

Chamblee Downtown Development Authority	
Balance Sheet	
As of June 30, 2024	
	Total
ASSETS	
Current Assets	
Bank Accounts	
111100 Piedmont Bank - Debt Service	\$ 60,780
111110 Piedmont Bank - Operating	928,560
111120 Piedmont Bank Escrow	-
Total Bank Accounts	989,339
Accounts Receivable	
111900 Accounts Receivable	-
Total Accounts Receivable	-
Other Current Assets	
111910 Escrow Receivable	650,000
112700 Due from City of Chamblee	-
113800 Prepaid Expenses - Insurance	3,564
113810 Prepaid Expenses USPS Escrow	-
Total Other Current Assets	653,564
Total Current Assets	1,642,903
Fixed Assets	
117200 Site Improvements	9,800
117500 Computer Equipment	3,000
117900 Accumulated Depreciation	(5,009)
Total Fixed Assets	7,791
Other Assets	
118100 Investment held for Resale	7,795,713
Total Other Assets	7,795,713
TOTAL ASSETS	\$ 9,446,408
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
121000 Accounts Payable (A/P)	-
Total Accounts Payable	-
Other Current Liabilities	
121100 Accrued Payables	-
122400 Accrued Interest	14,351
122500 Deferred Revenue Property Sales	650,000
Total Other Current Liabilities	664,351
Total Current Liabilities	664,351
Long-Term Liabilities	
122800 Piedmont Bank Loan	4,235,277
Total Long-Term Liabilities	4,235,277
Total Liabilities	4,899,627
Equity	
133400 Unrestricted Net Position	4,641,023
Net Income	(94,243)
Total Equity	4,546,780
TOTAL LIABILITIES AND EQUITY	9,446,408

Chamblee Downtown Development Authority

Budget vs. Actuals

Five Months Ended June 30, 2024

	Actual Six Months	Annual Budget	Remaining Budget	% of Budget
Income				
336000 Intergovernmental Revenue	\$ -	\$ -	\$ -	
338000 Administrative Payments CDDA	55,832	722,541	666,709	7.73%
381000 Rental Income	20,950	41,400	20,450	50.60%
390000 Other Income	-	-	-	
391000 Gain on Sale of Property	-	-	-	
392000 Debt Issuance Fees	-	-	-	
Total Income	76,782	763,941	687,159	10.05%
Expenses				
521100 Bank Charges & Fees	20	5,000	4,980	0.40%
521200 Professional Services (incl real estate comm)	21,024	4,000	(17,024)	525.59%
521202 Professional Services Accounting	1,400	6,000	4,600	23.33%
521210 Legal	12,996	100,000	87,005	13.00%
521241 Planning Services		150,000		
521301 Technical Services Website	-	5,000	5,000	0.00%
522200 Repairs and Maintenance	-	-	-	
523100 Insurance Property and Liability	-	12,700	12,700	0.00%
523300 Advertising & Marketing	1,250	500	(750)	250.00%
523500 Travel	-	500	500	0.00%
523700 Education and Training	-	1,000	1,000	0.00%
523800 Taxes and Licenseess	-	-	-	
523950 Other Misc Expenses	-	3,000	3,000	0.00%
531215 Water	-	-	-	
531230 Electricity	-	-	-	
541201 Streetscapes	-	18,450	18,450	0.00%
541202 Reserves	-	-	-	
541300 Building Improvements	48,233	-	(48,233)	
572000 Payments to Other Agencies	-	3,000	3,000	0.00%
573000 Grant Expenses	-	65,000	65,000	0.00%
561000 Depreciation Expense	-	-	-	
582300 Debt Service	86,103	827,598	741,495	10.40%
Total Expenses	171,025	1,201,748	1,030,723	14.23%
Net Income (Use of Fund Balance)	\$ (94,243)	\$ (437,807)	\$ (343,564)	21.53%
Beginning Fund Balance	4,641,023	4,641,023	-	
Ending Fund Balance	\$ 4,546,780	\$ 4,203,216	\$ -	

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Chamblee Downtown Development Authority

General Ledger

January - December 2024

	Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
111100 Piedmont Bank - Debt Service							
	Beginning Balance						125,932.63
	01/02/2024	Journal Entry	102		Interest	(14,350.52)	111,582.11
	01/09/2024	Deposit		Wheels Up	Wheels Up Rent, January 2024	2,500.00	114,082.11
	01/10/2024	Deposit		Vintage Pizza	January 2024 Rent	950.00	115,032.11
	02/08/2024	Deposit		Vintage Pizza	Vintage Rent for 02/24	950.00	115,982.11
	02/21/2024	Deposit		Wheels Up		2,500.00	118,482.11
	02/21/2024	Expense		Piedmont Bank		(14,350.53)	104,131.58
	03/01/2024	Expense		Piedmont Bank		(14,350.52)	89,781.06
	03/30/2024	Deposit		Distillery of Modern Art		250.00	90,031.06
	03/30/2024	Deposit		Vintage Pizza		950.00	90,981.06
	03/30/2024	Deposit		Wheels Up		2,500.00	93,481.06
	04/01/2024	Expense		Piedmont Bank		(14,350.52)	79,130.54
	04/30/2024	Deposit		Vintage Pizza		950.00	80,080.54
	04/30/2024	Deposit		Wheels Up		2,500.00	82,580.54
	05/01/2024	Expense		Piedmont Bank		(14,350.52)	68,230.02
	05/16/2024	Deposit		Wheels Up		2,500.00	70,730.02
	05/16/2024	Deposit		Vintage Pizza		950.00	71,680.02
	06/03/2024	Expense		Piedmont Bank		(14,350.52)	57,329.50
	06/26/2024	Deposit		Vintage Pizza		950.00	58,279.50
	06/26/2024	Deposit		Wheels Up		2,500.00	60,779.50
Total for 111100 Piedmont Bank - Debt Service						(65,153.13)	
111110 Piedmont Bank - Operating							
	Beginning Balance						476,137.65
	01/16/2024	Check	SVCCHRG		Service Charge	(90.00)	476,047.65
	02/01/2024	Expense	1359	Kimley Horn	Kimley Horn; Invoices Invoices #26	(2,475.00)	473,572.65
	02/01/2024	Expense	1360	Steven Garber	October and December 2023 CPA	(560.00)	473,012.65
	02/13/2024	Expense		Quikbooks		(90.00)	472,922.65
	02/13/2024	Check	1361	Kimley Horn		(2,475.00)	470,447.65

Chamblee Downtown Development Authority						
General Ledger						
January - December 2024						
	Date	Transaction Type	Num	Name	Memo/Description	Amount
	03/13/2024	Expense		Quikbooks		(90.00)
	03/21/2024	Check	1363	Steven Garber	December 2023	(300.00)
	03/21/2024	Check	1362	Ruder Hirschfield		(1,131.00)
	04/15/2024	Journal Entry	106		Quikbooks	(90.00)
	04/22/2024	Deposit		SLX Grand Atlanta		481,512.04
	05/13/2024	Expense		Quikbooks		(90.00)
	05/24/2024	Check	1364	Seyfarth Shaw	Lumen Chamblee Legal Svc	(3,968.00)
	05/24/2024	Check	1365		Town Center Architecture Photogra	(1,250.00)
	05/24/2024	Check	1366		Demolition of Indiana Antiques Bldg	(48,233.00)
	05/28/2024	Expense		Piedmont Bank		(20.00)
	05/28/2024	Deposit		First American Title Insurance Company		55,832.25
	06/13/2024	Expense		Quikbooks		(90.00)
	06/14/2024	Check	1367		Invoice SATL48271	(10,000.00)
	06/18/2024	Check	1370	Ruder Hirschfield	Stream Realty Services	(6,905.50)
	06/18/2024	Check	1371	Kitchens Kelley Gaynes	Parking Licnese Form	(208.00)
	06/18/2024	Check	1368	GMC	Chamblee Town Center Massing U	(4,682.50)
	06/18/2024	Check	1369		Stream Realty Services	(1,391.00)
	06/20/2024	Check	1372	Kitchens Kelley Gaynes	Amendment Licenses Agreement	(783.00)
Total for 111110 Piedmont Bank - Operating						452,422.29
111900 Accounts Receivable						
	Beginning Balance					481,512.04
	04/22/2024	Deposit		SLX Grand Atlanta		(481,512.04)
Total for 111900 Accounts Receivable						(481,512.04)
111910 Escrow Receivable						
	Beginning Balance					650,000.00
Total for 111910 Escrow Receivable						
113800 Prepaid Expenses - Insurance						
	Beginning Balance					3,564.00
Total for 113800 Prepaid Expenses - Insurance						

Chamblee Downtown Development Authority

General Ledger

January - December 2024

	Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
117200 Site Improvements							
	Beginning Balance						9,800.00
Total for 117200 Site Improvements							
117500 Computer Equipment							
	Beginning Balance						3,000.00
Total for 117500 Computer Equipment							
117900 Accumulated Depreciation							
	Beginning Balance						(5,009.00)
Total for 117900 Accumulated Depreciation							
118100 Investment held for Resale							
	Beginning Balance						7,795,713.24
Total for 118100 Investment held for Resale							
122400 Accrued Interest							
	Beginning Balance						14,350.53
Total for 122400 Accrued Interest							
122500 Deferred Revenue Property Sales							
	Beginning Balance						650,000.00
Total for 122500 Deferred Revenue Property Sales							
122800 Piedmont Bank Loan							
	Beginning Balance						4,235,276.68
Total for 122800 Piedmont Bank Loan							
133400 Unrestricted Net Position							
	Beginning Balance						4,641,023.35
Total for 133400 Unrestricted Net Position							
338000 Payment in Lieu of Taxes							
	05/28/2024	Deposit		First American Title Insurance Company		55,832.25	55,832.25
Total for 338000 Payment in Lieu of Taxes						55,832.25	
381000 Rental Income							
	01/09/2024	Deposit		Wheels Up	Wheels Up Rent, January 2024	2,500.00	2,500.00

Chamblee Downtown Development Authority

General Ledger

January - December 2024

Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
01/10/2024	Deposit		Vintage Pizza	January 2024 Rent	950.00	3,450.00
02/08/2024	Deposit		Vintage Pizza	Vintage Rent for 02/24	950.00	4,400.00
02/21/2024	Deposit		Wheels Up		2,500.00	6,900.00
03/30/2024	Deposit		Wheels Up		2,500.00	9,400.00
03/30/2024	Deposit		Distillery of Modern Art		250.00	9,650.00
03/30/2024	Deposit		Vintage Pizza		950.00	10,600.00
04/30/2024	Deposit		Wheels Up		2,500.00	13,100.00
04/30/2024	Deposit		Vintage Pizza		950.00	14,050.00
05/16/2024	Deposit		Vintage Pizza		950.00	15,000.00
05/16/2024	Deposit		Wheels Up		2,500.00	17,500.00
06/26/2024	Deposit		Wheels Up		2,500.00	20,000.00
06/26/2024	Deposit		Vintage Pizza		950.00	20,950.00
Total for 381000 Rental Income					20,950.00	
521100 Bank Charges & Fees						
05/28/2024	Expense		Piedmont Bank		20.00	20.00
Total for 521100 Bank Charges & Fees					20.00	
521200 Professional Services						
02/01/2024	Expense	1359	Kimley Horn	Invoices #26854033	2,475.00	2,475.00
02/13/2024	Check	1361	Kimley Horn		2,475.00	4,950.00
06/14/2024	Check	1367			10,000.00	14,950.00
06/18/2024	Check	1369			1,391.00	16,341.00
06/18/2024	Check	1368	GMC		4,682.50	21,023.50
Total for 521200 Professional Services					21,023.50	
521202 Professional Services Accounting						
01/16/2024	Check	SVCCHRG			90.00	90.00
02/01/2024	Expense	1360	Steven Garber	October and December 2023 CPA	560.00	650.00
02/13/2024	Expense		Quikbooks		90.00	740.00
03/13/2024	Expense		Quikbooks		90.00	830.00
03/21/2024	Check	1363	Steven Garber		300.00	1,130.00

January - December 2024

	Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
	04/15/2024	Journal Entry	106		Quickbooks	90.00	1,220.00
	05/13/2024	Expense		Quikbooks		90.00	1,310.00
	06/13/2024	Expense		Quikbooks		90.00	1,400.00
Total for 521202 Professional Services Accounting						1,400.00	
521210 Legal							
	03/21/2024	Check	1362	Ruder Hirschfield		1,131.00	1,131.00
	05/24/2024	Check	1364	Seyfarth Shaw		3,968.00	5,099.00
	06/18/2024	Check	1371	Kitchens Kelley Gaynes		208.00	5,307.00
	06/18/2024	Check	1370	Ruder Hirschfield		6,905.50	12,212.50
	06/20/2024	Check	1372	Kitchens Kelley Gaynes		783.00	12,995.50
Total for 521210 Legal						12,995.50	
523300 Advertising & Marketing							
	05/24/2024	Check	1365			1,250.00	1,250.00
Total for 523300 Advertising & Marketing						1,250.00	
541300 Building Improvements							
	05/24/2024	Check	1366			48,233.00	48,233.00
Total for 541300 Building Improvements						48,233.00	
582300 Interest Expense							
	01/02/2024	Journal Entry	102		Interest	14,350.52	14,350.52
	02/21/2024	Expense		Piedmont Bank		14,350.53	28,701.05
	03/01/2024	Expense		Piedmont Bank		14,350.52	43,051.57
	04/01/2024	Expense		Piedmont Bank		14,350.52	57,402.09
	05/01/2024	Expense		Piedmont Bank		14,350.52	71,752.61
	06/03/2024	Expense		Piedmont Bank		14,350.52	86,103.13
Total for 582300 Interest Expense						86,103.13	
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Chamblee Downtown Development Authority	
Balance Sheet	
As of May 31, 2024	
	Total
ASSETS	
Current Assets	
Bank Accounts	
111100 Piedmont Bank - Debt Service	\$ 71,680
111110 Piedmont Bank - Operating	1,006,071
111120 Piedmont Bank Escrow	-
Total Bank Accounts	1,077,751
Accounts Receivable	
111900 Accounts Receivable	-
Total Accounts Receivable	-
Other Current Assets	
111910 Escrow Receivable	650,000
112700 Due from City of Chamblee	-
113800 Prepaid Expenses - Insurance	3,564
113810 Prepaid Expenses USPS Escrow	-
Total Other Current Assets	653,564
Total Current Assets	1,731,315
Fixed Assets	
117200 Site Improvements	9,800
117500 Computer Equipment	3,000
117900 Accumulated Depreciation	(5,009)
Total Fixed Assets	7,791
Other Assets	
118100 Investment held for Resale	7,795,713
Total Other Assets	7,795,713
TOTAL ASSETS	\$ 9,534,819
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
121000 Accounts Payable (A/P)	\$ -
Total Accounts Payable	-
Other Current Liabilities	
121100 Accrued Payables	-
122400 Accrued Interest	14,351
122500 Deferred Revenue Property Sales	650,000
Total Other Current Liabilities	664,351
Total Current Liabilities	664,351
Long-Term Liabilities	
122800 Piedmont Bank Loan	4,235,277
Total Long-Term Liabilities	4,235,277
Total Liabilities	4,899,627
Equity	
133400 Unrestricted Net Position	4,641,023
Net Income	(5,831)
Total Equity	4,635,192
TOTAL LIABILITIES AND EQUITY	\$ 9,534,819

Chamblee Downtown Development Authority

Budget vs. Actuals

Five Months Ended May 31, 2024

	Actual Four Months	Annual Budget	Remaining Budget	% of Budget
Income				
336000 Intergovernmental Revenue	\$ -	\$ -	\$ -	
338000 Administrative Payments CDDA	55,832	722,541	666,709	7.73%
381000 Rental Income	17,500	41,400	23,900	42.27%
390000 Other Income	-	-	-	
391000 Gain on Sale of Property	-	-	-	
392000 Debt Issuance Fees	-	-	-	
Total Income	73,332	763,941	690,609	9.60%
Expenses				
521100 Bank Charges & Fees	20	5,000	4,980	0.40%
521200 Professional Services (incl real estate comm)	4,950	4,000	(950)	123.75%
521202 Professional Services Accounting	1,310	6,000	4,690	21.83%
521210 Legal	1,131	100,000	98,869	1.13%
521241 Planning Services		150,000		
521301 Technical Services Website	-	5,000	5,000	0.00%
522200 Repairs and Maintenance	-	-	-	
523100 Insurance Property and Liability	-	12,700	12,700	0.00%
523300 Advertising & Marketing	-	500	500	0.00%
523500 Travel	-	500	500	0.00%
523700 Education and Training	-	1,000	1,000	0.00%
523800 Taxes and Licenses	-	-	-	
523950 Other Misc Expenses	-	3,000	3,000	0.00%
531215 Water	-	-	-	
531230 Electricity	-	-	-	
541201 Streetscapes	-	18,450	18,450	0.00%
541202 Reserves	-	-	-	
541300 Building Improvements	-	-	-	
572000 Payments to Other Agencies	-	3,000	3,000	0.00%
573000 Grant Expenses	-	65,000	65,000	0.00%
561000 Depreciation Expense	-	-	-	
582300 Debt Service	71,753	827,598	755,846	8.67%
Total Expenses	79,164	1,201,748	1,122,585	6.59%
Net Income (Use of Fund Balance)	\$ (5,831)	\$ (437,807)	\$ (431,975)	1.33%
Beginning Fund Balance				
	4,641,023	4,641,023	-	
Ending Fund Balance	\$ 4,635,192	\$ 4,203,216	\$ -	

Chamblee Downtown Development Authority

General Ledger

January - December 2024

	Date	Transaction Type	Num	Name	Memo/Description	Split	Amount	Balance
111100 Piedmont Bank - Debt Service								
	Beginning Balance							125,932.63
	01/02/2024	Journal Entry	102		Interest	-Split-	(14,350.52)	111,582.11
	01/09/2024	Deposit		Wheels Up	Wheels Up Rent, January 2024	381000 Rental Income	2,500.00	114,082.11
	01/10/2024	Deposit		Vintage Pizza	January 2024 Rent	381000 Rental Income	950.00	115,032.11
	02/08/2024	Deposit		Vintage Pizza	Vintage Rent for 02/24	381000 Rental Income	950.00	115,982.11
	02/21/2024	Deposit		Wheels Up		381000 Rental Income	2,500.00	118,482.11
	02/21/2024	Expense		Piedmont Bank		582300 Interest Expense	(14,350.53)	104,131.58
	03/01/2024	Expense		Piedmont Bank		582300 Interest Expense	(14,350.52)	89,781.06
	03/30/2024	Deposit		Wheels Up		381000 Rental Income	2,500.00	92,281.06
	03/30/2024	Deposit		Distillery of Modern Art		381000 Rental Income	250.00	92,531.06
	03/30/2024	Deposit		Vintage Pizza		381000 Rental Income	950.00	93,481.06
	04/01/2024	Expense		Piedmont Bank		582300 Interest Expense	(14,350.52)	79,130.54
	04/30/2024	Deposit		Wheels Up		381000 Rental Income	2,500.00	81,630.54
	04/30/2024	Deposit		Vintage Pizza		381000 Rental Income	950.00	82,580.54
	05/01/2024	Expense		Piedmont Bank		582300 Interest Expense	(14,350.52)	68,230.02
	05/16/2024	Deposit		Vintage Pizza		381000 Rental Income	950.00	69,180.02
	05/16/2024	Deposit		Wheels Up		381000 Rental Income	2,500.00	71,680.02
Total for 111100 Piedmont Bank - Debt Service							(54,252.61)	
111110 Piedmont Bank - Operating								
	Beginning Balance							476,137.65
	01/16/2024	Check	SVCCHRG		Service Charge	521202 Professional Services Accounting	(90.00)	476,047.65
	02/01/2024	Expense	1359	Kimley Horn	Kimley Horn; Invoices Invoices #26854033	521200 Professional Services	(2,475.00)	473,572.65
	02/01/2024	Expense	1360	Steven Garber	October and December 2023 CPA Services	521202 Professional Services Accounting	(560.00)	473,012.65
	02/13/2024	Check	1361	Kimley Horn		521200 Professional Services	(2,475.00)	470,537.65
	02/13/2024	Expense		Quikbooks		521202 Professional Services Accounting	(90.00)	470,447.65
	03/13/2024	Expense		Quikbooks		521202 Professional Services Accounting	(90.00)	470,357.65
	03/21/2024	Check	1362	Ruder Hirschfeld		521210 Legal	(1,131.00)	469,226.65
	03/21/2024	Check	1363	Steven Garber	December 2023	521202 Professional Services Accounting	(300.00)	468,926.65
	04/15/2024	Journal Entry	106		Quikbooks	-Split-	(90.00)	468,836.65
	04/22/2024	Deposit		SLX Grand Atlanta		111900 Accounts Receivable	481,512.04	950,348.69
	05/13/2024	Expense		Quikbooks		521202 Professional Services Accounting	(90.00)	950,258.69

January - December 2024

	Date	Transaction Type	Num	Name	Memo/Description	Split	Amount	Balance
	05/28/2024	Expense		Piedmont Bank		521100 Bank Charges & Fees	(20.00)	950,238.69
	05/28/2024	Deposit		First American Title Insurance Company		338000 Payment in Lieu of Taxes	55,832.25	1,006,070.94
Total for 111110 Piedmont Bank - Operating							529,933.29	
111900 Accounts Receivable								
	Beginning Balance							481,512.04
	04/22/2024	Deposit		SLX Grand Atlanta		111110 Piedmont Bank - Operating	(481,512.04)	0.00
Total for 111900 Accounts Receivable							(481,512.04)	
111910 Escrow Receivable								
	Beginning Balance							650,000.00
Total for 111910 Escrow Receivable								
113800 Prepaid Expenses - Insurance								
	Beginning Balance							3,564.00
Total for 113800 Prepaid Expenses - Insurance								
117200 Site Improvements								
	Beginning Balance							9,800.00
Total for 117200 Site Improvements								
117500 Computer Equipment								
	Beginning Balance							3,000.00
Total for 117500 Computer Equipment								
117900 Accumulated Depreciation								
	Beginning Balance							(5,009.00)
Total for 117900 Accumulated Depreciation								
118100 Investment held for Resale								
	Beginning Balance							7,795,713.24
Total for 118100 Investment held for Resale								
122400 Accrued Interest								
	Beginning Balance							14,350.53
Total for 122400 Accrued Interest								
122500 Deferred Revenue Property Sales								
	Beginning Balance							650,000.00
Total for 122500 Deferred Revenue Property Sales								
122800 Piedmont Bank Loan								
	Beginning Balance							4,235,276.68
Total for 122800 Piedmont Bank Loan								
133400 Unrestricted Net Position								

Chamblee Downtown Development Authority

General Ledger

January - December 2024

Date	Transaction Type	Num	Name	Memo/Description	Split	Amount	Balance
	Beginning Balance						4,641,023.35
Total for 133400 Unrestricted Net Position							
338000 Payment in Lieu of Taxes							
05/28/2024	Deposit		First American Title Insurance Company		111110 Piedmont Bank - Operating	55,832.25	55,832.25
Total for 338000 Payment in Lieu of Taxes						55,832.25	
381000 Rental Income							
01/09/2024	Deposit		Wheels Up	Wheels Up Rent, January 2024	111100 Piedmont Bank - Debt Service	2,500.00	2,500.00
01/10/2024	Deposit		Vintage Pizza	January 2024 Rent	111100 Piedmont Bank - Debt Service	950.00	3,450.00
02/08/2024	Deposit		Vintage Pizza	Vintage Rent for 02/24	111100 Piedmont Bank - Debt Service	950.00	4,400.00
02/21/2024	Deposit		Wheels Up		111100 Piedmont Bank - Debt Service	2,500.00	6,900.00
03/30/2024	Deposit		Vintage Pizza		111100 Piedmont Bank - Debt Service	950.00	7,850.00
03/30/2024	Deposit		Distillery of Modern Art		111100 Piedmont Bank - Debt Service	250.00	8,100.00
03/30/2024	Deposit		Wheels Up		111100 Piedmont Bank - Debt Service	2,500.00	10,600.00
04/30/2024	Deposit		Vintage Pizza		111100 Piedmont Bank - Debt Service	950.00	11,550.00
04/30/2024	Deposit		Wheels Up		111100 Piedmont Bank - Debt Service	2,500.00	14,050.00
05/16/2024	Deposit		Vintage Pizza		111100 Piedmont Bank - Debt Service	950.00	15,000.00
05/16/2024	Deposit		Wheels Up		111100 Piedmont Bank - Debt Service	2,500.00	17,500.00
Total for 381000 Rental Income						17,500.00	
521100 Bank Charges & Fees							
05/28/2024	Expense		Piedmont Bank		111110 Piedmont Bank - Operating	20.00	20.00
Total for 521100 Bank Charges & Fees						20.00	
521200 Professional Services							
02/01/2024	Expense	1359	Kimley Horn	Invoices #26854033	111110 Piedmont Bank - Operating	2,475.00	2,475.00
02/13/2024	Check	1361	Kimley Horn		111110 Piedmont Bank - Operating	2,475.00	4,950.00
Total for 521200 Professional Services						4,950.00	
521202 Professional Services Accounting							
01/16/2024	Check	SVCCHRG			111110 Piedmont Bank - Operating	90.00	90.00

January - December 2024

	Date	Transaction Type	Num	Name	Memo/Description	Split	Amount	Balance
	02/01/2024	Expense	1360	Steven Garber	October and December 2023 CPA Services	111110 Piedmont Bank - Operating	560.00	650.00
	02/13/2024	Expense		Quickbooks		111110 Piedmont Bank - Operating	90.00	740.00
	03/13/2024	Expense		Quickbooks		111110 Piedmont Bank - Operating	90.00	830.00
	03/21/2024	Check	1363	Steven Garber		111110 Piedmont Bank - Operating	300.00	1,130.00
	04/15/2024	Journal Entry	106		Quickbooks	-Split-	90.00	1,220.00
	05/13/2024	Expense		Quickbooks		111110 Piedmont Bank - Operating	90.00	1,310.00
Total for 521202 Professional Services Accounting							1,310.00	
521210 Legal								
	03/21/2024	Check	1362	Ruder Hirschfield		111110 Piedmont Bank - Operating	1,131.00	1,131.00
Total for 521210 Legal							1,131.00	
582300 Interest Expense								
	01/02/2024	Journal Entry	102		Interest	-Split-	14,350.52	14,350.52
	02/21/2024	Expense		Piedmont Bank		111100 Piedmont Bank - Debt Service	14,350.53	28,701.05
	03/01/2024	Expense		Piedmont Bank		111100 Piedmont Bank - Debt Service	14,350.52	43,051.57
	04/01/2024	Expense		Piedmont Bank		111100 Piedmont Bank - Debt Service	14,350.52	57,402.09
	05/01/2024	Expense		Piedmont Bank		111100 Piedmont Bank - Debt Service	14,350.52	71,752.61
Total for 582300 Interest Expense							71,752.61	
Monday, Jun 17, 2024 04:35:57 AM GMT-7 - Accrual Basis								

Chamblee Downtown Development Authority

Budget vs. Actuals

Four Months Ended April 30, 2024

	Actual Four Months	Annual Budget	Remaining Budget	% of Budget
Income				
336000 Intergovernmental Revenue	\$ -	\$ -	\$ -	
338000 Administrative Payments CDDA	-	722,541	722,541	0.00%
381000 Rental Income	14,050	41,400	27,350	33.94%
390000 Other Income	-	-	-	
391000 Gain on Sale of Property	-	-	-	
392000 Debt Issuance Fees	-	-	-	
Total Income	14,050	763,941	749,891	1.84%
Expenses				
521100 Bank Charges & Fees	-	5,000	5,000	0.00%
521200 Professional Services (incl real estate comm)	4,950	4,000	(950)	123.75%
521202 Professional Services Accounting	1,220	6,000	4,780	20.33%
521210 Legal	1,131	100,000	98,869	1.13%
521241 Planning Services		150,000		
521301 Technical Services Website	-	5,000	5,000	0.00%
522200 Repairs and Maintenance	-	-	-	
523100 Insurance Property and Liability	-	12,700	12,700	0.00%
523300 Advertising & Marketing	-	500	500	0.00%
523500 Travel	-	500	500	0.00%
523700 Education and Training	-	1,000	1,000	0.00%
523800 Taxes and Licenses	-	-	-	
523950 Other Misc Expenses	-	3,000	3,000	0.00%
531215 Water	-	-	-	
531230 Electricity	-	-	-	
541201 Streetscapes	-	18,450	18,450	0.00%
541202 Reserves	-	-	-	
541300 Building Improvements	-	-	-	
572000 Payments to Other Agencies	-	3,000	3,000	0.00%
573000 Grant Expenses	-	65,000	65,000	0.00%
561000 Depreciation Expense	-	-	-	
582300 Debt Service	57,402	827,598	770,196	6.94%
Total Expenses	64,703	1,201,748	1,137,045	5.38%
Net Income (Use of Fund Balance)	\$ (50,653)	\$ (437,807)	\$ (387,154)	11.57%
Beginning Fund Balance				
	4,641,023	4,641,023	-	
Ending Fund Balance	\$ 4,590,370	\$ 4,203,216	\$ -	

Chamblee Downtown Development Authority

Balance Sheet

As of December 31, 2023

	Total
ASSETS	
Current Assets	
Bank Accounts	
111100 Piedmont Bank - Debt Service	\$ 125,933
111110 Piedmont Bank - Operating	476,138
111120 Piedmont Bank Escrow	-
Total Bank Accounts	602,070
Accounts Receivable	
111900 Accounts Receivable	481,512
Total Accounts Receivable	481,512
Other Current Assets	
111910 Escrow Receivable	650,000
112700 Due from City of Chamblee	-
113800 Prepaid Expenses - Insurance	3,564
113810 Prepaid Expenses USPS Escrow	-
Total Other Current Assets	653,564
Total Current Assets	1,737,146
Fixed Assets	
117200 Site Improvements	9,800
117500 Computer Equipment	3,000
117900 Accumulated Depreciation	(5,009)
Total Fixed Assets	7,791
Other Assets	
118100 Investment held for Resale	7,795,713
Total Other Assets	7,795,713
TOTAL ASSETS	\$ 9,540,651
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
121000 Accounts Payable (A/P)	\$ -
Total Accounts Payable	-
Other Current Liabilities	
121100 Accrued Payables	-
122400 Accrued Interest	14,351
122500 Deferred Revenue Property Sales	650,000
Total Other Current Liabilities	664,351
Total Current Liabilities	664,351
Long-Term Liabilities	
122800 Piedmont Bank Loan	4,235,277
Total Long-Term Liabilities	4,235,277
Total Liabilities	4,899,627
Equity	
133400 Unrestricted Net Position	4,195,026
Net Income	445,998
Total Equity	4,641,023
TOTAL LIABILITIES AND EQUITY	9,540,651
Thursday, Jan 18, 2024 04:45:11 AM GMT-8 - Accrual Basis	

Chamblee Downtown Development Authority

Budget vs. Actuals

December 2023

	Actual Twelve Months	Annual Budget	Remaining Budget	% of Budget
Income				
336000 Intergovernmental Revenue	\$ -	\$ -	\$ -	
338000 Administrative Payments CDDA	722,541	700,133	(22,408)	103.20%
381000 Rental Income	30,521	23,800	(6,721)	128.24%
390000 Other Income	-	-	-	
391000 Gain on Sale of Property	-	-	-	
392000 Debt Issuance Fees	-	-	-	
Total Income	753,062	723,933	(29,129)	104.02%
Expenses				
521100 Bank Charges & Fees	-	1,000	1,000	0.00%
521200 Professional Services (incl real estate comm)	27,154	6,000	(21,154)	452.57%
521202 Professional Services Accounting	4,435	6,000	1,565	73.92%
521210 Legal	64,568	150,000	85,432	43.05%
521301 Technical Services Website	-	-	-	
522200 Repairs and Maintenance	525	-	(525)	
523100 Insurance Property and Liability	10,829	12,700	1,871	85.27%
523300 Advertising & Marketing	40	200	160	20.00%
523500 Travel	-	500	500	0.00%
523700 Education and Training	-	1,000	1,000	0.00%
523800 Taxes and Licensess	3,072	-	(3,072)	
523950 Other Misc Expenes	-	8,000	8,000	0.00%
531215 Water	-	-	-	
531230 Electricity	-	-	-	
541201 Streetscapes	-	79,000	79,000	0.00%
541202 Reserves	-	-	-	
541300 Building Improvements	-	225,000	225,000	0.00%
572000 Payments to Other Agencies	-	-	-	
573000 Grant Expenses	-	-	-	
561000 Depreciation Expense	1,090	-	(1,090)	
582300 Debt Service	195,352	862,843	667,491	22.64%
Total Expenses	307,065	1,352,243	1,045,178	22.71%
Net Income (Use of Fund Balance)	\$ 445,998	\$ (628,310)	\$ (1,074,308)	-70.98%
Beginning Fund Balance				
	4,195,026	4,195,026	-	
Ending Fund Balance	\$ 4,641,023	\$ 3,566,716	\$ -	