

**CITY OF ATLANTA, GEORGIA
ATLANTIC STATION
TAX ALLOCATION DISTRICT FUND**

**FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITORS' REPORT**

June 30, 2024

CERTIFIED PUBLIC ACCOUNTANTS

**Carmichael
Brasher Tuvell
& Company**

DUNWOODY EXCHANGE
1647 MOUNT VERNON ROAD
ATLANTA, GA 30338

678/443-9200
Facsimile 678/443-9700
www.cbtcpa.com

**CITY OF ATLANTA, GEORGIA
ATLANTIC STATION
TAX ALLOCATION DISTRICT FUND**

June 30, 2024

TABLE OF CONTENTS

	<u>Page</u>
Independent Auditor's Report	1 - 4
Management's Discussion and Analysis	5
Basic Financial Statements:	
Statement of Net Position and Governmental Fund Balance Sheet	14
Statement of Activities and Governmental Fund Revenues, Expenditures, and Changes in Fund Balance	15
Notes to Basic Financial Statements	16
Required Supplementary Information:	
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual	27
Supplementary Information:	
Schedule 1: Fund Balance Sheet Comparison – Cash Basis	28
Schedule 2: Flow of Funds Comparison – Cash Basis	29
Schedule 3: Balances of Funds Under the Bond Indenture – Cash Basis	30
Schedule 4: Debt Service Coverage Ratio – Cash Basis	31
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i>	32

INDEPENDENT AUDITOR'S REPORT**The Board of Directors****The Atlanta Development Authority, d/b/a Invest Atlanta
Atlanta, Georgia****Report on the Financial Statements*****Opinions***

We have audited the accompanying financial statements of the governmental activities and the major fund of the **City of Atlanta, Georgia Atlantic Station Tax Allocation District Fund** (the "Fund") as of and for the fiscal year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Fund's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Fund as of June 30, 2024, and the respective changes in financial position for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Atlantic Station Tax Allocation District Fund, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Atlantic Station Tax Allocation District Fund and do not purport to, and do not, present fairly the financial position of the City of Atlanta, Georgia, as of June 30, 2024 and the changes in its financial position, or, where applicable, its cash flows for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Fund's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the budgetary comparison information on pages 5 through 13 and 27, respectively, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Fund's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements. The Fund Balance Sheet Comparison – Cash Basis, Flow of Funds Comparison – Cash Basis, Balances of Funds Under the Bond Indenture – Cash Basis, and Debt Service Coverage Ratio – Cash Basis are presented for purposes of additional analysis and are not a required part of the basic financial statements. The Fund Balance Sheet Comparison – Cash Basis, Flow of Funds Comparison – Cash Basis, Balances of Funds Under the Bond Indenture – Cash Basis, and Debt Service Coverage Ratio – Cash Basis are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Fund Balance Sheet Comparison – Cash Basis, Flow of Funds Comparison – Cash Basis, Balances of Funds Under the Bond Indenture – Cash Basis, and Debt Service Coverage Ratio – Cash Basis are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

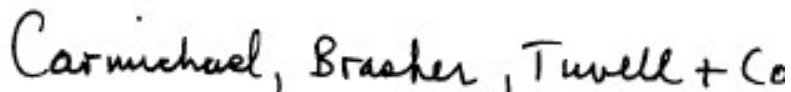
Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 17, 2025 on our consideration of the fund's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Atlantic Station Tax Allocation District Fund's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Fund's internal control over financial reporting and compliance.

CARMICHAEL, BRASHER, TUVELL & CO, PC

A handwritten signature in cursive script that reads "Carmichael, Brasher, Tuwell + Co".

Atlanta, Georgia
January 17, 2025

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION
TAX ALLOCATION DISTRICT FUND
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2024

This section of the annual financial report of the Atlantic Station Tax Allocation District Fund ("Fund") presents the analysis of the Fund's financial performance during the fiscal year that ended on June 30, 2024. Please read it in conjunction with the financial statements and their accompanying notes, which follow this section. The financial statements include only the financial activities of the Atlantic Station Tax Allocation District ("TAD"). The Fund is an integral part of the City of Atlanta's ("City") government reporting entity and its results are included in the Annual Comprehensive Financial Report (ACFR) of the City as a Non major Governmental Fund.

The Atlanta Development Authority, d/b/a Invest Atlanta ("ADA") is the redevelopment agent for the Atlantic Station TAD and is responsible for all the financial reporting and compliance required by the 2006 and 2017 Bond documents.

As mentioned above, while the tax allocation districts are shown on the City's ACFR, both the City and ADA jointly decide which district should have a separate financial statement. A separate financial statement provides the reader with more financial information pertaining to each individual tax allocation district.

The Atlantic Station Tax Allocation District

On October 4, 1999, the Atlanta City Council adopted Resolution 99-R-1344 that established the Tax Allocation District Number Two-Atlantic Steel which became known as the Atlantic Station Tax Allocation District. The tax allocation district was created on December 31, 1999 and will continue in existence for twenty-five years. The Redevelopment Powers Law provided for the establishment of a redevelopment plan to improve economic and social depressed urban areas. ADA was designated as the redevelopment agent and prepared a Redevelopment Plan for the Atlantic Steel Brownfield Area pursuant to O.C.G.A. Section 36-44-3(9).

The City of Atlanta was authorized to issue tax allocation bonds. The proceeds were to be used for eligible costs including environmental services, environmental remediation and public improvements per the provisions outlined in the Redevelopment Plan and according to the Redevelopment Powers Law.

In December 2001, \$76,505,000 of tax exempt bonds were issued. The repayment of the bonds is from the positive ad valorem tax allocation increments derived from the Atlantic Station Tax Allocation District. Both the Board of Commissioners of Fulton County and the Board of Education of the Atlanta Independent School System consented to the inclusion for the computation of the tax allocation increment.

On December 5, 2005, the City Council of the City adopted Ordinance #-05-O-2437 and signed by the Mayor on December 13, 2005 that amended Resolution 99-R-1344 to issue its Subordinated Lien Series 2006 Tax Allocation Bonds not to exceed an aggregate principal amount of \$173,495,000. On April 27, 2006, additional bonds were issued in the amount of \$166,515,000. The use of proceeds of the TAD Bonds were for reimbursable costs as defined by Redevelopment Law.

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION
TAX ALLOCATION DISTRICT FUND
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2024

The Subordinate Series 2006 Bonds are secured by a subordinate lien on the Tax Allocation Increments, junior and inferior in all respects to the lien on the Tax Allocation Increments in favor of the Series 2017 Bonds as well as a lien on the Local Option Sales Tax Revenues. Pursuant to the 2001 Resolution, the City's Local Option Sales Tax Revenues was pledged for the period January 1, 2000 through December 31, 2009. Subsequent to the issuance of the Series 2001 Bonds, Fulton County consented to the extension of its pledge of its Local Option Sales Tax Revenues to December 1, 2024. The Local Option Sales Tax Revenues do not serve as a source of repayment or security for the Series 2017 Bonds. Upon the issuance of the Series 2017 Bonds, there will be \$71,195,000 in Outstanding Subordinate Series 2006 Bonds.

On September 4, 2007, the City of Atlanta issued the Atlantic Station 2007 Refunding TAD Bonds for a par value of \$85,495,000. The proceeds from the sale of the Series 2007 Bonds were applied by the City (i) to refund the Series 2001 Bonds outstanding in the aggregate principal amount of \$73,060,000, (ii) to establish a debt service reserve fund for the Series 2007 Bonds, and (iii) to pay costs incident to issuing the Series 2007 Bonds and refunding the Series 2001 Bonds. The City Council of the City adopted Resolution 07-R-1465 and was approved by the Mayor on July 16, 2007. A supplemental Resolution 07-R-1783 was adopted by the City Council of the City and approved by the Mayor on August 29, 2007.

On December 13, 2017, the City of Atlanta issued the Atlantic Station 2017 Refunding TAD Bonds for a par value of \$85,380,000. The proceeds from the sale of the Series 2017 Bonds, along with other existing resources, were applied by the City (i) to refund the Series 2007 Bonds outstanding in the aggregate principal amount of \$44,645,000, (ii) to refund a portion of the Series 2006 Bonds outstanding in the aggregate principal amount of \$80,230,000, (iii) to establish a debt service reserve fund for the Series 2017 Bonds, and (iv) to pay costs incident to issuing the Series 2017 Bonds.

Notwithstanding the foregoing, the Local Option Sales Tax Revenues do not serve as a source of repayment or security for the Series 2017 Bonds and only serve as a source of repayment and security for the Subordinate Series 2006 Bonds.

Overview of Financial Statements

This discussion and analysis are intended to serve as an introduction to the Fund's financial statements. The Fund's financial statements consist of five components: 1) governmental fund financial statements, 2) government-wide financial statements, 3) notes to the financial statements, 4) required supplemental schedule, and 5) other supplemental schedules. Because the Fund's activities are single purpose in nature, the governmental fund and government-wide financial statements are presented together in the statements with an adjustment column reconciling the differences.

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION
TAX ALLOCATION DISTRICT FUND
MANAGEMENT’S DISCUSSION AND ANALYSIS
June 30, 2024

Governmental Fund Financial Statements

The Governmental Fund Financial Statements focus only on the Fund’s balances of spendable resources available at the end of the fiscal year and are presented on a modified accrual basis. Only current assets, current liabilities, and deferred inflows of resources for unavailable property taxes are presented in the Balance Sheet. The Statement of Revenues, Expenditures, and Changes in Fund Balance focus only on the Fund’s near-term inflows and outflows of spendable resources for the fiscal year. Revenues are considered available when they are collectible within the current fiscal year or soon enough thereafter to pay liabilities of the current fiscal year. For this purpose, the Fund considers revenues to be available if they are collected within 60 days after the end of the fiscal year.

Government-wide Financial Statements

The Government-wide Financial Statements are reported using the full accrual basis of accounting, similar to that used by private sector companies. The Statement of Net Position column reports information about all assets, deferred outflows of resources, and liabilities of the Fund – both current and long-term. The Statement of Activities measures the success of the Fund’s operations over the past fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows.

Notes to the Basic Financial Statements

The notes provide additional information that is essential to gain a full understanding of the data provided in the financial statements. The notes to the basic financial statements can be found on pages 16 to 26 of this report.

Required Supplemental Schedule

Included in these financial statements is the schedule of revenues, expenditures, and changes in fund balances – budget to actual for the Atlantic Station Tax Allocation District governmental fund. This schedule can be found on page 27.

Supplemental Schedules

ADA, as Redevelopment Agent, is responsible for the compliance reporting to the Atlanta City Council, City of Atlanta, ADA Board of Directors, the Board of Commissioners of Fulton County and the Board of Education of the Atlanta Independent School System. Quarterly reporting consists of cash basis financials for the Tax Allocation District and meets the compliance requirement. The reporting reflects all activities of the Tax Allocation District from 1999 through June 30, 2024. The cash basis financials consist of two schedules: the Fund Balance Sheet Comparison and the Flow of Funds Comparison. These schedules are presented as Schedules 1 and 2 in the supplementary information section of this report.

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION
TAX ALLOCATION DISTRICT FUND
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2024

The City's Continuing Disclosure Agreement requires a schedule of the balance on deposit in each fund and account under the Trust Indenture. The schedule must also include a statement as to any withdrawals from any Debt Service Reserve Fund. These requirements are included in Schedule 3 in the supplementary information section of this report.

Schedule 4 presents the history of the Fund's debt service coverage ratio.

A summary comparison of the governmental fund financial statements for June 30, 2023 and June 30, 2024 is presented below:

Atlantic Station Tax Allocation District Fund
Summary Comparison of Governmental Fund Balance Sheets
As of June 30, 2023 and June 30, 2024

	2023	2024
Assets:		
Cash and cash equivalents	\$ 4,152,577	\$ 1,480,669
Investments	7,569,282	3,839,298
Property taxes receivable	84,384	72,731
Restricted cash and investments	9,483,855	9,483,855
Total Assets	<u>\$ 21,290,098</u>	<u>\$ 14,876,553</u>
Liabilities and deferred inflows of resources:		
Accounts payable	\$ 44,350	\$ 51,114
Due to the City of Atlanta	12,024	4,116
Due to the Fulton County Tax Commissioner	-	-
Deferred inflow - unavailable revenue	71,968	42,785
Total Liabilities and Deferred Inflows of Resources	<u>128,342</u>	<u>98,015</u>
Fund Balance:		
Restricted	21,161,756	14,778,538
Total Fund Balance	<u>21,161,756</u>	<u>14,778,538</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u>\$ 21,290,098</u>	<u>\$ 14,876,553</u>

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION
TAX ALLOCATION DISTRICT FUND
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2024

Atlantic Station Tax Allocation District Fund
Summary Comparison of Revenues, Expenditures, and Changes in Fund Balance
For the Fiscal Years ended June 30, 2023 and June 30, 2024

	2023	2024
Expenditures:		
General government	\$ 94,435	\$ 109,143
Debt Service - principal	17,860,000	30,505,000
Debt service - interest	4,227,127	3,761,284
Total Expenditures	<u>22,181,562</u>	<u>34,375,427</u>
General Revenues:		
Tax increment revenue	25,485,676	27,483,844
Other revenue	406	402
Investment earnings	296,937	296,937
Total General Revenues	<u>25,783,019</u>	<u>27,992,209</u>
Net change in fund balance	3,601,457	(6,383,218)
Fund Balance		
Beginning of the fiscal year	<u>17,560,299</u>	<u>21,161,756</u>
End of the fiscal year	<u>\$ 21,161,756</u>	<u>\$ 14,778,538</u>

On the Balance Sheet, assets include predominately cash and cash equivalents. These assets are held for future payments on the bonds of the Fund and for future investment in the District. Cash and cash equivalents include the Special Fund bank account held by the City of Atlanta. Total Assets has a fiscal year-end balance of \$14,876,553 which represents an decrease from last fiscal year of \$6,413,545. The increase is primarily caused by an increase in the increment tax payments received.

The Comparison of Revenues, Expenditures, and Changes in Fund Balance statements shows a increase of tax increment revenue of \$1,998,168. The increase is mainly the result of increased assessed values in the District.

For the fiscal year ended June 30, 2024, total debt service was \$34,266,284.

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION
TAX ALLOCATION DISTRICT FUND
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2024

The government wide financial statements for June 30, 2023 and June 30, 2024 are presented below:

Atlantic Station Tax Allocation District Fund
Summary Comparison of Government-wide Statement of Net Position
As of June 30, 2023 and June 30, 2024

	2023	2024
Assets:		
Cash and investments	\$ 4,152,577	\$ 1,480,669
Investments	7,569,282	3,839,298
Property taxes receivable	84,384	72,731
Restricted cash and investments	9,483,855	9,483,855
Capital assets (net of depreciation)	6,034,496	5,962,761
Deferred outflow - loss on refunding	437,165	110,608
Total Assets and Deferred Outflows of Resources	<u>\$ 27,761,759</u>	<u>\$ 20,949,922</u>
Liabilities:		
Accounts payable	\$ 44,350	\$ 51,114
Due to the City of Atlanta	12,024	4,116
Due to the Fulton County Tax Commissioner	-	-
Accrued interest payable	362,755	170,963
Long-term debt:		
Due within one year	13,505,000	14,180,000
Due after one year	48,912,733	17,284,885
Total Liabilities	<u>62,836,862</u>	<u>31,691,078</u>
Total Net Position (Deficit)	<u><u>\$ (35,075,103)</u></u>	<u><u>\$(10,741,156)</u></u>

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION
TAX ALLOCATION DISTRICT FUND
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2024

Atlantic Station Tax Allocation District Fund
Summary Comparison of Government-wide Statement of Activities
For the Fiscal Years ended June 30, 2023 and June 30, 2024

	2023	2024
Expenses:		
Community development	\$ 173,152	\$ 71,735
Amortization expense	266,009	(121,290)
General government	94,435	109,143
Interest expense	4,175,092	3,569,492
Total Expenses	4,708,688	3,629,080
General Revenues:		
Tax increment revenue	25,896,689	27,454,662
Other revenue	406	402
Investment earnings	296,937	507,963
Total General Revenues	26,194,032	27,963,027
Change in Net Position	21,485,344	24,333,947
Net Position (Deficit)		
Beginning of the fiscal year	(56,560,447)	(35,075,103)
End of the fiscal year	\$ (35,075,103)	\$ (10,741,156)

As noted above in the discussion, the difference between Governmental Fund and Government-wide Financial Statements is that the Government-wide Financial Statements present the information on an accrual basis.

Long Term Debt

In April 2006, the City issued \$166,515,000 and in September 2007 issued \$85,495,000 in limited obligation bonds for the Atlantic Station Tax Allocation District. All debt issuances of the TAD are limited obligations of the City, not secured by the full faith and credit of the City, but rather is secured and payable solely from the pledged revenues. Pledged revenues are defined as the positive ad valorem tax allocation increments collected above the base at the time of the creation of the Tax Allocation District. Legislation for the pledged revenues was adopted by the City of Atlanta, the Board of Commissioners of Fulton County, and the Board of Education of Atlanta Independent School System.

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION
TAX ALLOCATION DISTRICT FUND
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2024

The 2006 Bonds carry an optional principal payments clause; however, monthly interest payments are due. The outstanding principal balance on the 2006 Bonds as of June 30, 2024 is \$17,205,000. The 2006 Bonds are variable rate bonds and pay interest monthly.

On September 5, 2007, the Series 2007 Bonds were issued in the amount of \$85,495,000. The proceeds from the sale of the Series 2007 Bonds were applied by the City to refund the Series 2001 Bonds with an outstanding aggregate principal amount of \$73,060,000; establish a debt service reserve fund for the Series 2007 Bonds; and to pay costs of issuance expenses. The 2007 Bonds were fully refunded during fiscal year 2018 and there is no outstanding principal balance as of June 30, 2024.

On December 13, 2017, the Series 2017 Bonds were issued in the amount of \$85,380,000. The proceeds from the sale of the Series 2017 Bonds, along with other existing resources, were applied by the City (i) to refund the Series 2007 Bonds outstanding in the aggregate principal amount of \$44,645,000 and to refund a portion of the Series 2006 Bonds outstanding in the aggregate principal amount of \$80,230,000, (iii) to establish a debt service reserve fund for the Series 2017 Bonds, and (iv) to pay costs incident to issuing the Series 2017 Bonds. Interest is paid semi-annually and principal is paid annually. The outstanding principal balance as of June 30, 2024 is \$14,180,000.

The amortization schedule for the bonds is listed in Note 7 to the financial statements.

Economic Factors and Outlook

The Atlantic Station TAD is a project-oriented district created specifically to finance the infrastructure needs of the mixed-use development on the former site of the Atlantic Steel Company. The 2001 and 2006 Bonds were used for clearing, grading, and the preparation of the Atlantic Station Property for redevelopment; environmental remediation; design, construction and installation of utilities such as water, sewer, storm drainage, electric, gas and telecommunications; design, construction and installation of streets, sidewalks, curbs, gutters and other public works; design and construction of parking facilities and other facilities and improvements related to the Atlantic Station TAD that were eligible to be financed or refinanced under the Act. The 2006 bond proceeds also established a Public Purpose Fund of \$5,000,000 to cover the costs of locating, constructing, and equipping a fire station according to the City Services Agreement between the City and the developer. The 2007 Bonds were issued to refund the 2001 Bonds.

Within the Atlantic Station District lies 171 17th Street, a 541,000 square foot office tower with 8,013 square feet of retail, anchored by Wells Fargo. 201 17th Street, a 355,870 square foot office tower, anchored by Worldpay. 271 17th Street is a 541,729 square foot office tower completed in 2009. The Town Center retail area in the District was marketed in May of 2015 and sold to an institutional investor in October of 2015. The corner of 17th and State Streets is T3 West Midtown, a 230,000 sq. ft. mid-rise office building which was completed in 2020.

**CITY OF ATLANTA, GEORGIA
ATLANTIC STATION
TAX ALLOCATION DISTRICT FUND
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2024**

Requests for Information

This financial report is designed to provide a general overview of the Fund's finances for all those with an interest in them. Questions concerning any of the information provided in this report or request for additional information should be addressed to the Chief Financial Officer, Atlanta Development Authority, 133 Peachtree Street, NE, Suite 2900, Atlanta, GA 30303.

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND

Statement of Net Position and Governmental Fund Balance Sheet

June 30, 2024

	Atlantic Station Tax Allocation District Fund	Adjustments (Note 3)	Statement of Net Position
Assets			
Cash and cash equivalents	\$ 1,480,669	\$ -	\$ 1,480,669
Investments	3,839,298	-	3,839,298
Property taxes receivable, net of	72,731	-	72,731
Restricted assets:			
Cash and cash equivalents	9,483,855	-	9,483,855
Capital assets, nondepreciable	-	2,944,103	2,944,103
Capital assets, net of accumulated	-	3,018,658	3,018,658
Total assets	<u>14,876,553</u>	<u>5,962,761</u>	<u>20,839,314</u>
Deferred Outflows of Resources			
Deferred loss on refunding of debt	-	110,608	110,608
Total deferred outflows of	<u>-</u>	<u>110,608</u>	<u>110,608</u>
Liabilities			
Accounts payable	51,114	-	51,114
Due to the City of Atlanta	4,116	-	4,116
Due to the Fulton County Tax	-	-	-
Accrued interest payable	-	170,963	170,963
Long term debt			
Due within one year	-	14,180,000	14,180,000
Due after one year	-	17,284,885	17,284,885
Total Liabilities	<u>55,230</u>	<u>31,635,848</u>	<u>31,691,078</u>
Deferred inflows of resources			
Unavailable revenue - property taxes	42,785	(42,785)	-
Total deferred inflows of resources	<u>42,785</u>	<u>(42,785)</u>	<u>-</u>
Fund Balance/Net Position (Deficit)			
Fund balance:			
Restricted for debt service	9,483,855	(9,483,855)	-
Restricted for redevelopment	5,294,683	(5,294,683)	-
Total fund balance	<u>14,778,538</u>	<u>(14,778,538)</u>	<u>-</u>
Total liabilities, deferred inflows of resources, and fund balance	<u>\$ 14,876,553</u>		
Net position (deficit):			
Investment in capital assets		5,962,761	5,962,761
Restricted for debt service		9,483,855	9,483,855
Restricted for redevelopment		5,294,683	5,294,683
Unrestricted		(31,482,455)	(31,482,455)
Total net position (deficit)		<u>\$ (10,741,156)</u>	<u>\$ (10,741,156)</u>

See accompanying notes to basic financial statements.

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND

Statement of Activities and Governmental Fund
Revenues, Expenditures, and Changes in Fund Balance

For the Fiscal Year Ended June 30, 2024

	Atlantic Station Tax Allocation District Fund	Adjustments (Note 3)	Statement of Activities
	<hr/>	<hr/>	<hr/>
Expenditures/expenses			
General government	\$ 109,143	\$ -	\$ 109,143
Community development	-	71,735	71,735
Amortization expense	-	(121,290)	(121,290)
Debt service:			
Principal	30,505,000	(30,505,000)	-
Interest	3,761,284	(191,792)	3,569,492
Total expenditures/expenses	<hr/> 34,375,427	<hr/> (30,746,347)	<hr/> 3,629,080
Net program expense			<hr/> 3,629,080
General revenues			
Tax increment revenue	27,483,844	(29,182)	27,454,662
Other revenue	402	-	402
Investment earnings	507,963	-	507,963
Total general revenues	<hr/> 27,992,209	<hr/> (29,182)	<hr/> 27,963,027
Excess (deficiency) of revenues over (under) expenditures	(6,383,218)	6,383,218	-
Net change in fund balance	(6,383,218)	6,383,218	-
Change in net position	-	24,333,947	24,333,947
Fund balance/net position (deficit)			-
Beginning of the fiscal year	21,161,756	(56,236,859)	(35,075,103)
End of the fiscal year	<hr/> \$ 14,778,538	<hr/> \$ (25,519,694)	<hr/> \$ (10,741,156)

See accompanying notes to basic financial statements.

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

(1) Reporting Entity

The Atlantic Station Tax Allocation District (the “Fund”) of the City of Atlanta, Georgia (the “City”) was created in 1998 in order to finance permitted redevelopment costs within the Atlantic Station Tax Allocation District. These redevelopment costs, primarily infrastructure related, were provided to the area incorporated within the Atlantic Station Tax Allocation District in order to facilitate overall development of the area by a private developer. The financing of these redevelopment costs is able to be provided by bonds, notes or other obligations of the City which are payable from ad valorem property taxes levied on assessed value of the property within the Atlantic Station Tax Allocation District after development, less the amount of ad valorem property taxes assessed before redevelopment. These ad valorem property taxes assessed include those assessed on behalf of the City, Fulton County, and the Atlanta Independent School System.

The City has designated the Atlanta Development Authority, d/b/a Invest Atlanta as the redevelopment agent for the Atlantic Station Tax Allocation District. The accompanying financial statements include only the financial activities of the Fund. The Fund is an integral part of the City’s government reporting entity and its results are included in the Annual Comprehensive Financial Report (ACFR) of the City as a nonmajor governmental fund. The latest available ACFR is as of and for the fiscal year ended June 30, 2024; that ACFR should be read in conjunction with these financial statements.

(2) Summary of Significant Accounting Policies

(a) General

In its accounting and financial reporting in conformity with accounting principles generally accepted in the United States of America, the Fund follows the pronouncements of the Governmental Accounting Standards Board (GASB).

(b) Government-wide and Fund Financial Statements

The Fund presents government-wide financial statements which are prepared using the accrual basis of accounting and the economic resources measurement focus. Government-wide financial statements (i.e. the statement of net position and the statement of activities) do not provide information by fund, but present the governmental activities using a different basis of accounting. Significantly, the statement of net position includes noncurrent assets, liabilities, and deferred outflows of resources and the government-wide statement of activities reflects changes in long-term assets and liabilities. Net position in the statement of net position is distinguished between amounts that are invested in capital assets, restricted for use by third parties or outside requirements, and amounts that are unrestricted.

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

(2) Summary of Significant Accounting Policies (continued)

(b) Government-wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use, or benefit from the services provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Unrestricted interest income and other items not properly included among program revenues are reported as general revenues.

In addition to the government-wide financial statements, the Fund has prepared separate fund financial statements. The fund financial statements use the modified accrual basis of accounting and the current financial resources measurement focus. Due to the single purpose nature of the activities of the Fund, the government-wide and fund financial statements have been presented together with an adjustments column reconciling the differences.

(c) Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are considered measurable and available. Revenues are considered available when they are collectible within the current fiscal year or soon enough thereafter to pay liabilities of the current fiscal year. For this purpose, the Fund considers revenues to be available if they are collected within 60 days after the end of the fiscal year. Property taxes and investment income associated with the current fiscal year are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal year if available. Expenditures generally are recorded when a liability is incurred, with an exception for principal and interest on long-term debt, which is recognized when due.

The Fund has only one governmental fund – the Atlantic Station Tax Allocation District Fund – which records all of its activity and is used to account for all financial resources of the Fund.

(d) Cash and Cash Equivalents

Cash includes cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date acquired by the Fund.

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

(2) Summary of Significant Accounting Policies (continued)

(e) Investments

Investments are recorded on the statement of net position and the balance sheet at fair value. All investment income, including changes in the fair value of investments, is reported as revenue in the statement of activities and the statement of revenues, expenditures, and changes in fund balance.

(f) Restricted Assets

The bond indenture states that the trustee shall establish and maintain segregated trust accounts in the issuer's name for debt service, capitalized interest, and other related reserves.

(g) Taxes Receivable

Although the Atlantic Station Tax Allocation District ("TAD") is not a taxing authority, it is the direct recipient of positive ad valorem tax allocation increments derived from the Atlantic Station Tax Allocation District each fiscal year. The TAD's revenue stream from the incremental ad valorem taxes is based upon the annual assessed value of property and the property tax billings in excess of the District's 1999 base year.

(h) Capital Assets

Capital assets are stated at cost. Capital contributions from developers are stated at acquisition value on the date of donation. Depreciation on capital assets is calculated on the straight-line method over the estimated useful lives as follows:

Vehicles	15 years
Buildings and improvements	50 years

(i) Fund Equity and Net Position

Fund equity at the governmental fund financial reporting level is classified as "fund balance." Fund equity for all other reporting is classified as "net position."

Fund Balance – Generally, fund balance represents the difference between the assets and liabilities and deferred inflows of resources under the current financial resources measurement focus of accounting. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the TAD is bound to honor constraints on the specific purpose for which amounts in those funds can be spent.

Fund balances are classified as follows:

Nonspendable – Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally or contractually required to be maintained intact.

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

(2) Summary of Significant Accounting Policies (continued)

(i) Fund Equity and Net Position (continued)

Restricted – Fund balances are reported as restricted when there are limitations imposed on their use through enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, laws or regulations of other governments.

Committed – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by a formal vote of the City Council. Only the City Council may modify or rescind the commitment by passage of a subsequent ordinance.

Assigned – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. The Chief Financial Officer of the City may recommend assignment of fund balances subject to approval of the City Council.

Unassigned – Fund balances are reported as unassigned for the residual amount when the balances do not meet any of the above criterion.

Flow Assumptions – When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the Fund's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the Fund's policy, by default, to use fund balance in the following order: (1) Committed, (2) Assigned, and (3) Unassigned.

Net Position – Net position represents the difference between assets, deferred outflows of resources, liabilities, and deferred inflows of resources in reporting which utilizes the economic resources measurement focus. Amounts shown as net investment in capital assets are made up of capital asset costs, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used (i.e., the amount that the TAD has spent) for the acquisition, construction or improvement of those assets. Net position is reported as restricted using the same definition as used for restricted fund balance as described in the section above. All other net position is reported as unrestricted. The TAD applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available. Restrictions on the government-wide statement of net position represent amounts segregated to meet debt covenants and the Bond Indenture.

(j) Prepaid Items

Prepaid items are accounted for using the consumption method. In the government-wide financial statements, bond insurance costs are reported as a prepaid item and amortized over the term of the related debt using the effective interest method.

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

(2) Summary of Significant Accounting Policies (continued)

(k) Budget

The Fund legally adopts an annual operating budget. A schedule of revenues, expenditures, and changes in fund balances – budget to actual is presented in the required supplementary information section of this financial report.

(l) Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, deferred inflows and outflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

(m) Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until then. The Fund has one item that qualifies for reporting in this category. It is the deferred charge on refunding reported in the government-wide financial statements on the statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunding or refunded debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Fund has one type of deferred inflow, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental fund reports unavailable revenues from property taxes and these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available.

(3) Reconciliation of Government-wide and Fund Financial Statements

(a) Explanation of adjustments between the governmental fund balance sheet and the government wide statement of net position

The Governmental fund balance sheet is adjusted for the following items to report the statement of net position.

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

(3) Reconciliation of Government-wide and Fund Financial Statements (continued)

(a) Explanation of adjustments between the governmental fund balance sheet and the government wide statement of net position (continued)

The Governmental fund balance sheet is adjusted for the following items to report the statement of net position.

Capital assets used in governmental activities are not current financial resources and therefore are not reported in the governmental funds.	\$5,962,761
--	-------------

Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due.	(170,963)
---	-----------

Long-term liabilities applicable to the Fund's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities for bonds – both current and long-term – are reported in the statement of net position. This item includes the related deferred loss on refunding reported as a deferred outflow of resources.	(31,354,277)
---	--------------

Amounts of property taxes receivable not available as of fiscal year end are deferred inflows in governmental funds, but are recognized as revenue when earned in the government-wide statements.	42,785
---	--------

The Governmental fund statement of revenues, expenditures, and changes in fund balance is adjusted for the following items to report the statement of activities.

Issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The details of this difference are as follows:

Payments for principal on bonds	\$30,505,000
Amortization of premium/discount	(447,849)
Amortization of deferred loss on refunding of debt	326,557

Payments for interest on the bonds are accrued in the statement of activities, but only reported when due in the statement of revenues, expenditures, and changes in fund balance. This is the amount of the change in the accrued interest payable.	191,792
--	---------

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

(3) Reconciliation of Government-wide and Fund Financial Statements (continued)

(a) Explanation of adjustments between the governmental fund balance sheet and the government wide statement of net position (continued)

Tax revenue and other revenue in the statement of activities differ from the amount reported in the governmental funds due to the change in deferred inflow for unavailable revenue between fiscal year ends. (29,182)

Governmental funds do not report the donation of capital assets not held for resale but do report capital outlays as expenditures. However, in the statement of activities, the value of the donated assets is reported and the cost of those assets is allocated over the estimated useful lives and is reported as depreciation expense. These are the value of assets donated to the Fund which are not held for resale (if any) and the amount of depreciation expense in the current period:

Transfer-in	88,800
Depreciation expense	(160,535)

(4) Legal Compliance – Budgets

The City of Atlanta, Georgia is required to adopt a balanced budget each fiscal year and maintains budgetary controls to ensure compliance with legal provisions of the annual appropriated budget approved by the Mayor and City Council. Annual budgets are adopted for the Tax Allocation District with the level of legal budgetary control established by the City Council at the department level.

The amounts of anticipated revenues and appropriated expenditures for the annual budget are controlled by the City Charter and various ordinances adopted by the City Council.

The responsibility for revenue anticipations and specified appropriations is fixed by law by the Budget Commission, which is composed of the Mayor, the Chief Financial Officer, the Chair of the City Council Finance Committee, and two other members of City Council. The Budget Commission may not anticipate in any fiscal year an amount in excess of 99% of the normal revenues of the City actually collected during the previous fiscal year (unless tax rates are increased) plus any accumulated cash surplus carried forward from the previous fiscal year.

After the initial annual budget is adopted, it may be amended for interdepartmental transfers of appropriations with the approval of City Council. Intradepartmental transfers of appropriations among individual budgetary accounts may be initiated by a department head with approval of the Chief Operating Officer, the Chair of the City Council Finance Committee, and the Chief Financial Officer.

Total appropriations for any fund may be increased if, during the fiscal year, sources of revenue become available to the City in excess of original anticipations, and these amounts

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

are anticipated by the Budget Commission and subsequently appropriated by City Council. No such additional appropriations were required during the fiscal year ended June 30, 2024.

(5) Deposits and Investments

Investments, with a carrying value of \$3,839,298 consist of investment in the Georgia Fund 1, a local government investment pool administered by the State of Georgia Office of the State Treasurer. The pool's primary objectives are safety of capital, investment income, liquidity and diversification while maintaining principal (\$1 per share value). The asset value is calculated weekly to ensure stability. The pool distributes earnings (net of management fees) on a monthly basis and determines participants' shares sold and redeemed based on \$1 per share. The pool also adjusts the value of its investments to fair value as of year-end and the Fund's investment in the Georgia Fund 1 is reported at fair value. As the investments represent ownership of a portion of a large pool of investments, these amounts are not categorizable for custodial risk disclosure.

Credit risk. State statutes authorize the Fund to invest in obligations of the State of Georgia or other States; obligations issued by the U.S. Government; obligations fully insured or guaranteed by the U.S. Government or by a government agency of the United States; obligations of any corporation of the U.S. Government; prime banker's acceptances; the local government investment pool established by State law; repurchase agreements; and obligations of other political subdivisions of the State of Georgia. As of June 30, 2024, the Fund's investment in the Georgia Fund 1 was rated AA+ by Fitch Ratings.

At June 30, 2024, the Fund had the following investments:

Investment	Maturities/Duration	Fair Value
Georgia Fund 1	33 days	\$3,839,298
Total		\$3,839,298

Interest Rate Risk. Interest rate risk is the risk that changes in interest rates may adversely affect an investment's fair value. Since the price of a bond fluctuates with market interest rates, the risk that an investor faces is that the price of the bonds in a portfolio will decline if market interest rates rise. At June 30, 2024, interest rate risk is reported in the previous table as "Maturities/Duration" for each investment classification.

Fair Value Measurements. The Fund categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

(5) Deposits and Investments (continued)

The Fund has the following recurring fair value measurements as of June 30, 2024:

Investment	Level 1	Level 2	Level 3	Fair Value
Investments not subject to level disclosure:				
Georgia Fund 1				\$3,839,298
Total investments at fair value				\$3,839,298

The Georgia Fund 1 is an investment pool which does not meet the criteria of GASB Statement No. 79 and is thus valued at fair value in accordance with GASB Statement No. 31. As a result, the Fund does not disclose the investment in the Georgia Fund 1 within the fair value hierarchy.

Custodial Credit Risk-Deposits. Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes require all deposits and investments (other than federal or state government instruments) to be collateralized by depository insurance, obligations of the U.S. Government, or bonds of public authorities, counties, or municipalities or for the financial institution to participate in a pooled collateral program for public funds administered by the State of Georgia. As of June 30, 2024, the Fund had no bank balances that were exposed to custodial credit risk.

(6) Capital Assets

Capital assets activity for the fiscal year ended June 30, 2024 consists of the following:

	June 30, 2023	Additions	Deletions	Transfers	June 30, 2024
Capital assets, not being depreciated:					
Land	\$2,944,103	\$ -	\$ -	\$ -	\$2,944,103
Total	2,944,103	-	-	-	2,944,103
Capital assets, being depreciated:					
Vehicles	1,388,486	-	-	-	1,388,486
Buildings and improvements	4,029,278	-	-	240,000	4,269,278
Total	5,417,764	-	-	-	5,657,764
Less accumulated depreciation					
Vehicles	(1,320,051)	(68,437)	-	-	(1,388,488)
Buildings and improvements	(1,007,320)	(92,098)		(151,200)	(1,250,618)
Total accumulated depreciation	(2,327,371)	(160,535)	-	(151,200)	(2,639,106)
Total capital assets net of depreciation	3,090,393	(160,535)	-	88,800	3,018,658
Net capital assets	\$6,034,496	\$(160,535)	\$ -	\$ 88,800	\$5,962,761

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

(7) Bonds Payable

On December 13, 2017, the City issued the Atlantic Station Series 2017 \$85,380,000 Refunding Bonds for the Atlantic Station Tax Allocation District to refund all outstanding 2007 Bonds and a portion of the 2006 Bonds. All refunded bonds were redeemed by year-end. The result of the refunding transaction was a decrease in future debt service payments of \$62,941,207, resulting in a net present value savings to the Fund of \$20,204,701. The issuance is a limited obligation of the City, not secured by the full faith and credit of the City, but rather is secured solely by, and payable solely from, the Pledged Revenues. The Pledged Revenues are defined as the tax allocation increments, the amount of property taxes generated within the district area which exceed the amount collected from the same area prior to development, from the City, Fulton County, and the Atlanta Independent School System. The property tax increments are pledged until the payment in full of the bonds.

The Subordinate Series 2006 Bonds are secured by a subordinate lien on the Tax Allocation Increments, junior and inferior in all respects to the lien on the Tax Allocation Increments in favor of the Series 2017 Bonds as well as a lien on the Local Option Sales Tax Revenues. Pursuant to the 2001 Resolution, the City's Local Option Sales Tax Revenues was pledged for the period January 1, 2000 through December 31, 2009. Subsequent to the issuance of the Series 2001 Bonds, Fulton County consented to the extension of its pledge of its Local Option Sales Tax Revenues to December 1, 2024. The Local Option Sales Tax Revenues do not serve as a source of repayment or security for the Series 2017 Bonds.

The 2006 Bonds have a variable interest rate with the interest rate being the greater of: (i) the average interest rate on the Series 2006 Bonds for the interest rate period immediately preceding such determination; and (ii) the 30 year Revenue Bond Index most recently published in the Bond Buyer plus 50 basis points. The Fund's debt service requirements based upon required sinking fund and interest payments, using 3.25% as the interest rate for the 2006 Bonds (which was the rate in effect at June 30, 2024) are as follows:

Fiscal Year Ending June 30:	Principal	Interest	Total debt service
2025	\$31,385,000	\$ 578,259	\$31,963,259
Totals	\$31,385,000	\$ 578,259	\$31,963,259

The Series 2006 Bonds also carry an optional principal redemption clause which is pursuant to a schedule prepared by the City of Atlanta. The future principal payments are optional and at the discretion of the City's Chief Financial Officer. The Bonds maturity date is December 1, 2024.

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND
NOTES TO FINANCIAL STATEMENTS
June 30, 2024

The Fund's long-term liability activity for the fiscal year ended June 30, 2024, was as follows:

Bonds	June 30, 2023	Additions	Reductions	June 30, 2024	Due in One Year
Series 2006 Bonds	\$ 34,205,000	\$ -	\$ 17,000,000	\$ 17,205,000	\$ -
Series 2017 Bonds	27,685,000	-	13,505,000	14,180,000	14,180,000
Discount on bonds	(217,063)	-	(108,507)	(108,556)	-
Premium on bonds	744,797	-	556,355	188,442	-
Total	\$62,417,734	\$ -	\$ 30,952,848	\$31,464,886	\$14,180,000

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND

REQUIRED SUPPLEMENTARY INFORMATION

**SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

	Budget			Variance
	Original	Final	Actual	Final Budget
Revenues				
Tax increment revenue	\$ 29,505,000	\$ 24,881,000	\$ 27,484,000	\$ 2,603,000
Investment earnings	250,000	250,000	508,000	258,000
Other	-	-	-	-
Total revenues	<u>30,257,000</u>	<u>25,131,000</u>	<u>27,992,000</u>	<u>2,861,000</u>
Expenditures				
Current:				
General government:				
Nondepartmental	535,000	535,000	101,000	434,000
Community development	<u>3,950,000</u>	<u>3,950,000</u>	<u>-</u>	<u>3,950,000</u>
Total general government	<u>535,000</u>	<u>535,000</u>	<u>101,000</u>	<u>434,000</u>
Debt service:				
Paying Agent fees	8,000	8,000	8,000	-
Principal	23,505,000	23,505,000	30,505,000	(7,000,000)
Interest	<u>4,647,000</u>	<u>4,647,000</u>	<u>3,761,000</u>	<u>886,000</u>
Total debt service	<u>28,160,000</u>	<u>28,160,000</u>	<u>34,274,000</u>	<u>(6,114,000)</u>
Total expenditures	<u>28,695,000</u>	<u>28,695,000</u>	<u>34,375,000</u>	<u>(5,680,000)</u>
Net change in fund balances	1,562,000	(3,564,000)	(6,383,000)	(2,819,000)
Fund balance, beginning of fiscal	<u>21,162,000</u>	<u>21,162,000</u>	<u>21,162,000</u>	<u>-</u>
Fund balance, end of fiscal year	<u>\$ 22,724,000</u>	<u>\$ 17,598,000</u>	<u>\$ 14,779,000</u>	<u>\$ (2,819,000)</u>

**CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND**

SUPPLEMENTARY INFORMATION

**Fund Balance Sheet Comparison - Cash Basis (1)
As of the Period Ended**

	December 31, 2004	December 31, 2005	June 30, 2006	June 30, 2007	June 30, 2008	June 30, 2009	June 30, 2010	June 30, 2011	June 30, 2012	June 30, 2013	June 30, 2014	June 30, 2015	June 30, 2016	June 30, 2017	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2021	June 30, 2022	June 30, 2023	June 30, 2024
ASSETS:																					
Restricted Cash: Tax Increment	\$ 3,876,757	\$ 5,691,544	\$ 2,861,002	\$ 6,039,611	\$ 7,971,586	\$ 10,769,417	\$ 16,476,569	\$ 26,013,453	\$ 29,431,547	\$ 23,174,077	\$ 25,315,442	\$ 28,153,763	\$ 5,851,167	\$ 9,250,076	\$ 7,212,565	\$ 20,478,650	\$ 11,270,250	\$ 17,776,748	\$ 7,944,580	\$ 11,721,859	\$ 5,319,967
Restricted Cash: Tax Increment Investment Fund-State Pool	-	-	-	-	-	-	-	-	-	869,004	-	-	-	-	-	-	-	-	-	-	-
Restricted Cash: 2001 Other Funds	10,066,182	7,635,592	7,635,500	7,635,875	140,095	140,607	140,608	140,608	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted Cash: 2006 Other Funds	-	-	10,843,998	5,540,606	5,406,365	5,106,030	1,563,596	254,784	254,798	254,808	254,808	254,839	254,967	255,342	257,472	262,113	-	-	-	-	-
Restricted Cash: 2007 Other Funds	-	-	-	-	7,807,529	7,840,890	7,822,788	7,822,788	7,822,788	7,820,634	7,820,634	8,210,593	8,016,692	8,178,277	1	-	-	-	-	-	-
Restricted Cash: 2017 Other Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,856,903	9,865,070	9,483,855	9,483,855	9,483,855	9,483,855	9,483,855
Restricted Investments: Tax Increments	-	-	-	-	-	-	-	-	-	-	-	-	30,800,087	33,765,536	7,999,858	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	226,220	-	-	-	-	-	-	-
Due from Invest Atlanta	-	-	-	-	-	-	-	-	-	-	250	-	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 13,942,939	\$ 13,327,136	\$ 21,340,500	\$ 19,216,092	\$ 21,325,575	\$ 23,856,945	\$ 26,003,560	\$ 34,231,633	\$ 37,509,134	\$ 32,118,523	\$ 33,391,134	\$ 36,619,196	\$ 44,922,913	\$ 51,675,451	\$ 26,326,799	\$ 30,605,833	\$ 20,754,105	\$ 27,247,740	\$ 17,428,435	\$ 21,205,714	\$ 14,803,822
LIABILITIES/FUND BALANCE:																					
Cash Pool Payable	\$ -	\$ -	\$ -	\$ -	\$ 3,408	\$ -	\$ 1,388,486	\$ -	\$ 7,658	\$ 18,499	\$ 16,354	\$ 4,329	\$ 2,078	\$ 8,021	\$ 6,600	\$ 50,344	\$ 28,667	\$ 28,822	\$ 41,240	\$ 31,179	\$ 12,024
Payable to Fulton County Tax Commissioner	-	-	-	-	-	-	-	805,590	542,567	1,096,394	494,545	202,409	890,661	-	-	-	36,425	179,640	-	-	4,116
Fund Balance	14,807,546	13,942,939	13,327,136	21,340,500	19,212,684	21,325,575	22,468,459	26,003,560	33,418,384	36,948,069	31,005,775	32,892,260	36,414,708	44,024,230	51,668,851	26,276,455	30,577,166	20,688,858	27,026,860	17,397,256	21,193,690
Sources (Uses) Balance	(864,607)	(615,803)	8,013,363	(2,127,816)	2,112,891	1,142,884	3,535,102	7,414,824	3,529,684	(5,942,293)	1,886,485	3,522,448	7,609,522	7,644,621	(25,392,396)	4,300,711	(9,888,308)	6,338,002	(9,629,604)	3,796,434	(6,393,984)
Total Fund Balance	13,942,939	13,327,136	21,340,500	19,212,684	21,325,575	22,468,459	26,003,560	33,418,384	36,948,069	31,005,775	32,892,260	36,414,708	44,024,230	51,668,851	26,276,455	30,577,166	20,688,858	27,026,860	17,397,256	21,193,690	14,799,706
TOTAL LIABILITIES/FUND BALANCE	\$ 13,942,939	\$ 13,327,136	\$ 21,340,500	\$ 19,216,092	\$ 21,325,575	\$ 23,856,945	\$ 26,003,560	\$ 34,231,633	\$ 37,509,134	\$ 32,118,523	\$ 33,391,134	\$ 36,619,196	\$ 44,922,913	\$ 51,675,451	\$ 26,326,799	\$ 30,605,833	\$ 20,754,105	\$ 27,247,740	\$ 17,428,435	\$ 21,205,714	\$ 14,803,822

(1) The Fund Balance Sheet Comparison lists the bank balances as of fiscal year-end and is reported on the cash basis of accounting.

**CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND**

SUPPLEMENTARY INFORMATION

**Flow of Funds Comparison - Cash Basis (1)
For the Period Ended**

	January 1, 2001 - December 31, 2000	January 1, 2003 - December 31, 2002	January 1, 2006 - June 30, 2007	June 30, 2008	June 30, 2009	June 30, 2010	June 30, 2011	June 30, 2012	June 30, 2013	June 30, 2014	June 30, 2015	June 30, 2016	June 30, 2017	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2021	June 30, 2022	June 30, 2023	June 30, 2024	Total
SOURCES OF FUNDS:																					
Tax Increments	\$ 3,792,349	\$ 15,008,614	\$ 10,859,930	\$ 14,191,942	\$ 16,427,204	\$ 20,375,324	\$ 18,337,582	\$ 15,349,576	\$ 14,566,523	\$ 14,133,425	\$ 16,215,088	\$ 18,205,952	\$ 20,241,820	\$ 19,193,107	\$ 21,784,939	\$ 23,311,494	\$ 22,967,570	\$ 22,482,035	\$ 25,682,300	\$ 27,466,315	\$ 360,593,089
Tax Increment- 2005 City of Atlanta 07-R-	-	-	2,587	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,587
Bond Proceeds	76,505,000	-	166,515,000	85,495,000	-	-	-	-	-	-	-	-	-	85,380,000	-	-	-	-	-	-	413,895,000
Deferred Interest	47,261	(47,261)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bond Premium	-	-	-	1,938,866	-	-	-	-	-	-	-	-	-	9,458,547	-	-	-	-	-	-	11,397,413
Interest Income	867,096	2,056,124	1,727,731	908,915	584,972	461,599	446,604	443,799	434,246	413,890	398,621	778,471	1,240,529	1,588,395	246,840	138,628	448,203	24,077	295,335	494,126	13,998,201
Short Term Capital Gain (Loss)	-	-	-	692	-	-	-	17	10	-	-	-	-	-	-	-	-	-	-	-	-
Unrealized Gain (Loss)	-	-	-	-	-	-	-	-	-	-	-	-	1,010,152	667,577	693,915	4,588	1,718	(476,159)	85,690	2,008	14,239
Gain (Loss) for Capitalized Interest Fund	45,710	(491,582)	-	-	-	-	-	-	-	-	-	-	66,636	-	-	-	-	-	-	-	(379,236)
TOTAL SOURCES	81,257,416	16,525,895	179,105,248	102,535,415	17,012,176	20,836,923	18,784,186	15,793,392	15,000,779	14,547,315	16,613,709	19,994,575	22,216,562	116,313,964	22,036,367	23,451,840	22,939,614	22,591,802	25,979,643	27,974,680	980,616,749
USES OF FUNDS:																					
Cost of Issuance Expenses	2,741,814	-	942,825	439,627	-	-	-	-	-	-	-	-	-	746,566	-	-	-	-	-	-	4,870,832
Underwriter discount, Adm fees, Credit	-	-	10,353,418	2,092,514	-	-	-	-	-	-	-	-	-	345,689	-	-	-	-	-	-	12,791,621
Reimbursement to City of Atlanta	10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000,000
2007 Original Issue Discount	-	-	-	363,759	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	363,759
Development Costs Atlantic Station LLC	45,399,446	-	144,363,699	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	189,763,145
Development Costs Fire Station	-	-	-	251,898	1,708,755	2,148,298	1,308,813	-	-	-	-	-	-	-	-	-	-	-	-	-	5,417,764
Maxberry Consulting	-	-	-	-	-	-	-	125	-	-	-	-	-	-	-	-	-	-	-	-	125
The Rovster Consulting	-	-	-	-	-	-	-	-	2,278	-	-	-	-	-	-	-	-	-	-	-	2,278
MiniCap - Consulting	-	-	-	-	-	-	86,839	34,238	13,230	4,323	2,015	830	-	-	-	5,034	4,669	11,738	4,610	16,506	184,032
HILLTOP - Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,400	2,400	2,185	1,728	-	8,713
First Southwest	-	-	-	-	-	-	-	-	2,905	2,400	1,780	1,818	-	5,223	9,459	-	-	-	-	-	23,585
Trustee Fees	3,705	7,125	3,500	7,015	8,955	8,955	8,995	9,045	5,500	12,760	5,839	9,790	8,510	13,750	7,525	7,475	7,425	7,350	7,450	8,185	158,854
Accounting and Auditing Fees	-	27,700	47,100	19,400	16,700	17,600	18,500	24,000	24,200	24,400	24,500	24,500	24,500	24,500	24,500	25,091	25,000	10,000	37,000	24,000	463,191
Holland & Knight - Lobbying	-	-	-	-	-	-	-	-	5,644	-	-	-	-	-	-	-	-	-	-	-	5,644
Backstrom, McMarlev, Berry & Co.	-	-	-	-	-	-	-	-	-	2,000	6,787	-	-	-	-	-	-	-	-	-	6,787
The Riddle Company	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000
Thomson Reuters	-	-	-	-	-	-	-	-	253	-	-	-	-	-	-	-	-	-	-	-	253
Garner	-	-	-	-	-	-	-	-	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Legal Fee	-	-	-	8,899	-	3,680	3,911	-	-	-	24,415	-	-	-	-	-	-	-	-	-	40,905
Arbitrage Reports	-	4,500	4,408	-	10,025	5,750	3,600	3,600	-	-	-	-	9,361	-	1,533	-	-	-	-	-	42,777
La Madeleine	-	-	-	-	-	-	-	29	-	-	-	-	-	-	-	-	-	-	-	-	29
HR&A Advisors	-	-	-	-	-	-	-	2,000	12,580	-	-	-	-	-	-	-	-	-	-	-	14,580
BCG-GP Upgrade	-	-	-	-	-	-	-	-	-	-	354	-	-	-	-	-	-	-	-	-	354
Remarketing Fees	-	-	156,570	100,274	132,907	23,217	-	-	-	-	-	-	-	-	-	-	-	-	-	-	412,968
Digital Assurance Certification	-	-	-	-	-	-	-	-	-	-	2,500	-	-	-	-	-	-	-	-	-	2,500
Bank Charges- Administration Costs	11,547	7,233	26,314	16,534	13,250	3,303	3,346	2,468	1,300	17,986	44,194	34,617	16,496	12,815	22,942	10,355	2,597	3,371	8,934	15,194	274,796
Dev Cost Transportation Improvement -ATLS-	-	-	-	-	-	-	-	-	-	-	-	-	-	100,000	-	-	-	-	-	-	100,000
ADA Program Cost Recovery	-	-	-	-	-	65,282	53,278	39,297	69,716	73,398	30,582	19,342	34,000	90,786	52,706	64,514	17,369	4,450	28,728	11,107	654,555
ADA Program Cost Recovery - Indirect	-	-	-	-	-	-	-	18,258	18,727	19,165	4,882	1,421	7,086	12,286	10,393	6,119	7,024	1,551	7,632	27,388	141,932
Economic Study (Buxton-Garner)	-	-	-	-	-	-	7,705	2,000	-	-	-	-	-	-	-	-	-	-	-	-	9,705
2007 Escrow Fund- Refunding 2001 Bonds	-	-	-	84,520,603	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	84,520,603
Bond Principal-2001	-	1,655,000	1,790,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,445,000
Bond Principal- 2006	-	-	-	-	1,000,000	5,920,000	-	-	8,170,000	-	-	-	-	80,230,000	-	15,990,000	-	16,000,000	5,000,000	17,000,000	149,310,000
Bond Interest-2006	-	-	6,781,905	5,391,596	5,411,582	4,870,647	5,186,837	5,223,567	5,016,570	4,907,829	5,352,770	4,702,366	5,545,440	5,443,980	3,772,848	2,618,411	1,938,754	1,597,261	2,521,377	2,714,659	78,998,399
Bond Principal - Atls Series 2017	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,810,000	11,110,000	11,665,000	12,250,000	12,860,000	13,505,000	71,200,000
Bond Interest-2001	6,599,491	17,998,613	8,749,963	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	33,348,067
Bond Interest 2007	-	-	-	2,934,303	3,808,219	3,703,769	3,672,769	3,586,169	3,435,169	3,261,569	3,075,644	2,860,369	2,611,394	1,520,602	-	-	-	-	-	-	34,469,976
Bond Principal 2007	-	-	-	-	-	-	-	-	-	-	-	-	-	49,875,000	-	-	-	-	-	-	49,875,000
Bond Interest 2017	-	-	-	4,285,000	3,750,000	535,000	1,015,000	3,315,000	4,160,000	4,335,000	4,515,000	4,730,000	4,980,000	1,897,333	4,023,750	3,500,750	2,931,375	2,333,500	1,705,750	1,046,625	53,059,083
TOTAL USES OF FUNDS	64,756,003	19,700,171	173,219,702	100,422,523	15,869,292	17,301,821	11,369,362	12,263,707	20,943,072	12,660,830	13,091,262	12,385,053	13,236,787	140,318,530	17,735,656	33,340,149	16,601,613	32,221,406	22,183,209	34,368,664	783,988,812
SOURCES (USES) BALANCE	\$ 16,501,413	\$ (3,174,276)	\$ 5,885,546	\$ 2,112,892	\$ 1,142,884	\$ 3,535,102	\$ 7,414,824	\$ 3,529,685	\$ (5,942,293)	\$ 1,886,485	\$ 3,522,447	\$ 7,609,522	\$ 8,979,775	\$(24,004,566)	\$ 4,300,711	\$ (9,888,309)	\$ 6,338,001	\$ (9,629,604)	\$ 3,796,434	\$ (6,393,984)	\$ 17,522,689

(1) The Flow of Funds Comparison is reported on the cash basis of accounting which reports only cash collected and disbursed during the period presented.

**CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND**

SUPPLEMENTARY INFORMATION

Balances of Funds Under the Bond Indenture – Cash Basis

June 30, 2024

Trust Funds - Bank of New York

2017 Debt Service Reserve Fund	<u>\$ 9,483,855</u>
Total	<u><u>\$ 9,483,855</u></u>

For the fiscal year ended June 30, 2024, there were no withdrawals from the Debt Service Reserve Fund.

CITY OF ATLANTA, GEORGIA
ATLANTIC STATION TAX ALLOCATION DISTRICT FUND

SUPPLEMENTARY INFORMATION

Debt Service Coverage Ratio - Cash Basis
Calculation Based on Offering Memorandum

	January 1 2001 - December 31 2001	January 1 2002 - December 31 2002	January 1 2003 - December 31 2003	January 1 2004 - December 31 2004	January 1 2005 - December 31 2005	January 1 2006 - June 30 2006	January 1 2005 - June 30 2006	July 1 2006 - June 30 2007	July 1 2007 - June 30 2008	July 1 2008 - June 30 2009	July 1 2009 - June 30 2010	July 1 2010 - June 30 2011	July 1 2011 - June 30 2012	July 1 2012 - June 30 2013	July 1 2013 - June 30 2014	July 1 2014 - June 30 2015	July 1 2015 - June 30 2016	July 1 2016 - June 30 2017	July 1 2017 - June 30 2018	July 1 2018 - June 30 2019	July 1 2019 - June 30 2020	July 1 2020 - June 30 2021	July 1 2021 - June 30 2022	July 1 2022 - June 30 2023	July 1 2023 - June 30 2024
Actual Collections	\$ 508,094	\$ 3,284,255	\$ 3,868,387	\$ 4,671,712	\$ 6,468,515	\$ 81,583	\$ 6,550,098	\$ 10,778,347	\$ 14,191,942	\$ 16,427,204	\$ 20,375,324	\$ 18,337,582	\$ 15,349,576	\$ 14,566,425	\$ 14,133,425	\$ 16,215,088	\$ 18,205,952	\$ 18,886,296	\$ 20,437,474	\$ 21,784,939	\$ 23,311,494	\$ 22,967,570	\$ 22,482,035	\$ 25,682,300	\$ 27,466,315
Debt Requirements:																									
2001 Bond Interest	599,954	5,999,538	5,999,538	5,999,538	5,999,538	2,939,775	8,939,313	5,810,187																	
2001 Bond Principal					1,655,000		1,655,000	1,790,000																	
2006 Interest						586,315	586,315	6,195,590	5,391,596	5,411,582	4,870,647	5,186,837	5,223,567	5,016,570	4,907,829	5,352,770	4,702,366	5,545,440	5,443,980	3,772,848	2,618,411	1,938,754	1,597,261	2,521,377	2,714,659
2006 Principal										1,000,000	5,920,000	8,170,000									15,990,000		16,000,000	5,000,000	17,000,000
2007 Interest									2,934,303	3,808,219	3,703,769	3,672,768	3,586,169	3,435,169	3,261,569	3,075,644	2,860,369	2,611,394	1,240,334						
2007 Principal									4,285,000	3,750,000	535,000	1,015,000	3,315,000	4,160,000	4,335,000	4,515,000	4,730,000	4,980,000	5,230,000						
2017 Interest																				4,023,750	3,500,750	2,931,375	2,333,500	1,705,750	1,046,625
2017 Principal																				9,810,000	11,110,000	11,665,000	12,450,000	12,860,000	13,505,000
Debt Requirements	599,954	5,999,538	5,999,538	5,999,538	7,654,538	3,526,090	11,180,628	13,795,777	12,610,899	13,969,801	15,029,416	9,874,605	12,124,736	20,781,739	12,504,398	12,943,414	12,292,735	13,136,834	11,914,314	17,606,598	33,219,161	16,535,129	32,180,761	22,087,127	34,266,284
Debt Service Reserve Earnings																									
Fixed rate 4.91% - GIC- 2001 Bonds		(336,918)	(372,165)	(373,201)	(373,201)	(186,601)	(559,802)	(373,201)																	
Debt Service Reserve Earnings	(15,388)	(14,321)	(192)	(51)	(85)	(54)	(139)	(193)																	
Interest - Trustee - 2001 Bonds																									
Debt Service Reserve Earnings									(287,622)	(419,045)	(387,805)	(387,805)	(387,805)	(387,805)	(386,728)	(389,959)	(386,728)	(387,805)	(195,756)						
Fixed rate 5.105% - GIC- 2007																									
Capitalized Interest Per Trust						(586,315)	(586,315)	(5,634,639)																	
Indenture - 2006 Bonds																									
Capitalized Interest Per Trust	(89,347)	(2,975,088)	(2,975,088)	(2,975,088)	(2,245,391)		(2,245,391)																		
Indenture/DDA Revenues - 2001 Bonds																									
Adjusted debt service requirements	\$ 495,219	\$ 2,673,211	\$ 2,652,093	\$ 2,651,198	\$ 5,035,861	\$ 2,753,120	\$ 7,788,981	\$ 7,787,744	\$ 12,323,277	\$ 13,550,756	\$ 14,641,611	\$ 9,486,800	\$ 11,736,931	\$ 20,393,934	\$ 12,117,670	\$ 12,553,455	\$ 11,906,007	\$ 12,749,029	\$ 11,718,558	\$ 17,606,598	\$ 33,219,161	\$ 16,535,129	\$ 32,180,761	\$ 22,087,127	\$ 34,266,284
Excess (Deficit) Over Debt Coverage	\$ 12,875	\$ 611,044	\$ 1,216,294	\$ 2,020,514	\$ 1,432,654	\$ (2,671,537)	\$ (1,238,883)	\$ 2,990,603	\$ 1,868,665	\$ 2,876,448	\$ 5,733,713	\$ 8,850,782	\$ 3,612,645	\$ (5,827,509)	\$ 2,015,755	\$ 3,661,633	\$ 6,299,945	\$ 6,137,267	\$ 8,718,916	\$ 4,178,341	\$ (9,907,667)	\$ 6,432,441	\$ (9,698,726)	\$ 3,595,173	\$ (6,799,969)
Actual Debt Service Ratio	1.026	1.229	1.459	1.762	1.284	0.030	0.841	1.384	1.152	1.212	1.392	1.933	1.308	0.714	1.166	1.292	1.529	1.481	1.744	1.237	0.702	1.389	0.699	1.163	0.802

**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

The Board of Directors

**The Atlanta Development Authority, d/b/a Invest Atlanta
Atlanta, Georgia**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of the City of Atlanta, Georgia Atlantic Station Tax Allocation District Fund (the “Fund”), as of and for the fiscal year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Fund’s basic financial statements, and have issued our report thereon dated January 17, 2025. Our report includes a reference that the Fund is not the entire reporting entity of the City of Atlanta, Georgia.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Fund’s internal control over financial reporting (“internal control”) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Fund’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Fund’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Fund's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CARMICHAEL, BRASHER, TUVELL & CO, PC

Carmichael, Brasher, Tuvell + Co

Atlanta, Georgia
January 17, 2025