of Section 16, Township 29 South, Range 19 East, Hillsborough County, Florida, also being a portion of LESLEY'S SUBDIVISION PLAN OF EAST TAMPA, as recorded in Plat Book 1, Page 8, also being a portion of J.E. MITCHELL'S SUBDIVISION OF LESLEY'S SUBDIVISION OF EAST TAMPA, as recorded in Plat Book 1, Page 10, also being ALL of M. LEO ELLIOT SUBDIVISION OF BLOCK 24, as recorded in Plat Book 12, Page 27, also being ALL of M. LEO ELLIOT SUBDIVISION OF BLOCK 25, as recorded in Plat Book 11, Page 88, also being a portion of ALL alleys as shown on the aforesaid plats, also being a portion of the right-of-way for E. 2nd AVENUE (Louisiana Avenue per plat), E. 3rd AVENUE (Alabama Avenue per plat), E. 4th AVENUE (Tennessee Avenue per plat), MISSISSIPPI AVENUE, N. 12th STREET, PEARL STREET, CHANNELSIDE DRIVE (Elizabeth Street per plat), and N. 14th STREET (Missouri Street per plat), also being a portion of the Vacated Right-of-way for said MISSISSIPPI AVENUE, and E. 3rd AVENUE (Alabama Avenue per plat), per City of Tampa Ordinance No. 2022-148, and also being a portion of Vacated Railroad Right-of-way, as recorded in Official Records Book 7526, Page 1507, of the Public Records of Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Southwest 1/4 of Section 16, run thence along the East boundary of said Southwest 1/4 of Section 16, S.00°15'10"W, a distance of 480.21 feet; thence N.89°44'50"W, a distance of 27.09 feet to the Southeast corner of Lot 14, Block 37, of the aforesaid J.E. MITCHELL'S SUBDIVISION OF LESLEY'S SUBDIVISION OF EAST TAMPA, said point also being the POINT OF BEGINNING; thence along the intersection right-of-way for the aforesaid E. 4th AVENUE, S.00°51'49"W, a distance of 58.74 feet, to the Northeast corner of Lot 1, Block 38, of the aforesaid plat of LESLEY'S SUBDIVISION PLAN OF EAST TAMPA; thence along the East boundary of said Block 38, S.00°37'28"W, a distance of 200.03 feet, to the Southeast corner of Lot 10, said Block 38; thence along the intersection right-of-way for the aforesaid E. 3rd AVENUE, S.00°48'02"W, a distance of 69.90 feet, to the Northeast corner of Lot 1, Block 39, of the aforesaid LESLEY'S SUBDIVISION PLAN OF EAST TAMPA; thence along the East boundary of said Block 39, S.00°21'14"W, a distance of 200.04 feet, to the Southeast corner of Lot 10, said Block 39; thence along the intersection right-of-way for the aforesaid E. 2nd AVENUE, S.00°15'11"W, a distance of 99.88 feet, to the Northeast corner of Lot 1, Block 40, of the aforesaid LESLEY'S SUBDIVISION PLAN OF EAST TAMPA; thence along the East boundary of said Block 40, and the Southerly extension thereof, S.00°03'44"W, a distance of 250.09 feet, to a point on the North right-of-way line of ADAMO DRIVE (State Road No. 60); thence along said North right-of-way line, N.69°40'40"W, a distance of 762.36 feet; thence along the intersection right-of-way for the aforesaid CHANNELSIDE DRIVE, S.86°51'27"W, a distance of 100.44 feet, to a point on the Southerly boundary of Vacated Railroad Right-of-way, as recorded in Official Records Book 7526, Page 1507, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary, and the Westerly boundary there, the following six (6) courses: 1) N.89°41'30"W, a distance of 199.95 feet; 2) S.00°11'23"W, a distance of 3.05 feet; 3) Westerly, 243.23 feet along the arc of a non-tangent curve to the left having a radius of 801.28 feet and a central angle of 15°27'48" (chord bearing S.75°47'55"W, 242.49 feet); 4) Southwesterly, 171.29 feet along the arc of a non-tangent curve to the left having a radius of 1324.34 feet and a central angle of 07°24'38" (chord bearing S.67°22'23"W, 171.17 feet); 5) N.28°10'34"W, a distance of 89.93 feet; 6) N.84°08'16"E, a distance of 22.96 feet; 7) N.61°34'50"W, a distance of 165.13 feet, to a point on the Southeast boundary of C.B.X. TRANSPORTATION Railroad Right-of-way, per Right-of-way and Track Map, Station 46251+37 to 46504+37; thence along said Southeast boundary, the following six (6) courses: 1) N.39°39'08"E, a distance of 101.29 feet; 2) S.61°52'51"E, a distance of 15.78 feet; 3) N.41°04'32"E, a distance of 492.31 feet; 4) N.39°21'23"E, a distance of 180.75 feet; 5) Northeasterly, 372.69 feet along the arc of a non-tangent curve to the right having a radius of 1763.65 feet and a central angle of 12°06'28" (chord bearing N.48°25'33"E, 372.00 feet); 6) Northeasterly, 606.68 feet along the arc of a non-tangent curve to the right having a radius of 1593.65 feet and a central angle of 18°29'39" (chord bearing N.57°34'40"E, 604.46 feet), to a point on the East boundary of Block 27, of the aforesaid LESLEY'S SUBDIVISION PLAN OF EAST TAMPA; thence along said East boundary, and the Southerly extension thereof, S.00°24'07"W, a distance of 92.09 feet, to the Northeast corner of Lot 1, Block 26, of said LESLEY'S SUBDIVISION PLAN OF EAST TAMPA; thence along the intersection right-of-way for E. 5th AVENUE (Kentucky Avenue per plat), as shown on said plat of LESLEY'S SUBDIVISION PLAN OF EAST TAMPA, S.89°40'15"E, a distance of 49.87 feet, to a point on the East right-of-way line of the aforesaid N.14th STREET; thence along said East right-of-way line, S.00°18'10"W, a distance of 200.36 feet, to a point on the North right-of-way line of the aforesaid E. 4th AVENUE; thence along said North right-of-way line, S.89°28'54"E, a distance of 353.63 feet to the POINT OF BEGINNING.

Containing 25.969 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

DESCRIPTION: ALL of Lots 6 and 9, of MARYLAND AVENUE SUBDIVISION, according to the plat thereof as recorded in Plat Book 41, Pages 71-1 through 71-3, of the Public Records of Hillsborough County, Florida.

Containing 4.996 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

DESCRIPTION: ALL of Lots 4 through 7, inclusive, Block 38, and that portion of the 10 foot wide alley lying between said Lots 4 and 5 and said Lots 6 and 7, of LESLEY'S SUBDIVISION PLAN OF EAST TAMPA, as recorded in Plat Book 1, Page 8, of the Public Records of Hillsborough County, Florida.

Containing 0.650 acres, more or less.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

DESCRIPTION: Lots 2, 3, 4, 5, 6, 7, 8 and 9, in Block 39, of LESLEY'S SUBDIVISION, according to Plat thereof as recorded in Plat Book 1, Page 8, of the Public Records of Hillsborough County, Florida; LESS the East 30 feet of Lots 2 and 9; TOGETHER WITH that certain alley lying between Lot 2, less the East 30 feet thereof and Lots 3, 4 and 5 on the North and Lots 6, 7, 8 and 9, less the East 30 feet of Lot 9, on the South, which alley runs East and West through Block 39 of said subdivision.

Containing 1.153 acres, more or less.

ALTOGETHER containing 29.162 acres, more or less.

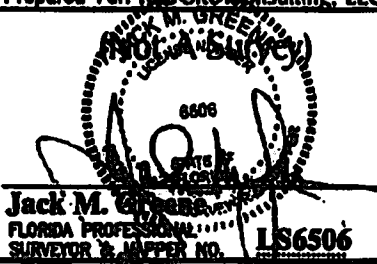

PROJECT: South Ybor C.D.D.			Prepared For: Rite Site Consulting, LLC																													
PHASE: SKETCH & DESCRIPTION																																
DRAWN: JMG DATE: 11/28/22 CHECKED BY: JMG																																
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EXHIBIT B

RESERVED

EXHIBIT C

PHASING PLAN IS LOCATED ON THE FOLLOWING PAGE

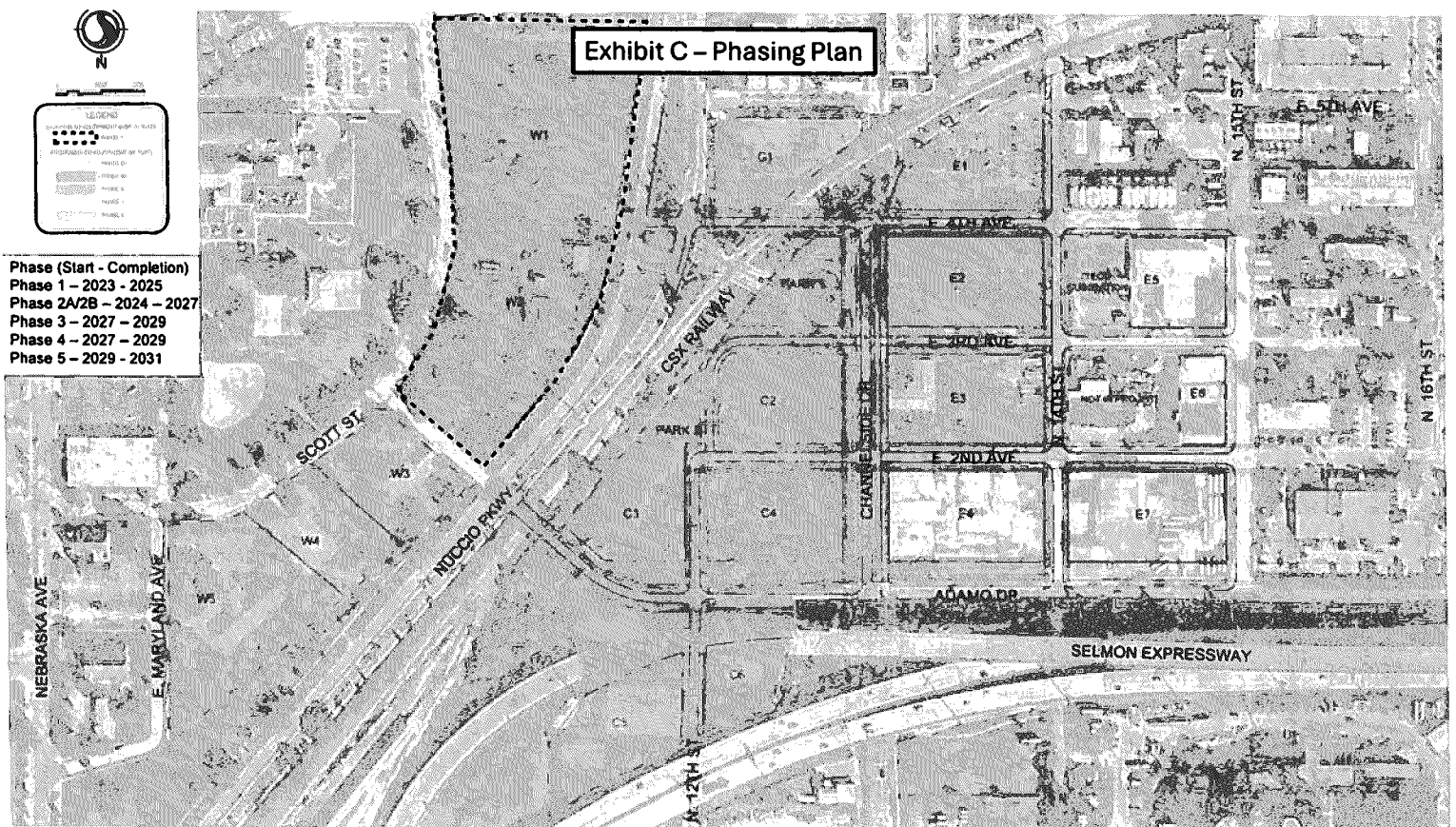


EXHIBIT D

TOTAL MAXIMUM REIMBURSEMENT LIMITS FOR THE SUBJECT CRAs

Subject CRA	Reimbursement Limit
Central Park	\$3,599,028.00
Downtown	\$14,927,498.00
Ybor City 2	\$13,781,342.00
TOTAL	\$32,307,868.00

[END OF EXHIBIT D]

EXHIBIT E

RESERVED

EXHIBIT F

RESERVED

EXHIBIT G

CRA RELATED INFRASTRUCTURE IMPROVEMENTS

Central Park CRA Infrastructure Improvements

- Relocation of approximately 3,295 feet of subsurface TECO Peoples Gas high-pressure gas main.
- Relocation of approximately 900 feet of 24" public water line.
- Extension of approximately 1,000 feet of 4" public sanitary sewer (force main).
- Facilitate restoration of original street grid pattern by constructing approximately 400' of the western extension of East 4th Avenue between Nuccio Parkway and Scott Street.
- Improve East 4th Avenue for pedestrian, bicycle and vehicular traffic, including construction of approximately 800 feet of new sidewalks.

Downtown CRA Infrastructure Improvements

- Relocation of approximately 730 feet of subsurface TECO Peoples Gas main and regulators.
- Construction of approximately 1,270 feet of new public water line.
- Construction of approximately 740 feet of new public sanitary sewer.
- Construction of approximately 600 feet of new public stormwater sewer.
- Underground 400 feet of overhead TECO transmission and distribution lines.
- Facilitate grid restoration through construction of multiple, new roadways, to include:
 - Extension of East Scott Drive approximately 480 feet between Nuccio Parkway and new East 1st Avenue.
 - Extension of East 2nd Avenue approximately 375 feet between Channelside Drive and 12th Street.
 - Extension of 12th Street approximately 275 feet between new East 1st Avenue and East 2nd Avenue.
 - Construction of new East 1st Avenue approximately 325 feet between Channelside Drive and 12th Street
- Reconstruction of west half of Channelside Drive approximately 500 feet between Adamo Drive and new Paseo (3rd Avenue).
- New CSX rail crossing on East 1st Avenue.
- Construct pedestrian street known as The Paseo along vacated portion of East 3rd Avenue between Channelside Drive and CSX right of way.
- Construction of 10' wide multi-use trail along CSX railway that will intersect with City's green spine and connect to the Selmon Greenway.

Ybor City 2 CRA Infrastructure Improvements

- Extension of approximately 730 feet of new public water line.
- Extension of approximately 1170 feet of new public sanitary sewer.
- Underground 350 feet of overhead TECO transmission and distribution lines.
- Reconstruction of approximately 350 feet of East 4th Avenue between Channelside Drive and 14th Street, including addition of sidewalks and streetscape per the Gasworx Design Guidelines.

- Reconstruction of approximately 400 feet of 14th Street between East 4th Avenue and East 2nd Avenue, including addition of sidewalks and streetscape per the Gasworx Design Guidelines.
- Reconstruction of east half of Channelside Drive approximately 770 feet between Adamo Drive and East 4th Avenue per the Gasworx Design Guidelines.
- Facilitate grid restoration through extension of East 4th Avenue approximately 150 feet and the removal of roundabout at Channelside Drive.
- Subject to obtaining lease agreement with City, construct public park in location of former roundabout.
- Construct approximately 350 feet of pedestrian street, known as The Paseo, along vacated portion of East 3rd Avenue between Channelside Drive and 14th Street.
- Construction of TECO Streetcar stop on Channelside Drive.

[END OF EXHIBIT G]

Third Order of Business

3D



April 22, 2025

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2025, listed below.

Community Development District	Number of Registered Electors
Gas Worx CDD	8

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services



Fourth Order of Business

4A

**MINUTES OF MEETING
GAS WORX
COMMUNITY DEVELOPMENT DISTRICT**

The Special meeting of the Board of Supervisors of Gas Worx Community Development District was held on Thursday, December 19, 2024, and called to order at 1:35 pm at the offices of Kettler's located at 1314 E. 7th Avenue, Tampa, FL 33605.

Present and constituting a quorum were:

Darryl Shaw	Chairperson
Graham Tyrrell	Vice Chairperson
Tee Ann Bailey	Assistant Secretary
Rhonda Nelson	Assistant Secretary

Also present were:

Brian Lamb	District Manager
Vivek Babbar	District Counsel (<i>via Zoom</i>)
Tonja Stewart	District Engineer (<i>via Zoom</i>)

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Lamb called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Amended and Restated Report of the Engineer

Ms. Stewart presented her report to the Board. Discussion ensued.

On MOTION by Mr. Tyrrell seconded by Mr. Shaw, with all in favor, Restated Engineers Report, in substantial form, was amended. 4-0

B. Amended First Supplemental Assessment Methodology

Mr. Lamb presented the Methodology report. Discussion ensued.

On MOTION by Mr. Tyrrell seconded by Mr. Shaw, with all in favor, First Supplemental Assessment Methodology, in substantial form, was amended. 4-0
--

C. Other Matters Related to Bond Issuance

This item was not discussed.

D. General Matters

There being no general matters, the next order of business followed.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Meeting Minutes; February 12, 2024; Special Organizational Meeting**
- B. Approval of Meeting Minutes; March 18, 2024; Landowner's Election**
- C. Approval of Meeting Minutes; March 18, 2024; Landowner's Election & Regular Meeting**
- D. Approval of Meeting Minutes; April 15, 2024; Public Hearings & Regular Meeting**
- E. Approval of Meeting Minutes; July 23, 2024; Continued Regular Meeting**

On MOTION by Mr. Tyrrell seconded by Mr. Shaw, with all in favor, the Consent Agenda, was approved. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There being no reports, the next order of business followed.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Tyrrell seconded by Ms. Bailey, with all in favor the meeting was adjourned. 4-0

Brian Lamb
District Manager

Darryl Shaw
Chairperson

Fourth Order of Business

4B

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

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
<u>REVENUES</u>				
Developer Contribution	\$ 297,475	\$ -	\$ (297,475)	0.00%
TOTAL REVENUES	297,475	-	(297,475)	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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%
Total Administration	101,725	7,584	94,141	7.46%
<u>Utility Services</u>				
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%
Total Utility Services	50,750	-	50,750	0.00%
<u>Landscape Services</u>				
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%
Total Landscape Services	102,000	-	102,000	0.00%
<u>Building/Ground Maintenance</u>				
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%
Total Building/Ground Maintenance	43,000	-	43,000	0.00%
TOTAL EXPENDITURES	297,475	7,584	289,891	2.55%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(7,584)	(7,584)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(24,680)		
FUND BALANCE, ENDING		\$ (32,264)		

Gas Worx Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

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 January 31, 2025

(In Whole Numbers)

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

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
<u>REVENUES</u>				
Developer Contribution	\$ 297,475	\$ -	\$ (297,475)	0.00%
TOTAL REVENUES	297,475	-	(297,475)	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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%
Total Administration	101,725	11,992	89,733	11.79%
<u>Utility Services</u>				
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%
Total Utility Services	50,750	-	50,750	0.00%
<u>Landscape Services</u>				
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%
Total Landscape Services	102,000	-	102,000	0.00%
<u>Building/Ground Maintenance</u>				
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%
Total Building/Ground Maintenance	43,000	-	43,000	0.00%
TOTAL EXPENDITURES	297,475	11,992	285,483	4.03%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(11,992)	(11,992)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(24,680)		
FUND BALANCE, ENDING		\$ (36,672)		

Gas Worx CDD

Friday, February 7, 2025
Page 1

Statement Date 01/31/2025

G/L Account No. 101002 Balance	1,419.57	Statement Balance	1,419.57
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	1,419.57
Subtotal	1,419.57	Outstanding Checks	0.00
Negative Adjustments	0.00		
		Ending Balance	1,419.57
Ending G/L Balance	1,419.57		

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							

Gas Worx Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2025

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 February 28, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 51,892
TOTAL ASSETS	\$ 51,892
<u>LIABILITIES</u>	
Accounts Payable	\$ 52,767
TOTAL LIABILITIES	52,767
<u>FUND BALANCES</u>	
Unassigned:	(875)
TOTAL FUND BALANCES	(875)
TOTAL LIABILITIES & FUND BALANCES	\$ 51,892

GAS WORX COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
<u>REVENUES</u>				
Developer Contribution	\$ 297,475	\$ 50,473	\$ (247,002)	16.97%
TOTAL REVENUES	297,475	50,473	(247,002)	16.97%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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	4,113	4,387	48.39%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Manager	25,000	15,581	9,419	62.32%
Accounting Services	9,000	5,559	3,441	61.77%
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	4,195	(2,995)	349.58%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	101,725	26,667	75,058	26.21%
<u>Utility Services</u>				
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%
Total Utility Services	50,750	-	50,750	0.00%
<u>Landscape Services</u>				
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 February 28, 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%
Total Landscape Services	102,000	-	102,000	0.00%
<u>Building/Ground Maintenance</u>				
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%
Total Building/Ground Maintenance	43,000	-	43,000	0.00%
TOTAL EXPENDITURES	297,475	26,667	270,808	8.96%
Excess (deficiency) of revenues				
Over (under) expenditures	-	23,806	23,806	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(24,681)		
FUND BALANCE, ENDING		\$ (875)		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
02/26/2025	Payment	BD00002		Deposit No. BD00002			50,472.73
Total Outstanding Deposits							50,472.73

Gas Worx Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

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 March 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 2,333
TOTAL ASSETS	\$ 2,333
<u>LIABILITIES</u>	
Accounts Payable	\$ 10,804
TOTAL LIABILITIES	10,804
<u>FUND BALANCES</u>	
Unassigned:	(8,471)
TOTAL FUND BALANCES	(8,471)
TOTAL LIABILITIES & FUND BALANCES	\$ 2,333

GAS WORX COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
Developer Contribution	\$ 297,475	\$ 50,473	\$ (247,002)	16.97%
TOTAL REVENUES	297,475	50,473	(247,002)	16.97%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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	8,500	-	100.00%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Manager	25,000	18,789	6,211	75.16%
Accounting Services	9,000	5,559	3,441	61.77%
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	4,195	(2,995)	349.58%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	101,725	34,262	67,463	33.68%

GAS WORX COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>Utility Services</u>				
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%
Total Utility Services	50,750	-	50,750	0.00%
<u>Landscape Services</u>				
Contracts-Landscape	75,000	-	75,000	0.00%
R&M-Drainage	1,000	-	1,000	0.00%
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%
Total Landscape Services	102,000	-	102,000	0.00%
<u>Building/Ground Maintenance</u>				
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%
Total Building/Ground Maintenance	43,000	-	43,000	0.00%
TOTAL EXPENDITURES	297,475	34,262	263,213	11.52%
Excess (deficiency) of revenues				
Over (under) expenditures	-	16,211	16,211	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(24,682)		
FUND BALANCE, ENDING		\$ (8,471)		

Gas Worx CDD

Page 1

Statement Date 03/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/26/2025	Payment	BD00002	Developer Contribution	Deposit No. BD00002	50,472.73	50,472.73	0.00
Total Deposits					50,472.73	50,472.73	0.00
Checks							
							0.00
03/05/2025	Payment	1013	INFRAMARK LLC	Check for Vendor V00003	-38,168.11	-38,168.11	0.00
03/05/2025	Payment	1014	STRALEY ROBIN VERICKER	Check for Vendor V00006	-8,990.88	-8,990.88	0.00
03/17/2025	Payment	1015	STRALEY ROBIN VERICKER	Check for Vendor V00006	-1,200.00	-1,200.00	0.00
03/20/2025	Payment	1016	STRALEY ROBIN VERICKER	Check for Vendor V00006	-1,200.00	-1,200.00	0.00
Total Checks					-49,558.99	-49,558.99	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Gas Worx Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

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 April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 758
TOTAL ASSETS	\$ 758
<u>LIABILITIES</u>	
Accounts Payable	\$ 9,229
TOTAL LIABILITIES	9,229
<u>FUND BALANCES</u>	
Unassigned:	(8,471)
TOTAL FUND BALANCES	(8,471)
TOTAL LIABILITIES & FUND BALANCES	\$ 758

GAS WORX COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Developer Contribution	\$ 297,475	\$ 50,473	\$ (247,002)	16.97%
TOTAL REVENUES	297,475	50,473	(247,002)	16.97%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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	8,500	-	100.00%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Manager	25,000	18,789	6,211	75.16%
Accounting Services	9,000	5,559	3,441	61.77%
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	4,195	(2,995)	349.58%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	101,725	34,262	67,463	33.68%
<u>Utility Services</u>				
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%
Total Utility Services	50,750	-	50,750	0.00%

GAS WORX COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>Landscape Services</u>				
Contracts-Landscape	75,000	-	75,000	0.00%
R&M-Drainage	1,000	-	1,000	0.00%
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%
Total Landscape Services	102,000	-	102,000	0.00%
<u>Building/Ground Maintenance</u>				
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%
Total Building/Ground Maintenance	43,000	-	43,000	0.00%
TOTAL EXPENDITURES	297,475	34,262	263,213	11.52%
Excess (deficiency) of revenues				
Over (under) expenditures	-	16,211	16,211	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(24,682)		
FUND BALANCE, ENDING		\$ (8,471)		

Tuesday, May 6, 2025
Page 1

Statement Date 04/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
04/04/2025	Payment	1017	STRALEY ROBIN VERICKER	Check for Vendor V00006	-1,575.00	-1,575.00	0.00
Total Checks					-1,575.00	-1,575.00	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Fourth Order of Business

4C

GAS WORX COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2024 to 12/31/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1007	12/18/24	BUSINESS OBSERVER	24-02448H	NOTICE OF PUBLIC HEARING	Legal Advertising	548002-51301	\$122.50
001	1008	12/23/24	FLORIDA COMMERCE	91702	FY 25 SPECIAL DISTRICT FEE	Dues, Licenses, Subscriptions	554020-51301	\$175.00
001	1008	12/23/24	FLORIDA COMMERCE	91702 LF	Late Fees FY25 Special District Fees	Dues, Licenses, Subscriptions	554020-51301	\$25.00
001	1009	12/31/24	TAMPA BAY TIMES	332072 080724	LEGAL AD	Legal Advertising	548002-51301	\$4,785.80
001	1009	12/31/24	TAMPA BAY TIMES	CM 354880	Credit Memo 000002	Legal Advertising	548002-51301	(\$4,221.50)
001	1009	12/31/24	TAMPA BAY TIMES	355297 081424	LEGAL AD 08/14/24	Legal Advertising	548002-51301	\$4,785.80
001	1009	12/31/24	TAMPA BAY TIMES	362995 100924	NOTICE OF MEETING	LEGAL AD	548002-51301	\$495.00
001	1009	12/31/24	TAMPA BAY TIMES	13194 121124	LEGAL AD	Legal Advertising	548002-51301	\$376.00
Fund Total								<u>\$6,543.60</u>

Total Checks Paid	\$6,543.60
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GAS WORX COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2025 to 01/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1010	01/13/25	TAMPA BAY TIMES	102324-3667	LEGAL AD	Legal Advertising	548002-51301	\$369.50
Fund Total								<u>\$369.50</u>

Total Checks Paid	\$369.50
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GAS WORX COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2025 to 02/28/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Total Checks Paid	\$0.00
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GAS WORX COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2025 to 03/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1013	03/05/25	V00003	INFRAMARK LLC	126220	Invoice 000023	ACCOUNTING SERVICES MAY 2024	532001-51301	\$1,000.00
001	1013	03/05/25	V00003	INFRAMARK LLC	126220	Invoice 000023	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1013	03/05/25	V00003	INFRAMARK LLC	126220	Invoice 000023	WEBSITE ADMIN MAY 2024	549936-51301	\$125.00
001	1013	03/05/25	V00003	INFRAMARK LLC	124835	Invoice 000024	ACCOUNTING SERVICES MAY 2024	532001-51301	\$1,000.00
001	1013	03/05/25	V00003	INFRAMARK LLC	124835	Invoice 000024	DISTRICT MANAGEMENT MAY 2024	531150-51301	\$2,083.33
001	1013	03/05/25	V00003	INFRAMARK LLC	124835	Invoice 000024	WEBSITE ADMIN MAY 2024	549936-51301	\$125.00
001	1013	03/05/25	V00003	INFRAMARK LLC	130538	VARIABLES AUG 24	ACCOUNTING SERVICES MAY 2024	532001-51301	\$1,000.00
001	1013	03/05/25	V00003	INFRAMARK LLC	130538	VARIABLES AUG 24	DISTRICT MANAGEMENT MAY 2024	531150-51301	\$2,083.33
001	1013	03/05/25	V00003	INFRAMARK LLC	130538	VARIABLES AUG 24	WEBSITE ADMIN MAY 2024	549936-51301	\$125.00
001	1013	03/05/25	V00003	INFRAMARK LLC	128901	Invoice 000029	ACCOUNTING SERVICES MAY 2024	532001-51301	\$1,000.00
001	1013	03/05/25	V00003	INFRAMARK LLC	128901	Invoice 000029	DISTRICT MANAGEMENT MAY 2024	531150-51301	\$2,083.33
001	1013	03/05/25	V00003	INFRAMARK LLC	128901	Invoice 000029	WEBSITE ADMIN MAY 2024	549936-51301	\$125.00
001	1013	03/05/25	V00003	INFRAMARK LLC	132449	DISTRICT INVOICE	SEPT. 2024	532001-51301	\$1,000.00
001	1013	03/05/25	V00003	INFRAMARK LLC	132449	DISTRICT INVOICE	SEPT. 2024	531150-51301	\$2,083.33
001	1013	03/05/25	V00003	INFRAMARK LLC	132449	DISTRICT INVOICE	SEPT. 2024	549936-51301	\$125.00
001	1013	03/05/25	V00003	INFRAMARK LLC	134541	DISTRICT INVOICE FEB 24	ACCOUNTING SERVICES FEB 2024	532001-51301	\$558.90
001	1013	03/05/25	V00003	INFRAMARK LLC	134541	DISTRICT INVOICE FEB 24	DISTRICT MANAGEMENT FEB 2024	531150-51301	\$1,164.38
001	1013	03/05/25	V00003	INFRAMARK LLC	134541	DISTRICT INVOICE FEB 24	WEBSITE ADMIN FEB 2024	549936-51301	\$69.86
001	1013	03/05/25	V00003	INFRAMARK LLC	134894	DISTRICT INVOICE OCT 2024	ACCOUNTING SERVICES OCT 2024	532001-51301	\$1,000.00
001	1013	03/05/25	V00003	INFRAMARK LLC	134894	DISTRICT INVOICE OCT 2024	DISTRICT MANAGEMENT OCT 2024	531150-51301	\$2,083.33
001	1013	03/05/25	V00003	INFRAMARK LLC	134894	DISTRICT INVOICE OCT 2024	WEBSITE ADMIN OCT 2024	549936-51301	\$125.00
001	1013	03/05/25	V00003	INFRAMARK LLC	139122	DISTRICT INVOICE	ACCOUNTING SERVICES DEC 2024	532001-51301	\$1,000.00
001	1013	03/05/25	V00003	INFRAMARK LLC	139122	DISTRICT INVOICE	DISTRICT MANAGEMENT DEC 2024	531150-51301	\$2,083.33
001	1013	03/05/25	V00003	INFRAMARK LLC	139122	DISTRICT INVOICE	WEBSITE ADMIN DEC 2024	549936-51301	\$125.00
001	1013	03/05/25	V00003	INFRAMARK LLC	141138	DISTRICT INVOICE JAN 25	ACCOUNTING SERVICES JAN 25	532001-51301	\$1,000.00
001	1013	03/05/25	V00003	INFRAMARK LLC	141138	DISTRICT INVOICE JAN 25	DISTRICT MANAGEMENT JAN 25	531150-51301	\$2,083.33
001	1013	03/05/25	V00003	INFRAMARK LLC	141138	DISTRICT INVOICE JAN 25	WEBSITE ADMIN JAN 25	549936-51301	\$125.00
001	1013	03/05/25	V00003	INFRAMARK LLC	112953-1	Management Services March 2024	March Management Fees	531150-51301	\$2,083.33
001	1013	03/05/25	V00003	INFRAMARK LLC	112953-1	Management Services March 2024	Accounting Services March 2024	532001-51301	\$1,000.00
001	1013	03/05/25	V00003	INFRAMARK LLC	112953-1	Management Services March 2024	Website Maintenance/Admin March 2024	549936-51301	\$125.00
001	1013	03/05/25	V00003	INFRAMARK LLC	112956	ORGANIZATIONAL MEETING	ORGANIZATONAL MEETING	531150-51301	\$4,000.00
001	1013	03/05/25	V00003	INFRAMARK LLC	112956	ORGANIZATIONAL MEETING	WEBSITE CREATION	549936-51301	\$3,500.00
001	1014	03/05/25	V00006	STRALEY ROBIN VERICKER	24342	GENERAL CONSULTING - PROFESSIONAL SERVICES THRU -	District Counsel	531146-51401	\$4,318.25
001	1014	03/05/25	V00006	STRALEY ROBIN VERICKER	24820	Invoice 000025	GENERAL LEGAL SRVCS THROUGH 05/31/24	531146-51401	\$1,897.27
001	1014	03/05/25	V00006	STRALEY ROBIN VERICKER	25230	GENERAL LEGAL SRVCS THROUGH 08/31/24	District Counsel	531146-51401	\$800.00
001	1014	03/05/25	V00006	STRALEY ROBIN VERICKER	25115	GENERAL LEGAL SRVCS THROUGH 07/31/24	District Counsel	531146-51401	\$262.50
001	1014	03/05/25	V00006	STRALEY ROBIN VERICKER	25479	Legal Fees	GENERAL LEGAL SRVCS THROUGH 9/30/24	531146-51401	\$225.00
001	1014	03/05/25	V00006	STRALEY ROBIN VERICKER	24492	PROFESSIONAL SERVICES THROUGH 03.312024	GENERAL LEGAL SRVCS THROUGH - 03/31/2024	531146-51401	\$729.50
001	1014	03/05/25	V00006	STRALEY ROBIN VERICKER	24975	Legal Fees	GENERAL LEGAL SRVCS THROUGH 06/30/24	531146-51401	\$758.36
001	1015	03/17/25	V00006	STRALEY ROBIN VERICKER	25639	GENERAL LEGAL SRVCS THROUGH - 10/31/24	District Counsel	531146-51401	\$1,200.00
001	1016	03/20/25	V00006	STRALEY ROBIN VERICKER	25884	GENERAL LEGAL SRVCS THROUGH - 11/30/24	District Counsel	531146-51401	\$1,200.00
Fund Total									\$49,558.99

Total Checks Paid	\$49,558.99
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2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#126220

DATE

6/3/2024

CUSTOMER ID

C4837

NET TERMS

Net 45

PO#**DUE DATE**

7/18/2024

BILL TO

Gas Worx Community Development
District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: June 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal	\$3,208.33
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Tax	\$0.00
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Total Due	\$3,208.33
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Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#124835

CUSTOMER ID

C4837

PO#

INVOICE

DATE

5/7/2024

NET TERMS

Net 45

DUE DATE

6/21/2024

BILL TO

Gas Worx Community Development
District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: May 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal

\$3,208.33

Tax

\$0.00

Total Due

\$3,208.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#130538

DATE

8/2/2024

CUSTOMER ID

C4837

NET TERMS

Net 45

PO#**DUE DATE**

9/16/2024

BILL TO

Gas Worx Community Development
District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: August 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal	\$3,208.33
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,208.33
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Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#128901

CUSTOMER ID

C4837

PO#

INVOICE

DATE

7/31/2024

NET TERMS

Net 45

DUE DATE

9/14/2024

BILL TO

Gas Worx Community Development
District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: July 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal	\$3,208.33
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,208.33
------------------	------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#132449

CUSTOMER ID

C4837

PO#

INVOICE

DATE

9/5/2024

NET TERMS

Net 45

DUE DATE

10/20/2024

BILL TO

Gas Worx Community Development
District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: September 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal	\$3,208.33
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,208.33
------------------	------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#134541

CUSTOMER ID

C4837

PO#

INVOICE

DATE

9/30/2024

NET TERMS

Net 45

DUE DATE

11/14/2024

BILL TO

Gas Worx Community Development
District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services (Feb 12-Feb 29)	1	Ea	558.90		558.90
District Management (Feb 12-Feb 29)	1	Ea	1,164.38		1,164.38
Website Maintenance / Admin (Feb 12-Feb 29)	1	Ea	69.86		69.86
Subtotal					1,793.14

Subtotal	\$1,793.14
-----------------	------------

Tax	\$0.00
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Total Due	\$1,793.14
------------------	------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#134894

CUSTOMER ID

C4837

PO#

INVOICE

DATE

10/4/2024

NET TERMS

Net 45

DUE DATE

11/18/2024

BILL TO

Gas Worx Community Development
District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: October 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal	\$3,208.33
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Tax	\$0.00
------------	--------

Total Due	\$3,208.33
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Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

139122

DATE

12/3/2024

CUSTOMER ID

C4837

NET TERMS

Net 45

PO#**DUE DATE**

1/17/2025

BILL TO

Gas Worx Community Development
District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: December 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal \$3,208.33

Tax \$0.00

Total Due \$3,208.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

141138

DATE

1/3/2025

CUSTOMER ID

C4837

NET TERMS

Net 45

PO#**DUE DATE**

2/17/2025

BILL TO

Gas Worx Community Development
District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal \$3,208.33

Tax \$0.00

Total Due \$3,208.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#112953

CUSTOMER ID

C4837

PO#

INVOICE

DATE

3/29/2024

NET TERMS

Net 45

DUE DATE

5/13/2024

BILL TO

Gas Worx Community Development
District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal	\$3,208.33
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Tax	\$0.00
------------	--------

Total Due	\$3,208.33
------------------	------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#112956

CUSTOMER ID

C4837

PO#

INVOICE

DATE

3/29/2024

NET TERMS

Net 45

DUE DATE

5/13/2024

BILL TO

Gas Worx Community Development
District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Organizational Meeting	1	Ea	4,000.00		4,000.00
Website Creation	1	Ea	3,500.00		3,500.00
Subtotal					7,500.00

Subtotal	\$7,500.00
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Tax	\$0.00
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Total Due	\$7,500.00
------------------	------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Gas Worx CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

March 19, 2024

Client: 001621

Matter: 000001

Invoice #: 24342

Page: 1

RE: General

For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
1/29/2024	MS	PREPARE ORGANIZATIONAL DOCUMENT CHECKLIST; PREPARE ENGAGEMENT LETTER AND RESOLUTION AUTHORIZING NOTICE OF ESTABLISHMENT.	2.0	\$390.00
1/30/2024	MS	REVIEW PETITION FOR ESTABLISHMENT TO GATHER INFORMATION FOR ORGANIZATIONAL MEETING DOCUMENTS; PREPARE NOTICE OF ESTABLISHMENT, RESOLUTION APPROVING PROPOSED BUDGET FOR 23/24, AND RESOLUTION APPROVING PROPOSED BUDGET FOR 24/25.	2.3	\$448.50
2/1/2024	MS	PREPARE RESOLUTION SETTING PUBLIC HEARING ON RULES OF PROCEDURE, RULES OF PROCEDURE, RESOLUTION OF INTENT TO USE UNIFORM METHOD OF COLLECTION, RESOLUTION SETTING LANDOWNERS ELECTION MEETING, RESOLUTION ADOPTING STATUTORY DEFAULT INVESTMENT POLICY, NOTICE OF LANDOWNERS MEETING, AND PUBLICATION NOTICES FOR BUDGET HEARING.	3.8	\$741.00
2/2/2024	MS	PREPARE NOTICE OF RULE MAKING AND NOTICE OF RULE DEVELOPMENT.	0.7	\$136.50
2/5/2024	MS	REVISE ORGANIZATIONAL MEETING DOCUMENTS TO REFLECT DATES AND TIMES FOR PUBLIC HEARINGS AND MEETINGS; UPDATE ORGANIZATIONAL MEETING CHECKLIST.	1.0	\$195.00
2/6/2024	VKB	REVIEW AND REVISE SEVERAL RESOLUTIONS FOR UPCOMING ORGANIZATIONAL BOARD MEETING; REVIEW AND REVISE LANDOWNER ELECTION MATERIALS; REVIEW AND REVISE RULES OF PROCEDURE.	2.6	\$975.00

SERVICES

Date	Person	Description of Services	Hours	Amount
2/6/2024	MS	FOLLOW UP WITH THE CITY OF TAMPA CLERK RE: STATUS OF THE ORDINANCE ESTABLISHING THE DISTRICT; CREATE PUBLIC RECORDS REQUEST RE: SAME; PREPARE NOTICE OF LANDOWNERS ELECTION; TRANSMIT THE SAME TO A. TORRES FOR PUBLICATION.	1.3	\$253.50
2/8/2024	MS	REVISE RESOLUTIONS FOR ORGANIZATIONAL MEETING; FOLLOW UP WITH COUNTY STATUS OF THE ORDINANCE TO ESTABLISH THE DISTRICT; TRANSMIT FINALIZED RESOLUTIONS AND PUBLICATION ADS TO M. ALVAREZ AND A. TORRES.	1.0	\$195.00
2/9/2024	MS	RECEIVE, REVIEW AND PROCESS ORDINANCE TO ESTABLISH; REVISE RESOLUTIONS TO INCLUDE ORDINANCE INFORMATION; FINALIZE NOTICE OF ESTABLISHMENT; PROCESS NOTICE OF ESTABLISHMENT THROUGH THE HILLSBOROUGH COUNTY E-RECORDING SYSTEM; RECEIVE, REVIEW AND PROCESS RECORDED COPY OF THE NOTICE OF ESTABLISHMENT; TRANSMIT FINAL RESOLUTIONS, NOTICE OF ESTABLISHMENT AND ENGAGEMENT LETTER TO A. TORRES AND M. ALVAREZ.	1.7	\$331.50
2/12/2024	MKS	PREPARATION FOR AND ATTENDANCE AT ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS (VIA CONFERENCE TELEPHONE).	1.2	\$486.00
2/12/2024	LB	REVIEW DRAFT AGENDA FOR ORGANIZATIONAL MEETING; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE CORRECTION TO AGENDA.	0.3	\$58.50
2/22/2024	MS	SEND B. LAMB AND E. DAVIDSON EMAIL RE: ORDINANCE NEEDING TO BE FULLY EXECUTED BY THE COUNTY ATTORNEY.	0.3	\$58.50
Total Professional Services			18.2	\$4,269.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
2/12/2024	Simplefile E-Recording- Filing Fee- Filing fees	\$49.25
Total Disbursements		\$49.25

March 19, 2024
Client: 001621
Matter: 000001
Invoice #: 24342

Page: 3

Total Services	\$4,269.00	
Total Disbursements	\$49.25	
Total Current Charges		\$4,318.25
PAY THIS AMOUNT		\$4,318.25

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Gas Worx CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

June 18, 2024

Client: 001621

Matter: 000001

Invoice #: 24820

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2024

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/15/2024	FEDEX- Federal Express- FedEx Services	\$30.67
5/20/2024	Times Publishing Company- Miscellaneous- Gas Worx CDD - Payment for Publication AD (Acct. 333667)	\$1,755.00
5/31/2024	Photocopies	\$111.60
Total Disbursements		\$1,897.27
Total Services		\$0.00
Total Disbursements		\$1,897.27
Total Current Charges		\$1,897.27
Previous Balance		\$5,983.75
PAY THIS AMOUNT		\$7,881.02

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24342	March 19, 2024	\$4,269.00	\$49.25	\$0.00	\$0.00	\$6,215.52
24492	April 16, 2024	\$604.50	\$125.00	\$0.00	\$0.00	\$2,626.77
24666	May 17, 2024	\$936.00	\$0.00	\$0.00	\$0.00	\$2,833.27
Total Remaining Balance Due						\$7,881.02

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,897.27	\$936.00	\$729.50	\$4,318.25

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Gas Worx CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

September 11, 2024
Client: 001621
Matter: 000001
Invoice #: 25230

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
8/12/2024	LB	PREPARE DRAFT RESOLUTION ADOPTING FISCAL YEAR 2024-2025 BUDGET AND DEVELOPER BUDGET FUNDING AGREEMENT.	1.8	\$315.00
8/20/2024	VKB	REVIEW AND REVISE FORM OF BUDGET FUNDING AGREEMENT AND RESOLUTION ADOPTING FINAL BUDGET.	0.6	\$225.00
8/20/2024	LB	FINALIZE RESOLUTION ADOPTING FISCAL YEAR 2024-2025 BUDGET AND DEVELOPER BUDGET FUNDING AGREEMENT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
8/28/2024	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	0.6	\$225.00
Total Professional Services			3.2	\$800.00

September 11, 2024
Client: 001621
Matter: 000001
Invoice #: 25230

Page: 2

Total Services	\$800.00	
Total Disbursements	\$0.00	
Total Current Charges		\$800.00
Previous Balance		\$8,901.88
PAY THIS AMOUNT		\$9,701.88

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24342	March 19, 2024	\$4,269.00	\$49.25	\$0.00	\$0.00	\$5,118.25
24492	April 16, 2024	\$604.50	\$125.00	\$0.00	\$0.00	\$1,529.50
24666	May 17, 2024	\$936.00	\$0.00	\$0.00	\$0.00	\$1,736.00
24820	June 18, 2024	\$0.00	\$1,897.27	\$0.00	\$0.00	\$2,697.27
24975	July 22, 2024	\$583.50	\$174.86	\$0.00	\$0.00	\$1,558.36
25115	August 13, 2024	\$262.50	\$0.00	\$0.00	\$0.00	\$1,062.50
Total Remaining Balance Due						\$9,701.88

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,062.50	\$758.36	\$1,897.27	\$5,983.75

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Gas Worx CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

August 13, 2024

Client: 001621

Matter: 000001

Invoice #: 25115

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
7/22/2024	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$150.00
7/23/2024	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.3	\$112.50
Total Professional Services			0.7	\$262.50
Total Services			\$262.50	
Total Disbursements			\$0.00	
Total Current Charges				\$262.50
Previous Balance				\$8,639.38
PAY THIS AMOUNT				\$8,901.88

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24342	March 19, 2024	\$4,269.00	\$49.25	\$0.00	\$0.00	\$4,580.75
24492	April 16, 2024	\$604.50	\$125.00	\$0.00	\$0.00	\$992.00
24666	May 17, 2024	\$936.00	\$0.00	\$0.00	\$0.00	\$1,198.50
24820	June 18, 2024	\$0.00	\$1,897.27	\$0.00	\$0.00	\$2,159.77
24975	July 22, 2024	\$583.50	\$174.86	\$0.00	\$0.00	\$1,020.86
Total Remaining Balance Due						\$8,901.88

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,020.86	\$1,897.27	\$936.00	\$5,047.75

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Gas Worx CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

November 05, 2024
Client: 001621
Matter: 000001
Invoice #: 25479

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
9/27/2024	VKB	REVIEW AND REPLY TO EMAILS RE: PARK INFRASTRUCTURE FUNDING OPTIONS AND MANAGEMENT OPTIONS.	0.6	\$225.00
Total Professional Services			0.6	\$225.00
Total Services			\$225.00	
Total Disbursements			\$0.00	
Total Current Charges				\$225.00
Previous Balance				\$9,701.88
Less Payments				(\$936.00)
PAY THIS AMOUNT				\$8,990.88

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24342	March 19, 2024	\$4,269.00	\$49.25	\$0.00	\$0.00	\$4,543.25
24492	April 16, 2024	\$604.50	\$125.00	\$0.00	\$0.00	\$954.50
24820	June 18, 2024	\$0.00	\$1,897.27	\$0.00	\$0.00	\$2,122.27
24975	July 22, 2024	\$583.50	\$174.86	\$0.00	\$0.00	\$983.36
25115	August 13, 2024	\$262.50	\$0.00	\$0.00	\$0.00	\$487.50
25230	September 11, 2024	\$800.00	\$0.00	\$0.00	\$0.00	\$1,025.00
Total Remaining Balance Due						\$8,990.88

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$225.00	\$800.00	\$262.50	\$7,703.38

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Gas Worx CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

April 16, 2024

Client: 001621

Matter: 000001

Invoice #: 24492

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
3/4/2024	MS	FOLLOW UP ON THE STATUS OF THE FULLY EXECUTED ORDINANCE.	0.2	\$39.00
3/6/2024	MS	RECEIVE AND PROCESS FULLY EXECUTED ORDINANCE; SEND ORDINANCE AND LOCATION MAP TO J. GASKINS AT THE FLORIDA COMMERCE; REVIEW DISTRICT PROFILE WITH THE STATE OF FLORIDA.	0.6	\$117.00
3/18/2024	MS	PREPARE RESOLUTION CANVASSING AND CERTIFYING LANDOWNERS ELECTION; PREPARE RESOLUTION DESIGNATING OFFICERS.	0.7	\$136.50
3/25/2024	MS	PREPARE RESOLUTION ADOPTING FINAL BUDGET FOR FY 24/25; PREPARE DEVELOPER BUDGET FUNDING AGREEMENT.	0.8	\$156.00
3/26/2024	MS	PREPARE RESOLUTION ADOPTING FINAL BUDGET FOR FY 23/24; PREPARE DEVELOPER BUDGET FUNDING AGREEMENT.	0.8	\$156.00
Total Professional Services			3.1	\$604.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/15/2024	Department of Commerce- Miscellaneous- Dept. of Commerce Annual Fee for FY 2023-2024	\$125.00
Total Disbursements		\$125.00

April 16, 2024
Client: 001621
Matter: 000001
Invoice #: 24492

Page: 2

Total Services	\$604.50	
Total Disbursements	\$125.00	
Total Current Charges		\$729.50
Previous Balance		\$4,318.25
PAY THIS AMOUNT		\$5,047.75

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24342	March 19, 2024	\$4,269.00	\$49.25	\$0.00	\$0.00	\$5,047.75
Total Remaining Balance Due						\$5,047.75

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$5,047.75	\$0.00	\$0.00	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Gas Worx CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

July 22, 2024

Client: 001621

Matter: 000001

Invoice #: 24975

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
6/11/2024	VKB	REVIEW AND REPLY TO EMAIL FROM T. HUDSON RE: CITY PARK AND POTENTIAL FOR CDD TO BE LAND TENANT.	0.7	\$283.50
6/24/2024	VKB	PREPARE FOR AND ATTEND CONFERENCE CALL TO DISCUSS PARK.	0.8	\$300.00
Total Professional Services			1.5	\$583.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/12/2024	Milestone Reporting Company- Deposition Appearance- Hearing Attendance	\$75.00
6/12/2024	Milestone Reporting Company- Deposition Appearance- Hearing Attendance	\$75.00
6/24/2024	XPRESS DELIVERIES, LLC- Courier Service-	\$24.86
Total Disbursements		\$174.86

July 22, 2024
Client: 001621
Matter: 000001
Invoice #: 24975

Page: 2

Total Services	\$583.50	
Total Disbursements	\$174.86	
Total Current Charges		\$758.36
Previous Balance		\$7,881.02
PAY THIS AMOUNT		\$8,639.38

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24342	March 19, 2024	\$4,269.00	\$49.25	\$0.00	\$0.00	\$5,076.61
24492	April 16, 2024	\$604.50	\$125.00	\$0.00	\$0.00	\$1,487.86
24666	May 17, 2024	\$936.00	\$0.00	\$0.00	\$0.00	\$1,694.36
24820	June 18, 2024	\$0.00	\$1,897.27	\$0.00	\$0.00	\$2,655.63
Total Remaining Balance Due						\$8,639.38

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$758.36	\$1,897.27	\$936.00	\$5,047.75

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Gas Worx CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

November 25, 2024
Client: 001621
Matter: 000001
Invoice #: 25639

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
10/2/2024	VKB	REVIEW AND REPLY TO EMAIL FROM G. TYRRELL RE: POTENTIAL QUESTIONS FROM DEVELOPER'S LENDER ABOUT CDD MATTERS.	0.4	\$150.00
10/18/2024	VKB	REVIEW AND REPLY TO LENDER QUESTIONS ABOUT BONDS.	0.9	\$337.50
10/23/2024	VKB	REVIEW AND REPLY TO FOLLOW UP QUESTIONS FROM DEVELOPER'S LENDER RE: BOND DEBT.	0.9	\$337.50
10/28/2024	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$150.00
10/29/2024	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	0.6	\$225.00
Total Professional Services			3.2	\$1,200.00

November 25, 2024
Client: 001621
Matter: 000001
Invoice #: 25639

Page: 2

Total Services	\$1,200.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,200.00
Previous Balance		\$8,990.88
PAY THIS AMOUNT		\$10,190.88

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24342	March 19, 2024	\$4,269.00	\$49.25	\$0.00	\$0.00	\$5,518.25
24492	April 16, 2024	\$604.50	\$125.00	\$0.00	\$0.00	\$1,929.50
24820	June 18, 2024	\$0.00	\$1,897.27	\$0.00	\$0.00	\$3,097.27
24975	July 22, 2024	\$583.50	\$174.86	\$0.00	\$0.00	\$1,958.36
25115	August 13, 2024	\$262.50	\$0.00	\$0.00	\$0.00	\$1,462.50
25230	September 11, 2024	\$800.00	\$0.00	\$0.00	\$0.00	\$2,000.00
25479	November 05, 2024	\$225.00	\$0.00	\$0.00	\$0.00	\$1,425.00
Total Remaining Balance Due						\$10,190.88

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,425.00	\$0.00	\$800.00	\$7,965.88

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Gas Worx CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

January 14, 2025

Client: 001621

Matter: 000001

Invoice #: 25884

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
11/8/2024	VKB	REVIEW AND REPLY TO EMAIL FROM BANK COUNSEL RE: FOLLOW UP ITEMS RELATED TO THE CDD; REVIEW AND REPLY TO EMAILS FROM T. HUDSON RE: PARK LEASE STRUCTURE; REVIEW AND REPLY TO EMAILS FROM G. TYRRELL RE: CONSTRUCTION LOAN AGREEMENT AND REFERENCES TO CDD.	2.4	\$900.00
11/15/2024	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$150.00
11/18/2024	VKB	REVIEW AND REPLY TO EMAIL FROM S. CURTIN RE: CLOSING INDEX ITEMS.	0.4	\$150.00
Total Professional Services			3.2	\$1,200.00

January 14, 2025
Client: 001621
Matter: 000001
Invoice #: 25884

Page: 2

Total Services	\$1,200.00
Total Disbursements	\$0.00
Total Current Charges	\$1,200.00
Previous Balance	\$10,190.88
PAY THIS AMOUNT	\$11,390.88

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24342	March 19, 2024	\$4,269.00	\$49.25	\$0.00	\$0.00	\$5,518.25
24492	April 16, 2024	\$604.50	\$125.00	\$0.00	\$0.00	\$1,929.50
24820	June 18, 2024	\$0.00	\$1,897.27	\$0.00	\$0.00	\$3,097.27
24975	July 22, 2024	\$583.50	\$174.86	\$0.00	\$0.00	\$1,958.36
25115	August 13, 2024	\$262.50	\$0.00	\$0.00	\$0.00	\$1,462.50
25230	September 11, 2024	\$800.00	\$0.00	\$0.00	\$0.00	\$2,000.00
25479	November 05, 2024	\$225.00	\$0.00	\$0.00	\$0.00	\$1,425.00
25639	November 25, 2024	\$1,200.00	\$0.00	\$0.00	\$0.00	\$2,400.00
Total Remaining Balance Due						\$11,390.88

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,200.00	\$1,200.00	\$225.00	\$8,765.88

GAS WORX COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1017	04/04/25	V00006	STRALEY ROBIN VERICKER	26021 A	PROFESSIONAL SERVICES THROUGH 12.31.2024	GENERAL LEGAL SRVCS THROUGH - 12.31.2024	531146-51401	\$1,575.00
Fund Total									<u>\$1,575.00</u>

Total Checks Paid	\$1,575.00
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Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Gas Worx CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

February 06, 2025

Client: 001621

Matter: 000001

Invoice #: 26021

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/6/2024	VKB	TELECONFERENCE WITH G. TYRRELL RE: FOLLOW UP QUESTIONS AND CONVERSATIONS FROM BANK; REVIEW AND REPLY TO EMAILS RE: SAME.	0.3	\$112.50
12/9/2024	VKB	PREPARE FOR AND ATTEND TEAMS CALL WITH BANK TO DISCUSS CDD OPERATIONS AND BONDS; REVIEW AND REPLY TO EMAIL FROM G. TYRRELL RE: HOA DOCUMENTS AND REFERENCES TO CDD.	0.9	\$337.50
12/18/2024	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$150.00
12/19/2024	VKB	REVIEW AND REPLY TO EMAILS FROM G. TYRRELL RE: LENDER RELATED DOCUMENTS THAT RELATE TO THE CDD; PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	0.7	\$262.50
12/20/2024	VKB	REVIEW AND REVISE INTERLOCAL AGREEMENT WITH CITY AND CRAS; REVIEW AND REPLY TO EMAILS RE: SAME.	1.9	\$712.50
Total Professional Services			4.2	\$1,575.00

February 06, 2025
Client: 001621
Matter: 000001
Invoice #: 26021

Page: 2

Total Services	\$1,575.00
Total Disbursements	\$0.00
Total Current Charges	\$1,575.00
Previous Balance	\$11,390.88
PAY THIS AMOUNT	\$12,965.88

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24342	March 19, 2024	\$4,269.00	\$49.25	\$0.00	\$0.00	\$5,893.25
24492	April 16, 2024	\$604.50	\$125.00	\$0.00	\$0.00	\$2,304.50
24820	June 18, 2024	\$0.00	\$1,897.27	\$0.00	\$0.00	\$3,472.27
24975	July 22, 2024	\$583.50	\$174.86	\$0.00	\$0.00	\$2,333.36
25115	August 13, 2024	\$262.50	\$0.00	\$0.00	\$0.00	\$1,837.50
25230	September 11, 2024	\$800.00	\$0.00	\$0.00	\$0.00	\$2,375.00
25479	November 05, 2024	\$225.00	\$0.00	\$0.00	\$0.00	\$1,800.00
25639	November 25, 2024	\$1,200.00	\$0.00	\$0.00	\$0.00	\$2,775.00
25884	January 14, 2025	\$1,200.00	\$0.00	\$0.00	\$0.00	\$2,775.00
Total Remaining Balance Due						\$12,965.88

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,775.00	\$0.00	\$1,200.00	\$8,990.88

Fourth Order of Business

4D

GAS WORX CDD

FLORIDA COMMERCE	1	\$25.00
INFRAMARK LLC	1	\$3,208.33
STRALEY ROBIN VERICKER	2	\$5,047.75
TAMPA BAY TIMES	2	\$752.00
Total	6	\$9,033.08

GAS WORX CDD

Invoice / Account	Date	Due	Pay By	Pay Date	Status	Distributions	Amount
FLORIDA COMMERCE (1 invoices. Total: \$25.00)							
91702 LF	12/03/2024	01/06/2025	1008	12/23/2024	Paid	554020 Dues, Licenses, Subscriptions	\$25.00 \$25.00
INFRAMARK LLC (1 invoices. Total: \$3,208.33)							
139122 / C4837	12/03/2024	01/17/2025	Check		Final Release In- House	532001 Accounting Services 531150 District Manager 549936 Website Administration	\$1,000.00 \$2,083.33 \$125.00 \$3,208.33
STRALEY ROBIN VERICKER (2 invoices. Total: \$5,047.75)							
24342	03/19/2024	04/18/2024	Check		Final Release In- House	531146 District Counsel	\$4,318.25 \$4,318.25
24492	04/16/2024	05/16/2024	Check		Final Release In- House	531146 District Counsel	\$729.50 \$729.50
TAMPA BAY TIMES (2 invoices. Total: \$752.00)							
13194-121124 / TB332072 NOTES: duplicate	12/13/2024	12/13/2024	Check		Deleted	548002 Legal Advertising	\$376.00 \$376.00
13194 121124 / TB332072	12/13/2024	12/13/2024	1009 d	12/31/2024	Paid	548002 Legal Advertising	\$376.00 \$376.00

FloridaCommerce, Special District Accountability Program**Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2024	1st Fees Date: 12/03/2024			Invoice No: 91702
Annual Fee: \$175.00	1st Late Fee: \$25.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 01/06/2025: \$200.00

STEP 1: Review the following profile and make any needed changes.**1. Special District's Name, Registered Agent's Name and Registered Office Address:****Gas Worx Community Development District**

Mr. Brian Lamb

Inframark

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



2. Telephone: 813-873-7300 Ext:
3. Fax:
4. Email: Brian.Lamb@Inframark.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: GasWorxCDD.com
8. County(ies): Hillsborough
9. Special Purpose(s): Community Development
10. Boundary Map on File: 03/06/2024
11. Creation Document on File: 03/06/2024
12. Date Established: 02/08/2024
13. Creation Method: Local Ordinance
14. Local Governing Authority: City of Tampa
15. Creation Document(s): City Ordinance 2024-14
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 12/10/2024**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.1. ☐ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,2. ☐ This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.Department Use Only: Approved: ☐ Denied: ☐ Reason: _____**STEP 4:** Make a copy of this document for your records.**STEP 5:** Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Gas Worx Community Development
District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: December 2024

INVOICE

INVOICE#
139122
CUSTOMER ID
C4837
PO#

DATE
12/3/2024
NET TERMS
Net 45
DUE DATE
1/17/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal	\$3,208.33
Tax	\$0.00
Total Due	\$3,208.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Gas Worx CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

March 19, 2024

Client: 001621

Matter: 000001

Invoice #: 24342

Page: 1

RE: General

For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
1/29/2024	MS	PREPARE ORGANIZATIONAL DOCUMENT CHECKLIST; PREPARE ENGAGEMENT LETTER AND RESOLUTION AUTHORIZING NOTICE OF ESTABLISHMENT.	2.0	\$390.00
1/30/2024	MS	REVIEW PETITION FOR ESTABLISHMENT TO GATHER INFORMATION FOR ORGANIZATIONAL MEETING DOCUMENTS; PREPARE NOTICE OF ESTABLISHMENT, RESOLUTION APPROVING PROPOSED BUDGET FOR 23/24, AND RESOLUTION APPROVING PROPOSED BUDGET FOR 24/25.	2.3	\$448.50
2/1/2024	MS	PREPARE RESOLUTION SETTING PUBLIC HEARING ON RULES OF PROCEDURE, RULES OF PROCEDURE, RESOLUTION OF INTENT TO USE UNIFORM METHOD OF COLLECTION, RESOLUTION SETTING LANDOWNERS ELECTION MEETING, RESOLUTION ADOPTING STATUTORY DEFAULT INVESTMENT POLICY, NOTICE OF LANDOWNERS MEETING, AND PUBLICATION NOTICES FOR BUDGET HEARING.	3.8	\$741.00
2/2/2024	MS	PREPARE NOTICE OF RULE MAKING AND NOTICE OF RULE DEVELOPMENT.	0.7	\$136.50
2/5/2024	MS	REVISE ORGANIZATIONAL MEETING DOCUMENTS TO REFLECT DATES AND TIMES FOR PUBLIC HEARINGS AND MEETINGS; UPDATE ORGANIZATIONAL MEETING CHECKLIST.	1.0	\$195.00
2/6/2024	VKB	REVIEW AND REVISE SEVERAL RESOLUTIONS FOR UPCOMING ORGANIZATIONAL BOARD MEETING; REVIEW AND REVISE LANDOWNER ELECTION MATERIALS; REVIEW AND REVISE RULES OF PROCEDURE.	2.6	\$975.00

SERVICES

Date	Person	Description of Services	Hours	Amount
2/6/2024	MS	FOLLOW UP WITH THE CITY OF TAMPA CLERK RE: STATUS OF THE ORDINANCE ESTABLISHING THE DISTRICT; CREATE PUBLIC RECORDS REQUEST RE: SAME; PREPARE NOTICE OF LANDOWNERS ELECTION; TRANSMIT THE SAME TO A. TORRES FOR PUBLICATION.	1.3	\$253.50
2/8/2024	MS	REVISE RESOLUTIONS FOR ORGANIZATIONAL MEETING; FOLLOW UP WITH COUNTY STATUS OF THE ORDINANCE TO ESTABLISH THE DISTRICT; TRANSMIT FINALIZED RESOLUTIONS AND PUBLICATION ADS TO M. ALVAREZ AND A. TORRES.	1.0	\$195.00
2/9/2024	MS	RECEIVE, REVIEW AND PROCESS ORDINANCE TO ESTABLISH; REVISE RESOLUTIONS TO INCLUDE ORDINANCE INFORMATION; FINALIZE NOTICE OF ESTABLISHMENT; PROCESS NOTICE OF ESTABLISHMENT THROUGH THE HILLSBOROUGH COUNTY E-RECORDING SYSTEM; RECEIVE, REVIEW AND PROCESS RECORDED COPY OF THE NOTICE OF ESTABLISHMENT; TRANSMIT FINAL RESOLUTIONS, NOTICE OF ESTABLISHMENT AND ENGAGEMENT LETTER TO A. TORRES AND M. ALVAREZ.	1.7	\$331.50
2/12/2024	MKS	PREPARATION FOR AND ATTENDANCE AT ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS (VIA CONFERENCE TELEPHONE).	1.2	\$486.00
2/12/2024	LB	REVIEW DRAFT AGENDA FOR ORGANIZATIONAL MEETING; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE CORRECTION TO AGENDA.	0.3	\$58.50
2/22/2024	MS	SEND B. LAMB AND E. DAVIDSON EMAIL RE: ORDINANCE NEEDING TO BE FULLY EXECUTED BY THE COUNTY ATTORNEY.	0.3	\$58.50
Total Professional Services			18.2	\$4,269.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
2/12/2024	Simplefile E-Recording- Filing Fee- Filing fees	\$49.25
Total Disbursements		\$49.25

March 19, 2024
Client: 001621
Matter: 000001
Invoice #: 24342

Page: 3

Total Services	\$4,269.00	
Total Disbursements	\$49.25	
Total Current Charges		\$4,318.25
PAY THIS AMOUNT		\$4,318.25

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Gas Worx CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

April 16, 2024

Client: 001621

Matter: 000001

Invoice #: 24492

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
3/4/2024	MS	FOLLOW UP ON THE STATUS OF THE FULLY EXECUTED ORDINANCE.	0.2	\$39.00
3/6/2024	MS	RECEIVE AND PROCESS FULLY EXECUTED ORDINANCE; SEND ORDINANCE AND LOCATION MAP TO J. GASKINS AT THE FLORIDA COMMERCE; REVIEW DISTRICT PROFILE WITH THE STATE OF FLORIDA.	0.6	\$117.00
3/18/2024	MS	PREPARE RESOLUTION CANVASSING AND CERTIFYING LANDOWNERS ELECTION; PREPARE RESOLUTION DESIGNATING OFFICERS.	0.7	\$136.50
3/25/2024	MS	PREPARE RESOLUTION ADOPTING FINAL BUDGET FOR FY 24/25; PREPARE DEVELOPER BUDGET FUNDING AGREEMENT.	0.8	\$156.00
3/26/2024	MS	PREPARE RESOLUTION ADOPTING FINAL BUDGET FOR FY 23/24; PREPARE DEVELOPER BUDGET FUNDING AGREEMENT.	0.8	\$156.00
Total Professional Services			3.1	\$604.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/15/2024	Department of Commerce- Miscellaneous- Dept. of Commerce Annual Fee for FY 2023-2024	\$125.00
Total Disbursements		\$125.00

April 16, 2024
Client: 001621
Matter: 000001
Invoice #: 24492

Page: 2

Total Services	\$604.50	
Total Disbursements	\$125.00	
Total Current Charges		\$729.50
Previous Balance		\$4,318.25
PAY THIS AMOUNT		\$5,047.75

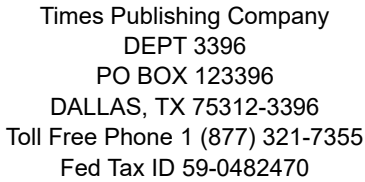
Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24342	March 19, 2024	\$4,269.00	\$49.25	\$0.00	\$0.00	\$5,047.75
Total Remaining Balance Due						\$5,047.75

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$5,047.75	\$0.00	\$0.00	\$0.00



Advertising Run Dates	Advertiser Name	
12/11/24-12/11/24	THE GAS WORX CDD	
Billing Date	Sales Rep	Customer Account
12/13/2024	Deirdre Bonett	TB332072
Total Amount Due	Invoice Number	
\$376.00	13194-121124	

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/11/24	12/11/24	13194	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Special Meeting Affidavit Fee	2	1.00x45.00 L	\$374.00 \$2.00

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
12/11/24-12/11/24	THE GAS WORX CDD	
Billing Date	Sales Rep	Customer Account
12/13/2024	Deirdre Bonett	TB332072
Total Amount Due	Invoice Number	
\$376.00	13194-121124	

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:
Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

13194

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Special Meeting was published in said newspaper by print in the issues of 12/11/24 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



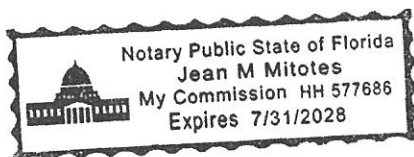
Signature of Affiant _____

Sworn to and subscribed before me this **12/11/2024**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



NOTICE OF SPECIAL MEETING OF GAS WORX COMMUNITY DEVELOPMENT DISTRICT

The Special meeting of the Board of Supervisors (the "Board") of the Gas Worx Community Development District is scheduled to be held on Thursday December 19, 2024, at 1:30 p.m. at the offices of Kettler's located at 1314 E. 7th Avenue, Tampa, FL 33605.

The Board of Supervisors meeting is open to the public and will be conducted in accordance with the provisions of Florida Law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark, LLC, 2005 Pan Am Circle Suite 300 Tampa, FL 33607.

There may be an occasion where one or more supervisors will participate by telephone. At the above location, there will be a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person re, quiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Brian Lamb
District Manager
Run Date: December 11, 2024

13194

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
12/11/24-12/11/24		THE GAS WORX CDD	
Billing Date	Sales Rep	Customer Account	
12/13/2024	Deirdre Bonett	TB332072	
Total Amount Due		Invoice Number	
\$376.00		13194-121124	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/11/24	12/11/24	13194	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Special Meeting Affidavit Fee	2	1.00x45.00 L	\$374.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355



Advertising Run Dates		Advertiser Name	
12/11/24-12/11/24		THE GAS WORX CDD	
Billing Date	Sales Rep	Customer Account	
12/13/2024	Deirdre Bonett	TB332072	
Total Amount Due		Invoice Number	
\$376.00		13194-121124	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

THE GAS WORX CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

13194

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Special Meeting was published in said newspaper by print in the issues of 12/11/24 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



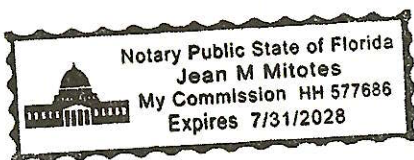
Signature of Affiant _____

Sworn to and subscribed before me this 12/11/2024

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



NOTICE OF SPECIAL MEETING OF GAS WORK COMMUNITY DEVELOPMENT DISTRICT

The Special meeting of the Board of Supervisors (the "Board") of the Gas Work Community Development District is scheduled to be held on Thursday December 19, 2024, at 1:30 p.m. at the offices of Kettler's located at 1314 E. 7th Avenue, Tampa, FL 33605.

The Board of Supervisors meeting is open to the public and will be conducted in accordance with the provisions of Florida Law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark, LLC, 2005 Pan Am Circle Suite 300 Tampa, FL 33607.

There may be an occasion where one or more supervisors will participate by telephone. At the above location, there will be a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person re, quiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Brian Lamb
District Manager
Run Date: December 11, 2024

13194

GAS WORX CDD

INFRAMARK LLC	2	\$6,416.66
STRALEY ROBIN VERICKER	1	\$1,200.00
TAMPA BAY TIMES	1	\$.00
Total	4	\$7,616.66

GAS WORX CDD

Invoice / Account	Date	Due	Pay By	Pay Date	Status	Distributions	Amount
INFRAMARK LLC (2 invoices. Total: \$6,416.66)							
141138 / C4837	01/03/2025	02/17/2025	Check		Final Release In- House	532001 Accounting Services 531150 District Manager 549936 Website Administration	\$1,000.00 \$2,083.33 \$125.00 \$3,208.33
142905 / C4837	02/01/2025	03/18/2025	Check		District Manager Approval	532001 Accounting Services 531150 District Manager 549936 Website Administration	\$0.00 \$0.00 \$0.00 \$3,208.33
STRALEY ROBIN VERICKER (1 invoices. Total: \$1,200.00)							
25884 / 001621	01/14/2025	01/29/2025	Check		Final Release In- House	531146 District Counsel	\$1,200.00 \$1,200.00
TAMPA BAY TIMES (1 invoices. Total: \$.00)							
113024 3667 / TB333667 NOTES: NOT AN INV	11/30/2024	12/31/2024	Check		Deleted	548002 Legal Advertising	\$0.00 \$0.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

141138

CUSTOMER ID

C4837

PO#

INVOICE

DATE

1/3/2025

NET TERMS

Net 45

DUE DATE

2/17/2025

BILL TO

Gas Worx Community Development
District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal	\$3,208.33
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,208.33
------------------	------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

142905

CUSTOMER ID

C4837

PO#

INVOICE

DATE

2/1/2025

NET TERMS

Net 45

DUE DATE

3/18/2025

BILL TO

Gas Worx Community Development
District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal	\$3,208.33
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,208.33
------------------	------------

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Gas Worx CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

January 14, 2025

Client: 001621

Matter: 000001

Invoice #: 25884

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
11/8/2024	VKB	REVIEW AND REPLY TO EMAIL FROM BANK COUNSEL RE: FOLLOW UP ITEMS RELATED TO THE CDD; REVIEW AND REPLY TO EMAILS FROM T. HUDSON RE: PARK LEASE STRUCTURE; REVIEW AND REPLY TO EMAILS FROM G. TYRRELL RE: CONSTRUCTION LOAN AGREEMENT AND REFERENCES TO CDD.	2.4	\$900.00
11/15/2024	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$150.00
11/18/2024	VKB	REVIEW AND REPLY TO EMAIL FROM S. CURTIN RE: CLOSING INDEX ITEMS.	0.4	\$150.00
Total Professional Services			3.2	\$1,200.00

January 14, 2025
Client: 001621
Matter: 000001
Invoice #: 25884

Page: 2

Total Services	\$1,200.00
Total Disbursements	\$0.00
Total Current Charges	\$1,200.00
Previous Balance	\$10,190.88
PAY THIS AMOUNT	\$11,390.88

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24342	March 19, 2024	\$4,269.00	\$49.25	\$0.00	\$0.00	\$5,518.25
24492	April 16, 2024	\$604.50	\$125.00	\$0.00	\$0.00	\$1,929.50
24820	June 18, 2024	\$0.00	\$1,897.27	\$0.00	\$0.00	\$3,097.27
24975	July 22, 2024	\$583.50	\$174.86	\$0.00	\$0.00	\$1,958.36
25115	August 13, 2024	\$262.50	\$0.00	\$0.00	\$0.00	\$1,462.50
25230	September 11, 2024	\$800.00	\$0.00	\$0.00	\$0.00	\$2,000.00
25479	November 05, 2024	\$225.00	\$0.00	\$0.00	\$0.00	\$1,425.00
25639	November 25, 2024	\$1,200.00	\$0.00	\$0.00	\$0.00	\$2,400.00
Total Remaining Balance Due						\$11,390.88

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,200.00	\$1,200.00	\$225.00	\$8,765.88

Times Publishing Company
490 1st Avenue South
St. Petersburg, FL 33701

Tampa Bay Times

tampabay.com

Account Rep:
Credit Rep: Nancy Krainz
Fed Tax ID: 59-0482470

Page 1 of 1

ACCOUNT NUMBER
TB333667

BILLING PERIOD
11/1/24-11/30/24

AMOUNT DUE:
\$369.50

CUSTOMER SUMMARY FOR
GAS WORX CDD

ACCOUNT NAME

GAS WORX CDD
1510 W. CLEVELAND STREET
TAMPA, FL 33606

PERIOD ENDING	11/30/24
PREVIOUS BALANCE	\$369.50
CURRENT CHARGES	\$0.00
ADJUSTMENTS	\$0.00
PAYMENTS	\$0.00
BALANCE DUE	\$369.50

Sales Rep: Unassigned Rep

ADVERTISING STATEMENT AND INVOICE

Terms of Payment:

Start	Stop	Ad Number	Pub Section	Class	Description PO Number	Insertions	Size	Net Amount
					Balance Forward:			\$369.50

Tampa Bay Times

tampabay.com

Amount due: \$369.50

Due Date: 12/31/2024

Amount Paid: _____

Billing Date						
11/30/2024						
Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*	
11/1/24-11/30/24	GAS WORX CDD	TB333667			\$0.00	
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days	
\$369.50	\$0.00	\$369.50	\$0.00	\$0.00	\$0.00	

GAS WORX CDD
1510 W. CLEVELAND STREET
TAMPA, FL 33606

REMIT TO:

TIMES PUBLISHING COMPANY
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

GAS WORX CDD

STRALEY ROBIN VERICKER	2	\$15,778.38
TAMPA BAY TIMES	2	\$369.50
Total	4	\$16,147.88

Invoice / Account	Date	Due	Pay By	Pay Date	Status	Distributions	Amount
STRALEY ROBIN VERICKER (2 invoices. Total: \$15,778.38)							
26021 / 001621 NOTES: need to reject and reenter as 26021 A - amount was incorrectly entered - tf	02/06/2025	02/21/2025	Check		Deleted	531146 District Counsel	\$12,965.88 \$12,965.88
26111 / 001621 NOTES: need to reject and put in again as 26111 A - amount was incorrect - tf	02/26/2025	03/13/2025	Check		Deleted	531146 District Counsel	\$2,812.50 \$2,812.50
TAMPA BAY TIMES (2 invoices. Total: \$369.50)							
013125-3667 / TB333667 NOTES: duplicate invoice	01/31/2025	03/31/2025	Check		Deleted	548002 Legal Advertising	\$0.00 \$NaN.00
013125-3667 / TB333667 NOTES: not an invoice - tf	01/31/2025	03/31/2025	Check		Deleted	548002 Legal Advertising	\$369.50 \$369.50

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Gas Worx CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

February 06, 2025

Client: 001621

Matter: 000001

Invoice #: 26021

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/6/2024	VKB	TELECONFERENCE WITH G. TYRRELL RE: FOLLOW UP QUESTIONS AND CONVERSATIONS FROM BANK; REVIEW AND REPLY TO EMAILS RE: SAME.	0.3	\$112.50
12/9/2024	VKB	PREPARE FOR AND ATTEND TEAMS CALL WITH BANK TO DISCUSS CDD OPERATIONS AND BONDS; REVIEW AND REPLY TO EMAIL FROM G. TYRRELL RE: HOA DOCUMENTS AND REFERENCES TO CDD.	0.9	\$337.50
12/18/2024	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$150.00
12/19/2024	VKB	REVIEW AND REPLY TO EMAILS FROM G. TYRRELL RE: LENDER RELATED DOCUMENTS THAT RELATE TO THE CDD; PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	0.7	\$262.50
12/20/2024	VKB	REVIEW AND REVISE INTERLOCAL AGREEMENT WITH CITY AND CRAS; REVIEW AND REPLY TO EMAILS RE: SAME.	1.9	\$712.50
Total Professional Services			4.2	\$1,575.00

February 06, 2025
Client: 001621
Matter: 000001
Invoice #: 26021

Page: 2

Total Services	\$1,575.00
Total Disbursements	\$0.00
Total Current Charges	\$1,575.00
Previous Balance	\$11,390.88
PAY THIS AMOUNT	\$12,965.88

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24342	March 19, 2024	\$4,269.00	\$49.25	\$0.00	\$0.00	\$5,893.25
24492	April 16, 2024	\$604.50	\$125.00	\$0.00	\$0.00	\$2,304.50
24820	June 18, 2024	\$0.00	\$1,897.27	\$0.00	\$0.00	\$3,472.27
24975	July 22, 2024	\$583.50	\$174.86	\$0.00	\$0.00	\$2,333.36
25115	August 13, 2024	\$262.50	\$0.00	\$0.00	\$0.00	\$1,837.50
25230	September 11, 2024	\$800.00	\$0.00	\$0.00	\$0.00	\$2,375.00
25479	November 05, 2024	\$225.00	\$0.00	\$0.00	\$0.00	\$1,800.00
25639	November 25, 2024	\$1,200.00	\$0.00	\$0.00	\$0.00	\$2,775.00
25884	January 14, 2025	\$1,200.00	\$0.00	\$0.00	\$0.00	\$2,775.00
Total Remaining Balance Due						\$12,965.88

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,775.00	\$0.00	\$1,200.00	\$8,990.88

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Gas Worx CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

February 26, 2025

Client: 001621

Matter: 000001

Invoice #: 26111

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
1/9/2025	VKB	REVIEW AND REVISE PROVISIONS OF DEVELOPER BANK LOAN AGREEMENT RELATING TO CDD; REVIEW AND REPLY TO EMAILS RE: SAME.	1.1	\$412.50
1/15/2025	VKB	REVIEW AND REPLY TO EMAILS RE: QUESTIONS ABOUT CDD RELATED TO DEVELOPER'S BANK LOAN.	1.6	\$600.00
1/16/2025	VKB	REVIEW AND REPLY TO EMAILS RE: LENDER'S ABILITY TO STEP INTO SHOES OF DEVELOPER AND COMPLETE CDD PROJECT AND OTHER FOLLOW UP ITEMS FROM DEVELOPER'S LENDER.	0.5	\$187.50
1/17/2025	VKB	REVIEW AND REPLY TO EMAILS FROM LENDER'S COUNSEL RE: ENGINEER'S REPORT AND ITEMS ELIGIBLE FOR REIMBURSEMENT FROM BOND CONSTRUCTION FUND AND ASSESSMENT ALLOCATION METHODOLOGY; REVIEW AND REPLY TO EMAILS RE: LANDOWNER ELECTIONS AND PROXIES; TELECONFERENCE RE: SAME.	1.5	\$562.50
1/21/2025	VKB	REVIEW AND REPLY TO EMAILS RE: REVISIONS TO CONSTRUCTION LOAN AGREEMENT.	0.6	\$225.00
1/22/2025	VKB	REVIEW AND REPLY TO EMAILS RE: LENDER'S QUESTIONS RE: BOND PROCEEDS AND ELIGIBLE USES OF PROCEEDS AND REQUISITION PROCESS.	0.7	\$262.50
1/23/2025	VKB	REVIEW AND REPLY TO EMAIL FROM T. WOODS RE: BANK'S REQUEST TO BE ADDED AS PERMITTED ASSIGNEE FOR INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND INTERLOCAL AGREEMENT AND IMPACT TO CDD BOND ISSUANCE; REVIEW AND REPLY TO EMAIL S. CURTIN RE: TIF PROCEEDS.	1.2	\$450.00

SERVICES

Date	Person	Description of Services	Hours	Amount
1/28/2025	VKB	TELECONFERENCE WITH J. BRENNAN RE: CDD DEBT ASSESSMENTS AND DEVELOPER'S LOAN.	0.3	\$112.50
Total Professional Services			7.5	\$2,812.50
Total Services			\$2,812.50	
Total Disbursements			\$0.00	
Total Current Charges				\$2,812.50
Previous Balance				\$11,390.88
PAY THIS AMOUNT				\$14,203.38

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24342	March 19, 2024	\$4,269.00	\$49.25	\$0.00	\$0.00	\$7,130.75
24492	April 16, 2024	\$604.50	\$125.00	\$0.00	\$0.00	\$3,542.00
24820	June 18, 2024	\$0.00	\$1,897.27	\$0.00	\$0.00	\$4,709.77
24975	July 22, 2024	\$583.50	\$174.86	\$0.00	\$0.00	\$3,570.86
25115	August 13, 2024	\$262.50	\$0.00	\$0.00	\$0.00	\$3,075.00
25230	September 11, 2024	\$800.00	\$0.00	\$0.00	\$0.00	\$3,612.50
25479	November 05, 2024	\$225.00	\$0.00	\$0.00	\$0.00	\$3,037.50
25639	November 25, 2024	\$1,200.00	\$0.00	\$0.00	\$0.00	\$4,012.50
25884	January 14, 2025	\$1,200.00	\$0.00	\$0.00	\$0.00	\$4,012.50
Total Remaining Balance Due						\$14,203.38

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,387.50	\$1,200.00	\$0.00	\$10,190.88

Times Publishing Company
490 1st Avenue South
St. Petersburg, FL 33701

Tampa Bay Times

tampabay.com

Account Rep:
Credit: 727-893-8282
Fed Tax ID: 59-0482470

Page 1 of 1

ACCOUNT NUMBER
TB333667

BILLING PERIOD
1/1/25-1/31/25

AMOUNT DUE:
\$369.50

CUSTOMER SUMMARY FOR
GAS WORX CDD

ACCOUNT NAME

GAS WORX CDD
STRALEY ROBIN VERICKER
1510 W. CLEVELAND STREET
TAMPA, FL 33606

PERIOD ENDING	1/31/25
PREVIOUS BALANCE	\$369.50
CURRENT CHARGES	\$0.00
ADJUSTMENTS	\$0.00
PAYMENTS	\$0.00
BALANCE DUE	\$369.50

Sales Rep: Unassigned Rep

ADVERTISING STATEMENT AND INVOICE

Terms of Payment:

Start	Stop	Ad Number	Publication	Class Section	Description PO Number	Ins	Size Quantity	Net Amount
					Open Item Balance Forward			\$369.50

Tampa Bay Times

tampabay.com

Amount due: \$369.50

Due Date: 3/31/2025

Amount Paid: _____

Billing Date						
01/31/2025						
Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*	
1/1/25-1/31/25	GAS WORX CDD	TB333667			\$0.00	
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days	
\$369.50	\$0.00	\$0.00	\$0.00	\$369.50	\$0.00	

GAS WORX CDD
STRALEY ROBIN VERICKER
1510 W. CLEVELAND STREET
TAMPA, FL 33606

REMIT TO:

TIMES PUBLISHING COMPANY
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Times Publishing Company
490 1st Avenue South
St. Petersburg, FL 33701

Tampa Bay Times

tampabay.com

Account Rep:
Credit: 727-893-8282
Fed Tax ID: 59-0482470

Page 1 of 1

ACCOUNT NUMBER
TB333667

BILLING PERIOD
1/1/25-1/31/25

AMOUNT DUE:
\$369.50

CUSTOMER SUMMARY FOR
GAS WORX CDD

ACCOUNT NAME

GAS WORX CDD
STRALEY ROBIN VERICKER
1510 W. CLEVELAND STREET
TAMPA, FL 33606

PERIOD ENDING	1/31/25
PREVIOUS BALANCE	\$369.50
CURRENT CHARGES	\$0.00
ADJUSTMENTS	\$0.00
PAYMENTS	\$0.00
BALANCE DUE	\$369.50

Sales Rep: Unassigned Rep

ADVERTISING STATEMENT AND INVOICE

Terms of Payment:

Start	Stop	Ad Number	Publication	Class Section	Description PO Number	Ins	Size Quantity	Net Amount
					Open Item Balance Forward			\$369.50

Tampa Bay Times

tampabay.com

Amount due: \$369.50

Due Date: 3/31/2025

Amount Paid: _____

Billing Date						
01/31/2025						
Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*	
1/1/25-1/31/25	GAS WORX CDD	TB333667			\$0.00	
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days	
\$369.50	\$0.00	\$0.00	\$0.00	\$369.50	\$0.00	

GAS WORX CDD
STRALEY ROBIN VERICKER
1510 W. CLEVELAND STREET
TAMPA, FL 33606

REMIT TO:

TIMES PUBLISHING COMPANY
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

<p>GAS WORX CDD</p> <p>Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			\$0.00			

<p>GAS WORX CDD</p> <p>Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			\$0.00			