

**CITY OF ATLANTA, GEORGIA  
BELTLINE  
TAX ALLOCATION DISTRICT FUND**

**FINANCIAL STATEMENTS  
AND  
INDEPENDENT AUDITORS' REPORT**

**June 30, 2025**

**Carmichael  
Brasher Tuvell  
& Company**

CERTIFIED PUBLIC ACCOUNTANTS

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**CITY OF ATLANTA, GEORGIA  
BELTLINE  
TAX ALLOCATION DISTRICT FUND**

**June 30, 2025**

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**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 Beltline Tax Allocation District Fund** (the "Fund") as of and for the fiscal year ended June 30, 2025, 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, 2025, 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 Beltline 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.

***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; this includes 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 Fund'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 Fund'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 budgetary comparison information on pages 5-11 and 23 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 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.

### ***Emphasis of Matter***

As discussed in Note 1, the financial statements present only the Beltline 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, 2025 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.

### ***Other Information***

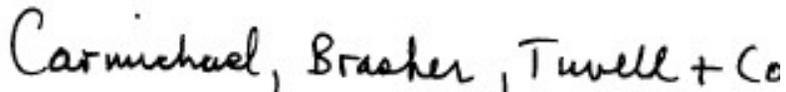
Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover 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 21, 2026 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 the Beltline Tax Allocation District'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, Tuvell + Co".

Atlanta, Georgia  
January 21, 2026

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**MANAGEMENT’S DISCUSSION AND ANALYSIS**  
**June 30, 2025**

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This section of the annual financial report of the Beltline Tax Allocation District Fund (“Fund”, “TAD”, or the “District”) presents the analysis of the Fund’s financial performance during the fiscal year ended on June 30, 2025. 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 Beltline Tax Allocation District. 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 Beltline TAD and is responsible for all the financial reporting and compliance required by the 2016 Bond documents.

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

**The Beltline Tax Allocation District**

In order to encourage the development of a substantially underutilized and economically and socially depressed area in the City, the City Council by Ordinance 05-O-1733 adopted on November 7, 2005 and signed by the Mayor on November 9, 2005 adopted the Beltline Redevelopment Plan; created Tax Allocation District Number Six- Beltline; and authorized the pledge of positive ad valorem tax allocation increments derived from the Beltline TAD for the payment of or as security for the payment of tax allocation bonds.

On July 17, 2006, the Mayor and the City Council of Atlanta approved and signed City Ordinance 06-O-1575 which detailed certain projects for the initial phase of the Five-year Work Plan.

On October 31, 2008, the City of Atlanta, Georgia issued \$64,500,000 Series 2008 Tax Allocation Bonds pursuant to the Constitution and laws of the State of Georgia, in particular Chapter 44 of Title 36 of the Official Code of Georgia Annotated, as amended, known as the Redevelopment Powers Law (the “Act”).

On December 2, 2009, the City of Atlanta Council adopted and approved by the Mayor, the Reoffering Ordinance 09-O-1918 for the Series 2008 bonds and adopted and approved the issuance of Series 2009 Ordinance 09-O-1919.

On December 15, 2009, the City of Atlanta reoffered the Series 2008 A bonds of \$26,420,000, Series 2008 B bonds of \$33,725,000, and the Series 2008 C bonds of \$4,355,000 and issued 2009 Series B of \$12,590,000 and 2009 Series C of \$1,030,000 for a total bond issuance of \$78,120,000.

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2025**

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On December 1, 2016, the City of Atlanta issued \$144,855,000 Series 2016 Tax Allocation Bonds which refunded all outstanding 2008 and 2009 Series Bonds and provided additional funds for redevelopment of the District.

The Series 2016 Bonds are not deemed to constitute a debt of the City nor a pledge of the faith and credit of the City and shall not otherwise constitute an indebtedness or charge against the general taxing power of the City or Fulton County, Georgia.

**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 (5) 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.

**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 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 financial statements can be found on pages 16 to 25 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 Beltline Tax Allocation District governmental fund. This schedule can be found on page 26.

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2025**

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**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 Atlanta Independent School System, and the Board of Commissioners of Fulton County. Quarterly reporting consists of cash basis financials for the Tax Allocation District and meets the compliance requirement. The cash basis financials consist of two statements: 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.

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 Fund's debt service coverage ratio.

A summary comparison of the Governmental Fund Financial Statements for June 30, 2024 and June 30, 2025 is presented below:

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2025**

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Beltline Tax Allocation District Fund  
Summary Comparison of Governmental Fund Balance Sheets  
As of June 30, 2024 and June 30, 2025

	2024	2025
<b>Assets:</b>		
Cash and cash equivalents	\$ 45,615,140	\$66,091,257
Investments	144,635,786	135,997,926
Property taxes receivable, net of allowance	819,223	1,060,274
Due from Atlanta Beltline, Inc.	1,346,597	1,346,597
Due from other governments	1,546,936	1,546,936
Due from FCTC	-	-
Restricted assets	23,030,513	23,042,200
Total Assets	\$ 216,994,195	\$ 229,085,190
<b>Liabilities and deferred inflows of resources:</b>		
Accounts payable	\$ 220,128	\$ 350,601
Due to Atlanta Beltline, Inc.	2,261,660	-
Due to the City of Atlanta	-	-
Due to the Fulton County Tax Commissioner	-	-
Deferred inflow - unavailable revenue	1,032,585	408,287
Total Liabilities and Deferred Inflows of Resources	3,523,471	758,888
<b>Fund Balance:</b>		
Restricted	213,470,723	228,326,302
Total Fund Balance	213,470,723	228,326,302
Total Liabilities, Deferred Inflows of Resources and Fund Balance	\$ 216,994,194	\$ 229,085,190

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2025**

Beltline Tax Allocation District Fund  
Summary Comparison of Revenues, Expenditures, and Changes in Fund Balance  
For the Fiscal Years Ended June 30, 2024 and June 30, 2025

	2024	2025
<b>Expenditures:</b>		
Community development	\$ 31,895,838	\$ 81,317,114
General government	4,263,813	7,547,139
Payments to other governments	5,850,000	4,220,376
Debt service: principal	10,805,000	9,770,000
Debt service: interest	3,613,951	3,149,346
Total Expenditures	56,428,602	106,003,975
<b>General Revenues:</b>		
Tax increment revenue	99,151,778	107,548,451
Investment earnings	8,730,364	9,397,621
Other income	4,308,440	3,913,482
Total General Revenues	112,190,582	120,859,554
Net change in fund balance	55,761,980	14,855,579
<b>Fund Balance:</b>		
Beginning of the fiscal year	157,708,743	213,470,723
End of the fiscal year	\$ 213,470,723	\$ 228,326,302

Assets include predominately cash and cash equivalents and restricted investments. These assets are held for redevelopment with the District and future payments on the 2016 Bonds. As of the current fiscal year end, the balance for the unrestricted cash and cash equivalents was \$66,091,257. As compared to the prior fiscal year, unrestricted cash and cash equivalents increased by \$20,476,117 from the prior year balance of \$45,615,140. The restricted asset balance consists of a debt service reserve, bond proceeds restricted for redevelopment, and the tax increment collections less qualified redevelopment costs.

The comparison of Revenues, Expenditures, and Changes in Fund Balance statements shows an increase of tax increment revenue of \$8,396,673. This net increase is mainly due to higher assessed values within the District for tax year 2025 than for tax year 2024. The taxable assessed values for tax years 2023 and 2024 were \$3.58 billion and \$3.87 billion, respectively.

Expenditures for community development for fiscal year 2025 increased by \$49,421,276 over fiscal year 2024. This increase is mainly due to the expenditure of project funds from the Series 2016 Bonds.

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2025**

Principal payments for the 2016 Bonds are made on January 1st of each fiscal year with semi-annual payments of interest on January 1st and July 1st.

The Government wide financial statements for June 30, 2024 and June 30, 2025, are presented below:

Beltline Tax Allocation District Fund  
Summary Comparison of Government-wide Statement of Net Position  
As of June 30, 2024 and June 30, 2025

	2024	2025
<b>Assets:</b>		
Cash and cash equivalents	\$ 45,615,140	\$ 66,091,257
Investments	144,635,786	135,997,926
Property taxes receivable, net of allowance	819,223	1,060,274
Due from Atlanta Beltline, Inc.	1,346,597	1,346,597
Due from other governments	1,546,936	1,546,936
Due FCTC	-	-
Restricted assets	23,030,513	23,042,200
Total Assets	\$ 216,994,195	\$ 229,085,190
 Deferred outflow of resources	 \$ 2,241,532	 \$ 1,673,559
 <b>Liabilities</b>		
Accounts payable	\$ 229,227	\$ 350,601
Due to Atlanta Beltline, Inc.	2,261,660	-
Due to the City of Atlanta	-	-
Due to the Fulton County Tax Commissioner	-	-
Accrued Interest Payable	1,574,673	1,344,043
Current Debt	9,770,000	9,740,000
Long term Debt	57,120,550	46,636,722
Total Liabilities	70,956,110	58,071,366
 <b>Total Net Position (Deficit)</b>	 \$ 148,279,617	 \$ 172,687,383

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2025**

Beltline Tax Allocation District Fund  
Summary Comparison of Government-wide Statement of Activities  
For the Fiscal Years ended June 30, 2024 and June 30, 2025

	2024	2025
Expenses:		
Community development	\$ 31,895,838	\$ 81,317,115
General government	4,263,813	7,547,139
Payments to other governments	5,850,000	4,220,376
Amortization expense	(201,797)	(175,854)
Interest expense	3,381,648	2,918,715
Total Expenses	45,189,502	95,827,491
General Revenues:		
Tax increment revenue	98,934,971	106,924,154
Intergovernmental revenue	-	-
Investment earnings	8,730,364	9,397,621
Other income	4,308,440	3,913,482
Total General Revenues	111,973,775	120,235,257
Change in Net Position	66,784,273	24,407,766
Net Position (Deficit):		
Beginning of the fiscal year	81,495,344	148,279,617
End of the fiscal year	\$ 148,279,617	\$ 172,687,383

As noted in the discussion above, the difference between Governmental fund and Government wide financial statements is that the government wide financial statements present the information on an accrual basis.

Revenues for tax increments on the government wide financials include the total amounts billed compared to governmental fund which adjusts the property tax receivable to those amounts collected within a 60 day period following the fiscal year end.

Government wide statements also reflect debt service as a liability compared to the governmental fund which carries debt service as an expenditure.

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2025**

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**Affordable Housing Trust Funds**

When the original Series 2008 bonds were issued, \$8,851,916 of the \$64,500,000 was set aside in the trust funds for affordable housing assistance programs. \$1,544,309 was allocated to the single family down payment assistance program. This program provides assistance in the form of a deferred second mortgage for qualified individuals within the Tax Allocation District. The other affordable housing programs include multifamily rental developer incentives and acquisitions, single family developer incentives, Community Housing Development Organizations set aside for single family ownership and multifamily rental and program administration.

**Long-Term Debt**

In October 2008, the City issued \$64,500,000 in limited obligation bonds for the Beltline Tax Allocation District. The original 2008 Bonds issued were paid off in December 2009 with the issuance of the 2008 Reoffering and 2009 Bonds.

On December 1, 2016, the City of Atlanta issued \$144,855,000 Series 2016 Tax Allocation Bonds which refunded all outstanding 2008 and 2009 Series Bonds and provided additional funds for redevelopment of the District. The interest payment dates for the Series 2016 Bonds are July 1<sup>st</sup> and January 1<sup>st</sup> of each fiscal year.

The issuance is a limited obligation 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. The amortization schedule for the bonds and more information is provided in note 6 to the financial statements.

**Economic Factors and Outlook**

The Beltline TAD was created by the City pursuant to the Act and the Initial Ordinance, effective December 31, 2005. The Beltline TAD generally surrounds a 22 mile largely inactive railroad loop that encircles center Atlanta and includes or affects 50 of the City's in-town neighborhoods. At 6,545 acres, the Beltline TAD is Atlanta's largest tax allocation district comprising 8% of the City's land area.

The Redevelopment Plan specifies that the Beltline TAD will continue in existence until the latter to occur on December 31, 2030 or when all Redevelopment costs are paid in full or such repayment is otherwise provided for by the City.

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**MANAGEMENT’S DISCUSSION AND ANALYSIS**  
**June 30, 2025**

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The overall goal of the Beltline TAD is to stimulate, attract, and organize a significant portion of the City’s future growth around parks, transit, and trails located in the Tax Allocation District and to improve quality of life for all residents. A summary of the key goals and objectives of the Beltline TAD as outlined in the Redevelopment Plan and the Five-year Workplan are as follows:

- A connected network of parks and greenspaces
  - Creation of over 1,200 acres of new or expanded parks, as well as improvements to cover 700 acres of existing parks
- Trails and pedestrian friendly streets to link existing neighborhoods previously served by rail and industry
  - Creation of 33 miles of continuous trails connecting 40 parks, including 11 miles of spur trails connecting to parks located outside of the Beltline TAD
- A 22 mile transit/integrated transportation loop allowing City residents, commuters and visitors to make fewer automobile trips between jobs, residences and cultural attractions
  - Creation of 22 mile transit and integrated transportation system connecting to the larger regional transit network, including the existing MARTA transit system and the Atlanta Streetcar Line.
- Enhancement of single-family neighborhoods
- Preservation of historic building and structures
- Creation of more than 30,000 permanent jobs and 48,000 year-long construction jobs
- Creation of 5,600 new workforce housing units
- Investment in new and renovated streets and intersections, including 31 miles of new streetscapes connecting neighborhoods and parks to the Beltline TAD

**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 requests for additional information should be addressed to the Chief Financial Officer, Atlanta Development Authority, 133 Peachtree Street, NE, Suite 2300, Atlanta, GA 30303.

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**

Statement of Net Position and Governmental Fund Balance Sheet

June 30, 2025

	<b>Beltline Tax Allocation District Fund</b>	<b>Adjustments (Note 3)</b>	<b>Statement of Net Position</b>
<b>Assets</b>			
Cash and cash equivalents	\$ 66,091,257	\$ -	\$ 66,091,257
Investments	135,997,926	-	135,997,926
Property taxes receivable, net of allowance	1,060,274	-	1,060,274
Due from Atlanta BeltLine, Inc.	1,346,597	-	1,346,597
Due from other governments	1,546,936	-	1,546,936
Due from FCTC	-	-	-
Restricted assets:			
Cash and cash equivalents	23,042,200	-	23,042,200
Total assets	<u>229,085,190</u>	<u>-</u>	<u>229,085,190</u>
<b>Deferred Outflows of Resources</b>			
Deferred loss on bond refunding	-	1,673,559	1,673,559
Total deferred outflows of resources	<u>-</u>	<u>1,673,559</u>	<u>1,673,559</u>
<b>Liabilities</b>			
Accounts payable	350,601	-	350,601
Due to Atlanta BeltLine, Inc.	-	-	-
Due to the City of Atlanta	-	-	-
Liabilities payable from restricted assets:			
Accrued interest payable	-	1,344,043	1,344,043
Long-term debt:			
Due within one year	-	9,740,000	9,740,000
Due after one year	-	46,636,722	46,636,722
Total liabilities	<u>350,601</u>	<u>57,720,765</u>	<u>58,071,366</u>
<b>Deferred Inflows of Resources</b>			
Unavailable revenue - property taxes	408,287	(408,287)	-
Unavailable revenue - intergovernmental	-	-	-
Total deferred inflows of resources	<u>408,287</u>	<u>(408,287)</u>	<u>-</u>
<b>Fund Balance/Net Position (Deficit)</b>			
Fund balance:			
Restricted for debt service	16,416,408	(16,416,408)	-
Restricted for redevelopment	211,909,894	(211,909,894)	-
Total fund balance	<u>228,326,302</u>	<u>(228,326,302)</u>	<u>-</u>
Total liabilities, deferred inflows of resources, and fund balance	<u>\$ 229,085,190</u>		
Net position (deficit):			
Restricted for debt service		16,416,408	16,416,408
Restricted for redevelopment		211,909,894	211,909,894
Unrestricted (deficit)		(55,638,919)	(55,638,919)
Total net position (deficit)		<u>\$ 172,687,383</u>	<u>\$ 172,687,383</u>

See accompanying notes to basic financial statements.

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**

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

For the Fiscal Year Ended June 30, 2025

	<b>Beltline Tax Allocation District Fund</b>	<b>Adjustments (Note 3)</b>	<b>Statement of Net Position</b>
<b>Expenditures/expenses</b>			
General government	\$ 7,547,139	\$ -	\$ 7,547,139
Community development	81,317,114	-	81,317,114
Amortization expense	-	(175,854)	(175,854)
Payments to other governments	4,220,376	-	4,220,376
Debt service:			
Principal	9,770,000	(9,770,000)	-
Interest	3,149,346	(230,630)	2,918,716
Total expenditures/expenses	106,003,975	(10,176,484)	95,827,491
Net program expense			95,827,491
<b>General revenues</b>			
Tax increments	107,548,451	(624,297)	106,924,154
Intergovernmental revenues	-	-	-
Investment earnings	9,397,621	-	9,397,621
Other income	3,913,482	-	3,913,482
Total general revenues	120,859,554	(624,297)	120,235,257
Excess (deficiency) of revenues over (under) expenditures	14,855,579	(14,855,579)	-
Net change in fund balance	14,855,579	(14,855,579)	-
Change in net position	-	24,407,766	24,407,766
<b>Fund balance/net position (deficit):</b>			
Beginning of the fiscal year	213,470,723	(65,191,106)	148,279,617
End of the fiscal year	\$ 228,326,302	\$ (55,638,919)	\$ 172,687,383

See accompanying notes to basic financial statements.

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

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**(1) Reporting Entity**

The Beltline Tax Allocation District (the “Fund”) of the City of Atlanta, Georgia (the “City”) was created in 2005 in order to finance permitted redevelopment costs within the Beltline Tax Allocation District. These redevelopment costs, primarily infrastructure related, were provided to the area incorporated within the Beltline Tax Allocation District in order to facilitate overall development of the area by private developers. 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 Beltline Tax Allocation District after development, less the amount of ad valorem property taxes assessed before redevelopment. The City has designated the Atlanta Development Authority, d/b/a Invest Atlanta as the redevelopment agent for the Beltline 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 non-major governmental fund. The latest available ACFR is as of and for the fiscal year ended June 30, 2025; 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 and liabilities 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 restricted for use by third parties or outside requirements and amounts that are unrestricted.

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.

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

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**(2) Summary of Significant Accounting Policies (continued)**

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

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, intergovernmental revenue, 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 Beltline 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.

***(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.

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

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**(2) Summary of Significant Accounting Policies (continued)**

**(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 Beltline Tax Allocation District ("TAD") is not a taxing authority, it is the direct recipient of positive ad valorem tax allocation increments derived from the Beltline 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 2005 base year.

**(h) *Due to/from Other Governments***

Amounts reported as due from Atlanta Beltline, Inc. ("ABI") represents \$1,346,597 advanced to ABI for the purpose of funding immediate capital needs.

Amounts reported as due from other governments represent \$1,546,936 due from Atlanta Housing Opportunity, Inc.

**(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**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

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**(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 either 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, the Fund’s policy is 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) Budget**

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

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

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**(2) Summary of Significant Accounting Policies (continued)**

***(k) 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.

***(l) 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 from intergovernmental revenues 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**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

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**(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)***

Interest on long-term debt is not accrued in governmental funds, But rather is recognized as an expenditure when due.	\$(1,344,043)
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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.	(54,703,163)
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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.	408,287
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***(b) Explanation of adjustments between the governmental fund statement of revenues, expenditures, and changes in fund balance and the government-wide statement of activities***

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	\$9,770,000
Amortization of premium/discount	743,828
Amortization of deferred loss on refunding of debt	(567,974)

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

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

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. 230,630

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. \$624,297

**(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 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, 2025.

**(5) Deposits and Investments**

Investments, with a carrying value of \$135,997,926 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.

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

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, 2025, the Fund's investment in Georgia Fund 1 was rated AA+ by Fitch Ratings.

At June 30, 2025, the Fund had the following investments:

Investment	Maturities/Duration	Fair Value
Georgia Fund 1	51 days	\$135,997,926
Total		\$135,997,926

**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, 2025, interest rate risk is reported in the above table as "Maturities/Duration" for each of the applicable investment classifications.

**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. The Fund has the following recurring fair value measurements as of June 30, 2025:

Investment	Level 1	Level 2	Level 3	Fair Value
Investments not subject to level disclosure:				
Georgia Fund 1				\$135,997,926
Total investments at fair value				\$135,997,926

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.

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

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**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, 2025, the Fund had no bank balances that were exposed to custodial credit risk.

**(6) Bonds Payable**

During 2009, the City issued \$78,120,000 in tax allocation bonds for the Beltline Tax Allocation District the purpose of which was to purchase the Series 2008 Bonds, in lieu of redemption and to provide additional financing for redevelopment cost for qualifying Beltline TAD Projects.

During 2016, the City issued \$144,855,000 in tax allocation bonds, Series 2016, for the Beltline Tax Allocation District the purpose of which was to defease all remaining Series 2009 Bonds and to provide additional financing for redevelopment cost for qualifying Beltline TAD Projects. The 2016 Bonds include \$66,925,000 of refunding bonds which, together with other available funds, were deposited in an irrevocable trust with an escrow agent to provide all future debt service payments on the refunded bonds. The result of this transaction was a decrease in future debt service payments of \$7,966,543, resulting in a net present value savings to the Fund of \$7,220,591. The refunded bonds are considered defeased and, as a result, the refunded bonds and related escrow deposits were removed from the financial statements of the Fund. All defeased Series 2008/2009 Bonds were recalled and paid during the fiscal year ended June 30, 2019. The remaining (not refunding) bond proceeds from the Series 2016 Bonds will be utilized for various projects with the District.

This 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 and Fulton County. Tax increments collected from 2010 property taxes and going forward pertaining to APS will be retained by the Fund and used for debt service payment on the bonds and for redevelopment costs.

**CITY OF ATLANTA, GEORGIA**  
**BELTLINE TAX ALLOCATION DISTRICT FUND**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

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**(6) Bonds Payable, continued**

The Fund's debt service requirements based upon required sinking fund and interest payments are as follows:

<b>Fiscal Year Ending June 30:</b>	<b>Principal</b>	<b>Interest</b>	<b>Total debt service</b>
2026	\$ 9,740,000	\$ 2,688,087	\$ 12,428,087
2027	9,210,000	2,205,885	11,415,885
2028	8,650,000	1,749,610	10,399,610
2029	9,090,000	1,320,751	10,410,751
2030	8,530,000	869,511	9,399,511
2031	8,965,000	445,850	9,410,850
Totals	\$ 54,185,000	\$ 9,279,693	\$ 63,464,693

The Fund's long-term liability activity for the fiscal year ended June 30, 2025, was as follows:

<b>Bonds</b>	<b>June 30, 2024</b>	<b>Additions</b>	<b>Reductions</b>	<b>June 30, 2025</b>	<b>Due in One Year</b>
Series 2016 Bonds	\$ 63,955,000	\$ -	\$ 9,770,000	\$ 54,185,000	\$9,740,000
Premium on bonds	2,935,550	-	743,828	2,191,722	-
Total	\$ 66,890,550	\$ -	\$10,513,828	\$ 56,376,722	\$9,740,000

**CITY OF ATLANTA, GEORGIA  
BELTLINE 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, 2025**

	<u>Budget</u>		<u>Actual</u>	<u>Variance</u>
	<u>Original</u>	<u>Final</u>		<u>Final Budget</u>
<b>Revenues</b>				
Tax increment revenue	\$113,539,000	\$104,996,000	\$107,548,000	\$ 2,552,000
Investment earnings	4,772,000	4,772,000	9,398,000	4,626,000
Other revenue	4,016,000	4,016,000	3,913,000	(103,000)
Total revenues	<u>122,327,000</u>	<u>113,784,000</u>	<u>120,859,000</u>	<u>7,075,000</u>
<b>Expenditures</b>				
Current:				
General government	7,480,000	7,480,000	7,548,000	(68,000)
Community development	180,580,000	180,580,000	81,317,000	99,263,000
Payments to other governments	4,516,000	4,516,000	4,220,000	296,000
Debt service:				
Principal	9,770,000	9,770,000	9,770,000	-
Interest	3,149,000	3,149,000	3,149,000	-
Total expenditures	<u>205,495,000</u>	<u>205,495,000</u>	<u>106,004,000</u>	<u>99,491,000</u>
Net change in fund balances	(83,168,000)	(91,711,000)	14,855,000	106,566,000
<b>Fund balance, beginning of fiscal year</b>	<u>213,471,000</u>	<u>213,471,000</u>	<u>213,471,000</u>	<u>-</u>
<b>Fund balance, end of fiscal year</b>	<u>\$130,303,000</u>	<u>\$121,760,000</u>	<u>\$228,326,000</u>	<u>\$106,566,000</u>

**SCHEDULE 1**

**CITY OF ATLANTA, GEORGIA  
BELTLINE TAX ALLOCATION DISTRICT FUND**

**SUPPLEMENTARY INFORMATION**

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

	<u>June 30, 2020</u>	<u>June 30, 2021</u>	<u>June 30, 2022</u>	<u>June 30, 2023</u>	<u>June 30, 2024</u>	<u>June 30, 2025</u>
<b>ASSETS:</b>						
Restricted Cash: Tax Increment						
Restricted Cash Tax Increment Fund	\$ 47,248,828	\$ 60,563,818	\$ 96,812,709	\$ 43,430,522	\$ 45,615,139	\$ 66,091,256
Restricted Cash Tax Increment Investment -State Pool	1,410,509	1,411,650	1,414,826	91,204,363	144,635,786	135,997,926
Total Restricted Cash Tax Increment Fund	<u>48,659,337</u>	<u>61,975,468</u>	<u>98,227,535</u>	<u>134,634,885</u>	<u>190,250,925</u>	<u>202,089,182</u>
Restricted Cash: Other/ Trust Funds	40,708,052	26,382,555	24,658,484	22,664,387	23,030,512	23,042,199
Due from ABI	<u>150,000</u>	<u>1,346,597</u>	<u>1,346,597</u>	<u>1,346,597</u>	<u>1,346,597</u>	<u>1,346,597</u>
<b>TOTAL ASSETS</b>	<u>\$ 89,517,389</u>	<u>\$ 89,704,620</u>	<u>\$ 124,232,616</u>	<u>\$ 158,645,869</u>	<u>\$ 214,628,034</u>	<u>\$ 226,477,978</u>
<b>LIABILITIES/FUND BALANCE:</b>						
Other Payable- Due to City Cash Pool	\$ 171,534	\$ 154,051	\$ 92,713	\$ 100,686	\$ 9,099	\$ -
Total Liabilities	<u>171,534</u>	<u>154,051</u>	<u>92,713</u>	<u>100,686</u>	<u>9,099</u>	<u>-</u>
Fund Balance	78,170,652	89,345,855	89,550,569	124,139,903	158,545,183	214,618,935
Sources (Uses) Balance	<u>11,175,203</u>	<u>204,714</u>	<u>34,589,334</u>	<u>34,405,280</u>	<u>56,073,752</u>	<u>11,859,043</u>
Total Fund Balance	<u>89,345,855</u>	<u>89,550,569</u>	<u>124,139,903</u>	<u>158,545,183</u>	<u>214,618,935</u>	<u>226,477,978</u>
<b>TOTAL LIABILITIES/FUND BALANCE</b>	<u>\$ 89,517,389</u>	<u>\$ 89,704,620</u>	<u>\$ 124,232,616</u>	<u>\$ 158,645,869</u>	<u>\$ 214,628,034</u>	<u>\$ 226,477,978</u>

(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  
BELTLINE TAX ALLOCATION DISTRICT FUND**

**SUPPLEMENTARY INFORMATION**

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

	July 1, 2006 to June 30, 2020	June 30, 2021	June 30, 2022	June 30, 2023	June 30, 2024	June 30, 2025	Total
<b>SOURCES OF FUNDS:</b>							
Tax Increments	\$ 329,269,462	\$ 62,106,124	\$ 70,845,842	\$ 83,754,706	\$ 98,842,108	\$ 106,683,101	\$ 751,501,343
<b>TOTAL TAX INCREMENT COLLECTED</b>	<b>329,269,462</b>	<b>62,106,124</b>	<b>70,845,842</b>	<b>83,754,706</b>	<b>98,842,108</b>	<b>106,683,101</b>	<b>751,501,343</b>
Resolution 07-R-0518	603,395	-	-	-	-	-	603,395
Bond Proceeds	287,475,000	-	-	-	-	-	287,475,000
Bond Premium	11,319,092	-	-	-	-	-	11,319,092
Interest Income	2,309,258	60,551	150,849	3,733,263	8,730,364	9,397,620	24,381,905
Other revenue	-	-	2,849,344	3,878,750	4,308,440	3,913,482	14,950,016
Sales Proceeds	1,318,125	-	-	-	-	-	1,318,125
<b>TOTAL SOURCES</b>	<b>632,294,332</b>	<b>62,166,675</b>	<b>73,846,035</b>	<b>91,366,719</b>	<b>111,880,912</b>	<b>119,994,203</b>	<b>1,091,548,876</b>
<b>USES OF FUNDS:</b>							
Consulting / Professional Services	1,603,448	86,284	61,608	32,710	28,896	143,339	1,956,285
Redevelopment Expenditures	166,169,940	40,818,536	11,720,330	33,408,596	31,308,026	83,567,427	366,992,855
Payments to Other Governments	7,807,785	155,155	3,013,845	3,202,354	4,151,433	4,101,248	22,431,820
Bank Charges	198,995	34,135	73,934	82,249	49,853	53,800	492,966
Pilot Programs	46,900,000	3,350,000	3,350,000	3,350,000	5,850,000	7,350,000	70,150,000
Limited Obligation Bonds Principal	97,780,000	11,755,000	12,260,000	12,800,000	10,805,000	9,770,000	155,170,000
Limited Obligation Bonds Interest	22,575,220	5,172,851	6,776,984	2,085,530	3,613,952	3,149,346	43,373,883
Regis / Paying Agent Fees	37,400	-	-	-	-	-	37,400
APS Tax Increment	17,005,011	-	-	-	-	-	17,005,011
Bond Closing Costs	57,066,578	590,000	2,000,000	2,000,000	-	-	61,656,578
2008/2009 Underwriter Discount / OID	3,201,447	-	-	-	-	-	3,201,447
2008 Reoffering/2009 Interest	36,540,272	-	-	-	-	-	36,540,272
2008 Reoffering/2009 Principal	86,062,381	-	-	-	-	-	86,062,381
<b>TOTAL USES OF FUNDS</b>	<b>542,948,477</b>	<b>61,961,961</b>	<b>39,256,701</b>	<b>56,961,439</b>	<b>55,807,160</b>	<b>108,135,160</b>	<b>865,070,898</b>
<b>SOURCES (USES) BALANCE</b>	<b>\$ 89,345,855</b>	<b>\$ 204,714</b>	<b>\$ 34,589,334</b>	<b>\$ 34,405,280</b>	<b>\$ 56,073,752</b>	<b>\$ 11,859,043</b>	<b>\$ 226,477,978</b>

(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.

**SCHEDULE 3****CITY OF ATLANTA, GEORGIA  
BELTLINE TAX ALLOCATION DISTRICT FUND****SUPPLEMENTARY INFORMATION****Balances of Funds Under the Bond Indenture - Cash Basis****June 30, 2025****Trust Funds:**

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Series 2016A - Principal	\$	1,696
Series 2016B - Principal		2,943
Series 2016C - Principal		470
Series 2016D - Principal		3,015
Series 2016E - Principal		2,076
Series 2016A - Interest		309,047
Series 2016B - Interest		581,988
Series 2016C - Interest		78,656
Series 2016D - Interest		583,516
Series 2016E - Interest		2,015,585
Series 2016A - Debt Service Reserve		2,186,015
Series 2016B - Debt Service Reserve		3,950,514
Series 2016C - Debt Service Reserve		611,109
Series 2016D - Debt Service Reserve		4,008,201
Series 2016E - Debt Service Reserve		2,081,577
Series 2016 - Tax Increment Fund		10,175
Series 2016 - Project Fund		501,093
Series 2016 - Affordable Housing		3,380,324
Series 2016 - Economic Development		2,734,199
		<hr/>
Total Trust Funds	\$	<u>23,042,199</u>

**CITY OF ATLANTA, GEORGIA  
BELTLINE TAX ALLOCATION DISTRICT FUND**

**SUPPLEMENTARY INFORMATION**

**Debt Service Coverage Ratio - Cash Basis**

**June 30, 2025**

**Revenue for debt service calculation**

Tax increment collections- 2024 Property Tax Year	\$ 111,589,606
Tax increment collections- 2023 Property Tax Year	450,560
Tax increment collections- 2022 Property Tax Year	2,015
Tax increment collections- 2021 Property Tax Year	6,013
Tax increment collections- 2020 Property Tax Year	1,197
Tax increment collections- 2019 Property Tax Year	59,833
Tax increment collections- 2018 Property Tax Year	1,360
Tax increment collections- 2017 Property Tax Year	528
<b>Total Tax Increment Collections</b>	<b>112,111,112</b>

Interest income DSR fund	422,701
<b>Total revenue for debt service calculation</b>	<b>112,533,813</b>

**Expenditures for debt service calculation**

Debt service paid:	
Interest paid July 1, 2024	1,574,673
Principal paid January 1, 2025	9,770,000
Interest paid January 1, 2025	1,574,673
<b>Total debt service paid</b>	<b>12,919,346</b>

Total expenditures for debt service calculation	12,919,346
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<b>Excess revenue over expenditures</b>	<b>\$ 99,614,467</b>
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<b>DSC Ratio for the Fiscal Year Ended June 30, 2025</b>	<b>8.71</b>
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**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL  
OVER BASED ON AN AUDIT OF FINANCIAL STATEMENTS  
PERFORMED IN  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

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**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 Beltline Tax Allocation District Fund (the “Fund”), as of and for the fiscal year ended June 30, 2025, 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 21, 2026. 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 that were not identified.

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## **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 21, 2026