



AGENDA -- Metro South CID
BOARD OF DIRECTORS MEETING
October 8th , 2025 at AM

Attendees:

___ Joel Gross, Chair	___ Rusty Whitfield, Director
___ Wayne Smith, Vice Chair	___ Beverly Dabney, Director
___ Rob Roark, Treasurer	___ Hobson Milner, Director
___ Fabrizio Garcia, Director	___ Larry Kaiser, Executive Director
	___ John Kranjc, Executive Director Emeritus/Secretary

Others attending:

1. Review and Approval of the Minutes from the previous Board Meeting

Motion: To Approve the Minutes from the previous Board Meeting held on August 13th, 2025

Motion By:

Motion Seconded By:

Any Other Discussion:

Vote:

2. Review and Approval of the Treasurer's Report for Previous Month(s)

Motion: To Approve the Treasurer's Reports for August and September 2025

Motion By:

Motion Seconded By:

Any Other Discussion:

Vote:

3. Motion

Motion:

Motion By:

Motion Seconded By:

Any Other Discussion:

Vote:

4. Motion

Motion:

Motion By:

Motion Seconded By:

Any Other Discussion:

Vote:

No Other Items Requiring a Vote of the Board for the Month

Previous Action Items

- Working on various articles for the upcoming newsletter
- 4270 Old McDonough –contents within the trailer have been removed and relocated to the site and enclosed with a chain link fence before being moved off-site by a hazardous waste contractor
- Pursuing a small design project to be sent to GDOT for "Quick Response" funding. Location would be NW corner of Old McDonough at Thurman Road (SR 54). Improving radius only with no utility relocation and no right-of-way required. Design being performed in-house to save \$. The state funding is applicable for construction projects of \$250,000 or less.
- "Overlay District Revisions" edits are underway and will submit to the board before sending to the consultant for revisions. Next step will be to bring in the HOA's for comments and then sit down with

the county. Expect to have in-house revisions to the CID board within 30 days. Approximately 30% complete with the review/edits.

- Old McDonough dirt road section at Transport City to the Landcaster intersection. Depressions in road over 2 feet in depth. Sent public works emails over the past 2 months – finally graded the road about 30 days ago. Staff is being a concept and cost estimates to pave this section of road and then send this design and cost estimate to Commissioners Terry and Messiah to request funding from SPLOST I
- Looking at possibility of extending CID geographical boundaries to add the Data Center site if indeed the county approves of the rezoning/text amendments to the overlay district. Currently DeKalb County and GRTA issued moratoriums for Data Centers in the metro area
- Directed Yellowstone to schedule the International @ Constitution sign repair and to pick-up the tree debris work as the board approved. Will notify
- the board when work commences. Holding off on the other proposals that the board approved - discussing with Yellowstone various issues related to these scopes
- Ready Mix plant to send LKK the Land Disturbance Plans for comments when they are sent to the county for review
- CID will purchase the 2 EPD “Real-time Air Quality Monitoring Devices by Purple Air” as agreed to with DeKalb BOC and send to the Starlight homeowner leaders after the Ready Mix obtains a LDP.
- Code compliance continues to issue warnings and citations at various locations – specifically Fayetteville Road and at the Fleetwood intersection due to abandoned trailers and RV’s that are beginning to accumulate along this roadway
- Constitution Roundabout parcel acquisitions continue to occur
- Federal Railroad Administration Underpass Planning Grant – need the county to upload signed documents from the CEO’s office – pending county grant staff to perform work – many weeks of delay. FRA and the USDOT are expressing frustration. DeKalb limited transp. staff with Pelton retiring August 30 and Patrece Keeter early next year. Can’t afford to lose grant. CIS will step in to prepare the RFP and county can advertise for planning consulting services but not select a consultant until FRA receives all the paperwork.
- Agreement with DeKalb being drafted with Gordon Kenna for tires and trash piles be picked up district wide on public ROW. CID will be reimbursed for Yellowstone’s work. Yellowstone quote approved by the Board in August. County is developing a MOA
- Cedar Grove Bridge status no new updates; Dec 2026 completion
- Yellowstone completed placing the additional mulch along Market Street Hydrangeas planted on both sides of International for a distance of approximately 200 feet. Several hydrangeas will need to be replaced by Yellowstone due to die-off on the east side
- Cemetery mowing and trash pickup continues – reminder to District 3 Commissioner to transfer maintenance tasks to DeKalb Public Works in 2026
- Will continue to pursue expansion of additional members for 2026 tax year
- Jacob Vallo’s recent conversations with PILOT. PILOT is aware of the Continental issue but unwilling to solve it. Vallo is looking to partner with
- PILOT potentially to find another site. Vallo asked that the CID hold off on issuing tickets (utilizing the off-duty officers that Comm. Messiah procured with her budget in August). Given that the MOA with the commissioner office will likely take at least 45 days to develop – this will hopefully be

sufficient time for the CEO's office to begin an actual plan to solve this problem on Continental – if not the CID will proceed to move forward as planned

- Received a 2nd quote for removing the pavement painting that was used for the truck rodeo event. The 2nd quote is for \$10k. Will present to the board for a vote in October
- Georgia Asset and Community Control patrol service 26 hours per week continues to provide reports
- Georgia Asset and Community Control provided a quote for \$3M COI. Costs approx. \$11,750. Sent quote to the board for consideration
- Met with a developer/conservationist regarding an interest in extending a greenway trail from the Grant park beltline through the northern section of the CID to Arabia Mountain. Appears to “have legs” in terms of momentum from others – will keep board abreast of the status as new information comes to light

MSCID OCTOBER 2025 BOARD MEETING -AGENDA TOPICS

1. Set date in April 2026 for 10 year anniversary celebration
 - (a) Hold inside or outside? Ask Shadowbox to allow us to have it at their facility
 - (b) Seek CEO as speaker
 - (c) Invite DeKalb departments
 - (d) Presentation on past/current accomplishments and future initiatives
 - (e) Significant outreach planned to reach as many businesses as possible to attend
 - (f) Begin to work on agenda and details in 2025 and send to Board for comments
2. Newsletter going out in October
3. Constitution Roundabout construction delayed – county continues to negotiate land acquisition with the remaining property owners. Performing work in-house; delay due to staff shortages
4. ARC Roundabout planning grant to be completed and sent to ARC in October
5. DeKalb Transportation will to submit CMAQ (Congestion Mitigation and Air Quality Grant) grant to GDOT this Fall for engineering and construction funding for truck roundabout at Thurman/Old McDonough/Cedar Grove. DeKalb will utilize the CID's ARC Transportation Planning Study to justify project
6. Federal RR Adm. Planning Grant (BIL) NTP to DeKalb/CID expected in Nov/Dec. The CID will prepare the RFP
7. To submit to GDOT District 7 sketch with cost est. for Quick Response funding for Old McDonough at Thurman radius
8. To submit funding request to Commissioner Terry/Commissioner Massiah for paving the dirt section of Old McDonough
9. Edits to overlay district to be sent to Kimley Horn to review next week. Discuss briefly the process and the details of the edits
10. Flock cameras in operation – CEO's email of the presentation – 3 locations in the CID
11. Pending MOA with county on tire pickups district wide – partnership with Home Depot. Home Depot trailer location TBD
12. Trail site walk with Walter Brown Sept. 26 entrenchment Creek and various abandoned landfills – trail also identified in the ARC Greenway Trail report
13. Yellowstone debris removal
14. Web site revisions on-going. Will have C21 present revisions to the board in December

15. Cedar Grove bridge and lane closure requests
16. Cedar Grove bridge open to traffic Dec 2026
17. Pending receipt of MOA for Patrol Services \$50k grant from District 3 office
18. Various conversations with CEO's office regarding Continental Way and next steps
19. Potential December Board Meeting Speaker (s) – New Planning & Sustainability Director Juliana Njoku or a well-known zoning attorney

Announcements

1. Council for Quality Growth – 16th Annual CID Recognition
 - Nov 12 – 5:30 to 7:30 PM; Portman Ten Twenty Spring
 - Gold/Silver Sponsorship (4/6 tickets)
 - Need answer by Oct 10

Speakers

- Dr. Juaney Lynn-Rigsby – updates on small area planning study (20 minutes)
- Ms. Tonza Clark – Director of Code Compliance, DeKalb County – (40 minutes)

Any additional New or Old Business Items for Review by the Board of Directors

Thanks to all attendees for attending today. The Chair will now entertain a Motion to Adjourn.

Motion:

Motion Seconded By:

Vote:

The Meeting of the Board of Directors for the MSCID for October 8th, 2025 is hereby adjourned at ____ AM.



MINUTES -- Metro South CID
BOARD OF DIRECTORS MEETING
August 13th , 2025 at 10:25 AM

Attendees:

☐ Joel Gross, Chair	☒ Rusty Whitfield, Director
☒ Wayne Smith, Vice Chair	☒ Beverly Dabney, Director
☒ Rob Roark, Treasurer	☐ Hobson Milner, Director
☐ Fabrizio Garcia, Director	☒ Larry Kaiser, Executive Director
	☒ John Kranjc, Executive Director Emeritus/Secretary

Others attending: Jay Hilsenbeck (Arxaxda)

1. Review and Approval of the Minutes from the previous Board Meeting

Motion: To Approve the Minutes from the previous Board Meeting held on June 11th, 2025

Motion By: Rob Roark

Motion Seconded By: Beverly Dabney

Any Other Discussion: None

Vote: Unanimous

2. Review and Approval of the Treasurer's Report for Previous Month(s)

Motion: To Approve the Treasurer's Reports for June and July 2025

Motion By: Rob Roark

Motion Seconded By: Rusty Whitfield

Any Other Discussion: None

Vote: Unanimous

3. Yellowstone Quotes

Motion: To approve the 6 Yellowstone Landscaping quotes as reviewed in the handouts (first two items will be reimbursable to MSCID by DeKalb County)

Motion By: Beverly Dabney

Motion Seconded By: Rusty Whitfield

Any Other Discussion: None

Vote: Unanimous

No Other Items Requiring a Vote of the Board for the Month

PREVIOUS EXECUTIVE DIRECTOR MONTHLY TOPICS FROM 6/2/2025 TO 8/13/2025

- MSCID 10 year anniversary; 2016-2026. Planning month/date selected to provide advanced notification on social media
- Former Commissioner Bradshaw \$ commitment to the CID – remaining funds from his account – in the process of completing the application; intend to apply funding to the ARC Roundabout Planning grant or possibly a construction project to reduce the CID's \$49,000 local match.
- Working on various articles for the upcoming newsletter
- 4270 Old McDonough – site cleared. Tires removed off the street but abandoned trailer with unknown substance contained inside still being investigated by EPD and EPA.
- Commissioner Bradshaw's \$40,439 allocation – project TBD
- "Overlay District Revisions" scope of work and fee approved by CID Board. Kimley Horn and LKK to begin the work by meeting with DeKalb Planning staff and 3 adjoining HOA's in August. LKK has begun to redline the existing overlay district and then send to Kimley-Horn as a beginning point. Staff work should be completed within 5 months. Actual consideration by BOC is unknown. Will require Community Council/BZA/BOC public meetings. Will bring updates to the board. Will also seek input from the board as well.
- Significant potholes on Henrico at the Norfolk RR Crossing – business complaints. Called the county PW department 2x and asked for a work order be prepared and 3 emails – never received a response. Asked HEH paving assisted – immediate response. Called elected officials regarding lack of response. Within 1 day PW temporarily patched shoulder and HEH followed up as well. Thx HEH!

- Old McDonough dirt road section at Transport City/Landcaster intersection. Depressions in road over 2 feet in depth. Sent public works emails over the past 2 months – no response. Will ask Commissioner Terry to allocate SPLOST I funding (he requested a project from the CID earlier this year) to pave this section of the road – cost approx. \$100,000.
- Looking at possibility of extending CID geographical boundaries to add the Data Center site if the county approves of the rezoning/text amendments to the overlay district. Currently DeKalb County and GRTA issued moratoriums for Data Centers in the metro area
- BOC approved ready mix planting rezoning June 2025
- Ready Mix plant to send LKK the Land Disturbance Plans for comments when they are sent to the county for review
- CID will purchase the 2 EPD “Real-time Air Quality Monitoring Devices by Purple Air” as agreed to with DeKalb BOC and send to the Starlight homeowner leaders after the Ready Mix obtains a LDP.
- Developing working relationship with the Starlight residents
- Code compliance staff meeting 2nd week of May. Drove 6 sites. Code staff indicated they intend to follow-up on all the sites and provide periodic updates. Code compliance are checking business licenses district wide including issuing warnings and citations to the list of businesses violating county codes for trash and other related offenses. Cleanup has already occurred at illegal tire storage shop on Moreland and cleanup of debris on Fleetwood.
- Federal Railroad Administration Underpass Planning Grant – need the county to upload signed documents from the CEO’s office – pending county grant staff to perform work – many weeks of delay. FRA and the USDOT are expressing frustration. DeKalb limited transp. staff with Pelton’s retirement on August 30 and Patrece Keeter early next year. Can’t afford to lose grant. CIS will step in to prepare the RFP and county can advertise for planning consulting services but not select a consultant until FRA receives all the paperwork.
- Agreement with DeKalb being drafted with Gordon Kenna for tires and trash piles be picked up district wide on public ROW. CID will be reimbursed for Yellowstone’s work. Yellowstone quotes
- Cedar Grove Bridge status no new updates; Dec 2026 completion
- Yellowstone overgrowth removal/mulch placement and plant installations on International Park Blvd and Market Drive including painting sign framing at International at Constitution – CID board approved May 2025. Work 99% complete. Additional mulch placement in the cleared along Market Street and minor debris removal. Hydrangeas planted on both sides of International for a distance of approximately 200 feet. Will spray for weeds to maintain clean appearance on Market and International
- Cemetery mowing and trash pickup continues – reminder to District 3 Commissioner to transfer maintenance tasks to DeKalb Public Works in 2026
- Will continue to pursue additional members for 2026 tax year
- Continue to experience traffic violations on Continental Way – LKK experience with 911 call in early July. Will formally ask the CEO to intervene since there is no code legislation to back-up enforcement
- Damage to shoulders and potentially backflow and water service lines to All South Warehouse facility from trucks not able to enter the PILOT Station – discuss CID involvement with hiring off duty police to write tickets for 2 straight days. Will seek guidance from the CEO before this action is taken
- Georgia Asset and Community Control patrol service 26 hours per week continues to provide reports
- International Park sign damaged Schneider corner – appears to be a car accident. Requested quotes from Yellowstone to repair

New Agenda Topics

- Moreland – Bouldercrest – Cedar Grove Overlay District Revisions
 - (a) CID Board approved contract with Kimley-Horn to provide revisions to the Overlay District in the Industrial Area.
 - (b) Currently developing list of prior denied projects to be used as examples when meeting with the DeKalb staff; have received narratives from 2 developers; Vic Amin's project within his undeveloped tract below the hotel and 3501 Moreland
 - (c) Example Changes to be requested:
 - ✓ Does the County Expedited Commercial/Industrial Plan Review Process still exist?
 - ✓ Reduce cumbersome process
 - ✓ Change name of overlay district
 - ✓ No land setaside for open space
 - ✓ Two distinct overlay districts; east and west of 675/285
 - ✓ Reduce the number of "Tiers"
 - ✓ Revise boundaries and Tiers
 - ✓ Increase "range" of light and industrial uses
 - ✓ No trails or other greenway space on commercial/industrial parcels
 - ✓ 5 ft. and not 10 ft. sidewalks
 - ✓ No tree islands in tractor trailer parking lots
 - ✓ Reduce setbacks
 - ✓ Encourage commercial uses such as restaurants
 - ✓ No pedestrian light poles – yes street lighting
 - ✓ Landscape buffers
 - ✓ Fence types and fence setbacks remove requirements
 - ✓ Monument sign dimensions increased
 - (d) Will be reaching out to the new Planning and Sustainability Director Juliana Njoku to setup a kickoff meeting in late August
- IJIA \$575,000 planning grant agreement awaiting contract execution
 - (a) CIS to prepare the RFP for Transportation Consulting Services and forward to the county to advertise
- CID to submit cost estimate and scope of work to Commissioner Terry requesting the county to reconstruct Old McDonough Road from Transport City Drive to Landcaster Road
 - (a) Very dangerous road conditions – nearly impassable
 - (b) No response from DeKalb Public Works to perform maintenance
 - (c) Refer to Commissioner Terry's request earlier this year seeking a project to allocate 2017 SPLOST funding
 - (d) CID staff will have details to the Commissioner's office next week requesting funding
- Thurman Rd (SR 160) at Old McDonough intersection
 - (a) Preparing cost estimate and design to send to GDOT to fund a "intersection radius improvement" project funded at 100% by the GDOT's Quick Response" program
 - (b) GDOT Conditions – no ROW and no utility relocations
 - (c) Maximum project cost \$250,000
- Thurman Roundabout ARC Planning Grant work completed; Truck Rodeo. C21 provided media outreach and event coordination.
 - (a) Approximately 7-8 semi-trucks and trailers of various classifications were utilized from 4 different groups; Quala, Thermal King, DeKalb Fire Dept. and FEPCO Container, Inc.

- (b) 60 in attendance with Channel 11 coverage
- (c) Thanks to Dayton Partners Real Estate from Chicago – owners of site
- (d) In the process of receiving a quote to remove the “pink” paint used to outline the roundabout
- Increased Georgia Asset and Community Control Patrol Service (GACC) hours from 12 to 26
 - (a) 3 hours daytime patrol
 - (b) 5 hours midweek night patrol (alternating Monday through Thursday)
 - (c) 3- 6 hour weekend patrol (Friday/Saturday/Sunday)
 - (d) Requested cost from GACC to increase liability coverage from \$1M to \$3M
- Commissioner Nicole Messiah \$50k allocation to the CID for traffic & public safety initiative on Continental Way – secure off-duty officers to monitor and enforce traffic safety laws – pending full board vote on 8/12
- Recent conversations with CEO’s office regarding communication with PILOT. CEO’s office to setup virtual meeting between code compliance/legal/CID/CEO’s staff in a few weeks to strategize on the Continental Way traffic safety issues
- Constitution Roundabout parcel acquisitions continue to occur; 4 parcels waiting for closing checks, 1 parcel pending GDOT final signoff for signal installation, 1 parcel negotiations pending owner arrival from out of county (parcels where houses are boarded up), 1 parcel stalled with 90 year old owner – may need to proceed with condemnation, one parcel waiting for the CID engineer to work out driveway plans with owner, 2 parcels to county attorney for condemnation
- DeKalb County has made a change to the format for the 2025 tax assessment notice. The notice does not include a breakdown of services by fund. They have reduced all taxes into one of three categories. County, city, or school. **There is no listing for CIDs. See attached example**

ANNOUNCEMENTS

- Fabrizio/Amanda Garcia new born – Lily; congratulations!
- Prayer and condolences to the family of DeKalb County Police Officer David Rose
- Will ask for Code Compliance Update/Speaker at the October CID board meeting

ACTION ITEMS

- Yellowstone Landscaping additional services – 5 quotes
 - (a) Trash Pickup - \$3,979.10
 - (b) Tire Pickup - \$7,944.13
 - (c) Overgrowth Removal (no tree limbs) with Boom Mower - \$25,608.31
 - (d) Remove overhanging tree limbs - \$35,494.20
 - (e) Removal of fallen trees/branches on roadway shoulder - \$20,000.70

Any additional New or Old Business Items for Review by the Board of Directors

Thanks to all attendees for attending today. The Chair will now entertain a Motion to Adjourn.

Motion:	Rob Roark
Motion Seconded By:	Beverly Dabney
Vote:	Unanimous

The Meeting of the Board of Directors for the MSCID for August 13th, 2025 is hereby adjourned at _11:30_ AM.

Metro South CID Bank Accounts**August 2025****Check #
/Pay Method****Beginning Balance: ICS Account** \$ 946,871.39*Transfer to Repo Account* \$ (34,294.55)**Ending Balance: ICS Account** \$ 912,576.84**Beginning Balance: Operating Account** \$ 20,000.00**Expenses Paid:***Disbursements from Tax Commissioner -- CID* \$ 539.95*A Brown Olmstead Associates**Larry Kaiser -- CID Exec Director* \$ (10,234.21) *Exec Director Pay for July**John Sparks - CID Legal**C 21* \$ (1,379.59) *Marketing services for July**Selective - D&O Gen Liability + Umbrella Policy**Selective - D&O Insurance (new policy/insurer)**Metro Analytics -- Freight Study**Payment to Kaiser for Services**Yellowstone Landscaping* \$ (19,580.86)*Crossroads Signs**Supplies Reimbursement -- J Kranjc**Georgia Asset & Community Control**Constitution or Thurman Roundabout**Miscellaneous Deductions**Miscellaneous Deductions* \$ (50.00) *The First Bank -- online banking and Monthly Mtc Fee -- will show up as being returned in Nov.**Miscellaneous Deductions**On Call Accounting* \$ (1,800.00) *On Call services for August**Russell Goldman**Membership - Council for Quality Growth**Misc Income to CID**Interest* \$ 3,025.16

Transfer to Repo Account \$ (34,294.55)**NOTE: DDDA Loan Paid Off**

Metro South CID Bank Accounts**September 2025**Check #
/Pay Method

Beginning Balance: ICS Account \$926,658.04

Transfer to Repo Account \$ 1,881.70

Ending Balance: ICS Account \$ 928,539.74

Beginning Balance: Operating Account \$ 20,000.00

Expenses Paid:

Disbursements from Tax Commissioner -- CID \$ 73,788.70 From 8/29

A Brown Olmstead Associates

Larry Kaiser -- CID Exec Director \$ (10,243.21) Exec Dir Pay for Aug

John Sparks - CID Legal

C 21 \$ (10,215.95) Apr May July Marketing Services

Selective - D&O Gen Liability + Umbrella Policy

Selective - D&O Insurance (new policy/insurer)

Metro Analytics -- Freight Study

Payment to Kaiser for Services

Yellowstone Landscaping \$ (48,783.40)

Crossroads Signs

Supplies Reimbursement -- J Kranjc

Georgia Asset & Community Control

Constitution or Thurman Roundabout \$ (3,690.00)

Miscellaneous Deductions

Miscellaneous Deductions

On Call Accounting \$ (1,880.00) Accounting Services for September (includind \$80 bank fee)

Russell Goldman

Membership - Council for Quality Growth

Misc Income to CID

Interest \$ 2,955.56

Transfer to Repo Account \$ 1,881.70

NOTE: DDDA Loan Paid Off

Board Financial Report

Metro South Community Improvement District
For the period ended September 30, 2025



Prepared by

On-Call Accounting

Prepared on

October 3, 2025

For management use only

Comments

Overview

To follow are financial statements through September 30, 2025.

MSCID has \$968k in cash, expects \$123k more in net commitments, receivables, and payables, leaving an estimate balance of \$1.09 million if all were to be spent by year end. Receivables are \$80K from DeKalb County related to the Freight Study and ARC reimbursables for Cedar Grove Roundabout; payables include \$35k of intangibles tax collected last year (we expect the county to ask for those funds back in the future). Expenses are within budget overall.

Most of the tax revenue is generally received the fourth quarter of each year; December usually has the highest cash balance and September the lowest.

On-Call Accounting

MSCID@OnCallAccounting.com

Statement of Financial Position

As of September 30, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
Cash Accounts	968,279
Total Bank Accounts	968,279
Accounts Receivable	
Accounts Receivable (A/R)	59,227
Total Accounts Receivable	59,227
Other Current Assets	
Accrued Receivables	80,000
Total Other Current Assets	80,000
Total Current Assets	1,107,506
TOTAL ASSETS	\$1,107,506
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	42,536
Total Accounts Payable	42,536
Other Current Liabilities	
Accrued Payables	10,620
Intangibles tax	35,750
Total Other Current Liabilities	46,369
Total Current Liabilities	88,905
Total Liabilities	88,905
Equity	
Retained Earnings	1,182,150
Net Income	-163,549
Total Equity	1,018,601
TOTAL LIABILITIES AND EQUITY	\$1,107,506

Actuals vs. Annual 2025 Budget

January - September, 2025

				Total
	Actual	Budget	Remaining	% of Budget
INCOME				
4510 Tax Revenue	148,638	750,000	601,362	20.00 %
4515 Tax Commission	-1,616		1,616	
Total 4510 Tax Revenue	147,022	750,000	602,978	20.00 %
Interest Income	31,166	21,500	-9,666	145.00 %
Total Income	178,188	771,500	593,312	23.00 %
GROSS PROFIT	178,188	771,500	593,312	23.00 %
EXPENSES				
6000 ADMIN				
6001 Management	92,180	122,919	30,739	75.00 %
6005 Legal Services		2,000	2,000	
6006 Accounting Services	15,230	26,600	11,370	57.00 %
6007 Audit		12,000	12,000	
6010 Marketing & PR	33,647	39,495	5,848	85.00 %
6015 Insurance	4,184	3,450	-734	121.00 %
6020 Dues & Licenses	1,650	1,650	0	100.00 %
6025 Office Supplies & Software		3,750	3,750	
6030 Bank Charges & Fees	573		-573	
Total 6000 ADMIN	147,464	211,864	64,400	70.00 %
PROGRAMS				
Engineering Services	11,675	50,000	38,325	23.00 %
Landscaping	137,330	220,097	82,767	62.00 %
Police Officers	23,327	55,500	32,173	42.00 %
Total PROGRAMS	172,332	325,597	153,265	53.00 %
Total Expenses	319,796	537,461	217,665	60.00 %
NET OPERATING INCOME	-141,608	234,039	375,647	-61.00 %
OTHER INCOME				
PROJECT INCOME				
CEDAR GROVE ROUNDABOUT INCOME				
Cedar Grove Roundabout/ARC/80% up to \$120k	87,765	93,176	5,411	94.00 %
Cedar Grove Roundabout/DeKalb \$40,349		40,349	40,349	
Total CEDAR GROVE ROUNDABOUT INCOME	87,765	133,525	45,760	66.00 %
Total PROJECT INCOME	87,765	133,525	45,760	66.00 %
Total Other Income	87,765	133,525	45,760	66.00 %
OTHER EXPENSES				
PROJECT EXPENDITURES				
BOULDERCREST OVERLAY IMPROVEMENT				

	Total			
	Actual	Budget	Remaining	% of Budget
Bouldercrest Overlay Improvement/KH		49,500	49,500	
Total BOULDERCREST OVERLAY IMPROVEMENT		49,500	49,500	
CEDAR GROVE ROUNDABOUT				
Cedar Grove Roundabout/Kimley/\$175k	109,706	141,470	31,764	78.00 %
Total CEDAR GROVE ROUNDABOUT	109,706	141,470	31,764	78.00 %
CONSTITUTION ROUNDABOUT				
Constit. Roundabout/KH/\$510,064.87		13,390	13,390	
Constitution Roundabout Const. Match		100,000	100,000	
Total CONSTITUTION ROUNDABOUT		113,390	113,390	
CONSTITUTION UNDERPASS				
RCE IJJA Planning grant match		115,115	115,115	
Total CONSTITUTION UNDERPASS		115,115	115,115	
Miscellaneous Cleanup Tasks		39,225	39,225	
Total PROJECT EXPENDITURES	109,706	458,701	348,994	24.00 %
Total Other Expenses	109,706	458,701	348,994	24.00 %
NET OTHER INCOME	-21,941	-325,176	-303,234	7.00 %
NET INCOME	\$ -163,549	\$ -91,136	\$72,413	179.00 %

Cumulative Project Actuals vs Commitments

January 2019 - September 2025

	Actual	Budget	Remaining	Total % of Budget
INCOME				
Total Income			0	0%
GROSS PROFIT	0	0	0	0%
EXPENSES				
Total Expenses			0	0%
NET OPERATING INCOME	0	0	0	0%
OTHER INCOME				
PROJECT INCOME				
CEDAR GROVE ROUNDABOUT INCOME				
Cedar Grove Roundabout/ARC/80% up to \$120k	114,589	120,000	5,411	95.00 %
Cedar Grove Roundabout/DeKalb \$40,349		40,349	40,349	
Total CEDAR GROVE ROUNDABOUT INCOME	114,589	160,349	45,760	71.00 %
CONST. RNDABT. INCOME				
Const. Roundabout/GTIB/PE/\$494,395	494,395	494,395	0	100.00 %
Total CONST. RNDABT. INCOME	494,395	494,395	0	100.00 %
Total PROJECT INCOME	608,984	654,744	45,760	93.00 %
x CLOSED PROJECT INCOME				
Camera Income	12,000	12,000	0	100.00 %
FREIGHT STUDY INCOME				
Freight Study Income/ARC/80%/\$200k	190,992	190,992	0	100.00 %
Freight Study Income/SPLOST/\$80k	80,000	80,000	0	100.00 %
Total FREIGHT STUDY INCOME	270,992	270,992	0	100.00 %
Moreland Cleanup Income/DeKalb	20,000	20,000	0	100.00 %
Total x CLOSED PROJECT INCOME	302,992	302,992	0	100.00 %
Total Other Income	911,976	957,736	45,760	95.00 %
OTHER EXPENSES				
PROJECT EXPENDITURES				
BOULDERCREST OVERLAY IMPROVEMENT				
Bouldercrest Overlay Improvement/KH		49,500	49,500	
Total BOULDERCREST OVERLAY IMPROVEMENT		49,500	49,500	
CEDAR GROVE ROUNDABOUT				
Cedar Grove Roundabout/Kimley/\$175k	143,236	175,000	31,764	82.00 %
Total CEDAR GROVE ROUNDABOUT	143,236	175,000	31,764	82.00 %
CONSTITUTION ROUNDABOUT				
Constit. Roundabout/KH/\$510,064.87	496,675	510,065	13,390	97.00 %
Constitution Roundabout Const. Match		100,000	100,000	
Constitution Roundabout, Other	3,840	3,840	0	100.00 %

	Total			
	Actual	Budget	Remaining	% of Budget
Total CONSTITUTION ROUNDABOUT	500,515	613,905	113,390	82.00 %
CONSTITUTION UNDERPASS				
RCE IJJA Planning grant match		115,115	115,115	
Total CONSTITUTION UNDERPASS		115,115	115,115	
Miscellaneous Cleanup Tasks		39,225	39,225	
Total PROJECT EXPENDITURES	643,751	992,745	348,994	65.00 %
x CLOSED PROJECT EXPENSES				
Camera Installation	29,250	29,250	0	100.00 %
FREIGHT STUDY EXPENSE				
Freight Study/Atlas	30,311	30,311	0	100.00 %
Freight Study/CIS	37,499	37,499	0	100.00 %
Freight Study/Metro Analytics/Done	247,316	247,316	0	100.00 %
Total FREIGHT STUDY EXPENSE	315,125	315,125	0	100.00 %
Moreland Median Cleanup/Russell	28,000	28,000	0	100.00 %
Signage & Misc Cleanup 2019-2023	25,305	25,305	0	100.00 %
Total x CLOSED PROJECT EXPENSES	397,680	397,680	0	100.00 %
Total Other Expenses	1,041,431	1,390,426	348,994	75.00 %
NET OTHER INCOME	-129,455	-432,689	-303,234	30.00 %
NET INCOME	\$ -129,455	\$ -432,689	\$ -303,234	30.00 %