

**CITY OF ATLANTA, GEORGIA  
PERRY BOLTON  
TAX ALLOCATION DISTRICT FUND**

**FINANCIAL STATEMENTS  
AND  
INDEPENDENT AUDITORS' REPORT**

**June 30, 2023**

CERTIFIED PUBLIC ACCOUNTANTS

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**CITY OF ATLANTA, GEORGIA  
PERRY BOLTON  
TAX ALLOCATION DISTRICT FUND**

**June 30, 2023**

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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 Perry Bolton Tax Allocation District Fund** (the "Fund") as of and for the fiscal year ended June 30, 2023, 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, 2023, 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 Perry Bolton, 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 the 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 Perry Bolton'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 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, 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, 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, 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 Perry Bolton 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, 2023 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 24, 2024 on our consideration of Perry Bolton'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 Perry Bolton'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 Perry Bolton's internal control over financial reporting and compliance.

***CARMICHAEL, BRASHER, TUVELL & CO, PC***

*Carmichael, Brasher, Tuvell + Co*

Atlanta, Georgia  
January 24, 2024

**CITY OF ATLANTA, GEORGIA**  
**PERRY BOLTON**  
**TAX ALLOCATION DISTRICT FUND**  
**MANAGEMENT’S DISCUSSION AND ANALYSIS**  
**June 30, 2023**

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This section of the annual financial report of the Perry Bolton Tax Allocation District Fund (“Fund” or “District”) presents the analysis of the Fund’s financial performance during the fiscal year ended on June 30, 2023. 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 Perry Bolton 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 Nonmajor Governmental Fund.

The Atlanta Development Authority, d/b/a Invest Atlanta (“ADA”) is the redevelopment agent for the Perry Bolton TAD and is responsible for all the financial reporting and compliance required by the Series 2014 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 separate financial statements. Separate financial statements provide the reader with more financial information pertaining to each individual tax allocation district.

**The Perry Bolton 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 02-R-2094 adopted on December 2, 2002 and signed by the Mayor on December 10, 2002 adopted the Perry Bolton Redevelopment Plan; created Tax Allocation District Number Three - Perry Bolton; and authorized the pledge of positive ad valorem tax allocation increments derived from the Perry Bolton TAD for the payment of or as security for the payment of tax allocation bonds.

On February 3, 2014, the City of Atlanta Council adopted and approved by the Mayor the issuance of Series 2014 Bonds by Ordinance 11-O-0152.

On February 18, 2014, the City of Atlanta, Georgia issued \$21,000,000 Series 2014 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”).

The Series 2014 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

**CITY OF ATLANTA, GEORGIA**  
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**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
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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 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 14 to 23 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 Perry Bolton Tax Allocation District governmental fund. This schedule can be found on page 24.

**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.

**CITY OF ATLANTA, GEORGIA**  
**PERRY BOLTON**  
**TAX ALLOCATION DISTRICT FUND**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2023**

A summary comparison of the Governmental Fund Financial Statements for June 30, 2022 and June 30, 2023 is presented below:

Perry Bolton Tax Allocation District Fund  
Summary Comparison of Governmental Fund Balance Sheets  
As of June 30, 2022 and June 30, 2023

	2022	2023
<b>Assets:</b>		
Cash and cash equivalents	\$19,724,938	\$29,920,803
Investments	3,294,415	3,418,593
Restricted cash and cash equivalents	2,819,146	2,841,716
Property taxes receivable, net of allowance	299,372	271,754
Due from FCTC	-	-
Total Assets	\$26,137,871	\$36,452,866
<b>Liabilities and deferred inflows of resources:</b>		
Accounts payable	\$ 718,370	\$ 222,049
Due to City of Atlanta	25,572	116,624
Accrued Liabilities	-	-
Deferred inflow - unavailable revenue	269,871	231,028
Total Liabilities and Deferred Inflows of Resources	1,013,813	569,701
<b>Fund Balance:</b>		
Restricted	25,124,058	35,883,165
Total Fund Balance	25,124,058	35,883,165
Total Liabilities, Deferred Inflows of Resources and Fund Balance	\$26,137,871	\$36,452,866

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Perry Bolton Tax Allocation District Fund  
Summary Comparison of Revenues, Expenditures, and Changes in Fund Balance  
For the Fiscal Years ended June 30, 2022 and June 30, 2023

	2022	2023
<b>Expenditures:</b>		
Community development	\$ 4,100,000	\$ 523,239
General government	318,973	332,467
Debt service - principal	1,080,000	1,125,000
Debt service - interest	556,038	511,938
Total Expenditures	6,055,011	2,492,644
<b>General Revenues:</b>		
Tax increment revenue	9,480,413	12,963,919
Investment earnings	36,743	279,848
Other revenue	4,647	7,984
Total General Revenues	9,521,803	13,251,751
Net change in Fund Balance	3,466,792	10,759,107
<b>Fund Balance</b>		
Beginning of the fiscal year	21,657,266	25,124,058
End of the fiscal year	\$ 25,124,058	\$ 35,883,165

Assets include predominately cash and cash equivalents and restricted investments. These assets are held for future payments on the Series 2014 Bonds or redevelopment within the TAD. As of the current fiscal year end, the balance for the cash and cash equivalents was \$29,920,803 an increase of \$10,195,865 from the prior fiscal year. As compared to the prior fiscal year, investments increased \$124,178. The restricted cash and cash equivalents balance includes amounts restricted for debt service. As compared to the prior fiscal year, restricted cash and cash equivalents increased by \$22,570.

The comparison of Revenues, Expenditures, and Changes in Fund Balance statements shows an increase of tax increment revenue of \$3,483,506. This increase is mainly the result of increases in the assessed valuation of properties within the District.

Principal payments for the Series 2014 Bonds are made on July 1st of each fiscal year with semi-annual payments of interest on January 1st and July 1st. Total debt service paid for the fiscal year was \$1,636,938.

**CITY OF ATLANTA, GEORGIA**  
**PERRY BOLTON**  
**TAX ALLOCATION DISTRICT FUND**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2023**

The Government-wide financial statements for June 30, 2022 and June 30, 2023 are presented below:

Perry Bolton Tax Allocation District Fund  
Summary Comparison of Government-wide Statement of Net Position  
As of June 30, 2022 and June 30, 2023

	2022	2023
<b>Assets:</b>		
Cash and cash equivalents	\$ 19,724,938	\$ 29,920,803
Investments	3,294,415	3,418,593
Restricted cash and cash equivalents	2,819,146	2,841,716
Property taxes receivable, net of allowance	299,372	271,754
Due from FCTC	-	-
Capital assets, net of accumulated depreciation	3,181,436	3,048,432
Total Assets	\$ 29,319,307	\$ 39,501,298
<b>Liabilities:</b>		
Accounts payable	\$ 718,370	\$ 222,049
Due to City of Atlanta	25,572	116,624
Accrued Liabilities	-	-
Accrued interest payable	267,219	244,719
Current debt	1,125,000	1,170,000
Long-term debt	11,684,597	10,499,311
Total Liabilities	13,820,758	12,252,703
<b>Total Net Position (Deficit)</b>	<b>\$ 15,498,549</b>	<b>\$ 27,248,595</b>

**CITY OF ATLANTA, GEORGIA**  
**PERRY BOLTON**  
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**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
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Perry Bolton Tax Allocation District Fund  
Summary Comparison of Government-wide Statement of Activities  
For the Fiscal Years ended June 30, 2022 and June 30, 2023

	2022	2023
Expenses:		
Community development	\$ 4,233,004	\$ 656,243
General government	318,973	332,467
Interest expense	533,938	489,438
Amortization expense	(16,603)	(15,286)
Total Expenses	5,069,312	1,462,862
General Revenues:		
Tax increment revenue	9,394,352	12,925,076
Investment earnings	36,743	279,848
Other Revenue	4,647	7,984
Total General Revenues	9,435,742	13,212,908
Change in net position	4,366,430	11,750,046
Net Position (Deficit):		
Beginning of the fiscal year	11,132,119	15,498,549
End of the fiscal year	\$ 15,498,549	\$ 27,248,595

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.

**Long-Term Debt**

In February 2014, the City issued \$21,000,000 in limited obligation bonds for the Perry Bolton TAD. 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.

**CITY OF ATLANTA, GEORGIA**  
**PERRY BOLTON**  
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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 Atlanta City Council, the Board of Commissioners of Fulton County, and the Board of Education of the Atlanta Independent School System. See note 7 to the financial statements for more information.

**Economic Factors and Outlook**

The Redevelopment Plan specifies that the Perry Bolton TAD will continue in existence until the latter to occur of December 31, 2041 or when all Redevelopment costs are paid in full or such repayment is otherwise provided for by the City.

The Redevelopment Plan was adopted by the City to redevelop and revitalize portions of urban, residential and commercial property located within the Perry Bolton TAD through redevelopment or construction of new retail, office and residential properties, schools, community services, parks, open spaces, parking, transportation linkages and other land uses to be constructed on a project by project basis by The Housing Authority of the City of Atlanta, Georgia, Perry Homes Redevelopment, LLC, EDENS (formerly Edens & Avant), and other independent developers.

The Perry Bolton TAD was created by the City pursuant to the Act and the Initial Ordinance, effective December 31, 2002. The Series 2014 Bonds provided a portion of the funding for the West Highlands and Moores Mill Village developments. The West Highlands development is a master-planned, mixed-use, mixed income community that includes 700 multi-family rental units, 786 planned for sale homes, commercial/retail development, new parks and green space opportunities for recreational enjoyments. A 3.88 acre central park, along with a public plaza, is also located within the development. The overall public green space that extends throughout the community includes approximately 55.5 acres of green space that offers community residents parklands, nature trails, and recreational fields. The Moores Mill Village development achieved substantial completion in fiscal year 2017. 100,000 sq. ft. of dilapidated retail and residential buildings were demolished, underground utilities were installed, Moores Mill Rd. was extended to Marietta Blvd., sidewalks were reconstructed, a new traffic signal was installed at the project entrance at Marietta Blvd., upgraded signal was installed at Moores Mill Rd. and Bolton Rd., 10,000 sq. ft. of retail space was delivered and leased and the 46,000 sq. ft. Publix grocery store was completed and opened for business on May 31, 2017. The new CVS Pharmacy has been open for several years. An anticipated future phase of the Moores Mill Village development will include a multi-family residential component of up to 345 rental apartments.

**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**  
**PERRY BOLTON TAX ALLOCATION DISTRICT FUND**

Statement of Net Position and Governmental Fund Balance Sheet

June 30, 2023

	<b>Perry Bolton Tax Allocation District Fund</b>	<b>Adjustments (Note 3)</b>	<b>Statement of Net Position</b>
<b>Assets</b>			
Cash and cash equivalents	\$ 29,920,803	\$ -	\$ 29,920,803
Investments	3,418,593	-	3,418,593
Property taxes receivable, net of allowance	271,754	-	271,754
Restricted assets:			-
Cash and cash equivalents	2,841,716	-	2,841,716
Due from FCTC	-	-	-
Capital assets, net of accumulated depreciation	-	3,048,432	3,048,432
	<u>36,452,866</u>	<u>3,048,432</u>	<u>39,501,298</u>
Total assets			
<b>Liabilities</b>			
Accounts payable	222,049	-	222,049
Due to the City of Atlanta	116,624	-	116,624
Accrued Liabilities	-	-	-
Liabilities payable from restricted assets:			
Accrued interest payable	-	244,719	244,719
Long-term debt:			-
Due within one year	-	1,170,000	1,170,000
Due after one year	-	10,499,311	10,499,311
Total liabilities	<u>338,673</u>	<u>11,914,030</u>	<u>12,252,703</u>
<b>Deferred Inflows of Resources</b>			
Unavailable revenue - property taxes	231,028	(231,028)	-
Total deferred inflows of resources	<u>231,028</u>	<u>(231,028)</u>	<u>-</u>
<b>Fund Balance/Net Position</b>			
Fund balance:			
Restricted for debt service	2,798,051	(2,798,051)	-
Restricted for redevelopment	33,085,114	(33,085,114)	-
Total fund balance	<u>35,883,165</u>	<u>(35,883,165)</u>	<u>-</u>
Total liabilities, deferred inflows of resources, and fund balance	<u>\$ 36,452,866</u>		
Net position:			
Investment in capital assets		3,048,432	3,048,432
Restricted for debt service		2,798,051	2,798,051
Restricted for redevelopment		33,085,114	33,085,114
Unrestricted (deficit)		(11,683,002)	(11,683,002)
Total net position		<u>\$ 27,248,595</u>	<u>\$ 27,248,595</u>

See accompanying notes to basic financial statements.

**CITY OF ATLANTA, GEORGIA**  
**PERRY BOLTON TAX ALLOCATION DISTRICT FUND**

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

For the Fiscal Year Ended June 30, 2023

	<b>Perry Bolton Tax Allocation District Fund</b>	<b>Adjustments (Note 3)</b>	<b>Statement of Activities</b>
<b>Expenditures/expenses</b>			
General government	\$ 332,467	\$ -	\$ 332,467
Community development	523,239	133,004	656,243
Amortization	-	(15,286)	(15,286)
Debt service:			-
Principal	1,125,000	(1,125,000)	-
Interest	511,938	(22,500)	489,438
Total expenditures/expenses	2,492,644	(1,029,782)	1,462,862
Net program expense			1,462,862
<b>General revenues</b>			
Tax increments	12,963,919	(38,843)	12,925,076
Investment earnings	279,848	-	279,848
Other revenue	7,984		7,984
Total general revenues	13,251,751	(38,843)	13,212,908
Excess (deficiency) of revenues over (under) expenditures	10,759,107	(10,759,107)	-
Net change in fund balance	10,759,107	(10,759,107)	-
Change in net position	-	11,750,046	11,750,046
<b>Fund balance/net position (deficit):</b>			
Beginning of the fiscal year	25,124,058	(9,625,509)	15,498,549
End of the fiscal year	\$ 35,883,165	\$ (8,634,570)	\$ 27,248,595

See accompanying notes to basic financial statements.

**CITY OF ATLANTA, GEORGIA**  
**PERRY BOLTON**  
**TAX ALLOCATION DISTRICT FUND**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2023**

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**(1) Reporting Entity**

The Perry Bolton Tax Allocation District (the “Fund”) of the City of Atlanta, Georgia (the “City”) was created in 2002 in order to finance permitted redevelopment costs within the Perry Bolton Tax Allocation District. These redevelopment costs, primarily infrastructure related, were provided to the area incorporated within the Perry Bolton 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 Perry Bolton 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 Perry Bolton 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 governmental fund. The latest available ACFR is as of and for the fiscal year ended June 30, 2023; 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 invested in capital assets, 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

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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 Perry Bolton 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.

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**(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) Prepaid Items**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements and recorded as an expense or expenditure in the benefiting period.

**(h) Taxes Receivable**

Although the Perry Bolton Tax Allocation District (“TAD”) is not a taxing authority, it is the direct recipient of positive ad valorem tax allocation increments derived from the Perry Bolton 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 2003 base year.

**(i) Capital Assets**

The Fund reports capital assets for only those projects in which ownership has been transferred from the Developer. During the construction phase, in which the Fund will provide financing for, the Developer enjoys full rights and ownership of the property. Only upon completion and subsequent transfer of ownership to the Fund, will the Fund report it as a capital asset. Capital assets which are owned by the Fund are stated at cost as paid by the Developer. Depreciation on capital assets is calculated on the straight-line method over the estimated useful lives as follows:

Vehicles	35 years
Buildings and improvements	50 years

**(j) 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.

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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.

*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, 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.

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***(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 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.

Capital assets used in governmental activities are not current financial resources and therefore are not reported in the governmental funds..	\$3,048,432
Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due.	(244,719)

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

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. (11,669,311)

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. 231,028

***(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. However, neither transaction 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 \$1,125,000

Amortization of premium 15,286

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. 22,500

Tax revenue in the statement of activities differ from the amount reported in the governmental funds due to the change in deferred inflows for unavailable revenue between fiscal year ends. (38,843)

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of depreciation expense in the current period:

Depreciation expense (133,004)

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**(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, 2023.

**(5) Deposits and Investments**

Investments, with a carrying value of \$3,418,593, 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.

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**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, 2023, the Fund’s investment in the Georgia Fund 1 was rated AAAs by Fitch Ratings.

At June 30, 2023, the Fund had the following investments:

Investment	Maturities/Duration	Fair Value
Georgia Fund 1	28 days	\$3,418,593
Total		\$3,418,593

**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, 2023, 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, 2023:

Investment	Level 1	Level 2	Level 3	Fair Value
Investments measured at fair value	\$ -	\$ -	\$ -	\$ -
Investments not subject to level disclosure:				
Georgia Fund 1				3,418,593
Total investments at fair value				\$3,418,593

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, 2023, the Fund had no bank balances that were exposed to custodial credit risk.

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**(6) Capital Assets**

Capital assets activity for the fiscal year ended June 30, 2023 consists of the following:

	June 30, 2022	Additions	Deletions	June 30, 2023
Capital assets, being depreciated				
Vehicles	\$1,025,848	\$ -	\$ -	\$1,025,848
Buildings and improvements	3,230,704	-	-	3,230,704
Total capital assets, being depreciated	4,256,552	-	-	4,256,552
Less accumulated depreciation				
Vehicles	(552,819)	(68,390)	-	(621,209)
Buildings and improvements	(522,297)	(64,614)	-	(586,911)
Total accumulated depreciation	(1,075,116)	(133,004)	-	(1,208,120)
Net capital assets, being depreciated	\$3,181,436			\$3,048,432

Depreciation expense is entirely charged to community development.

**(7) Bonds Payable**

During 2014, the City issued \$21,000,000 in limited obligation bonds for the Perry Bolton Tax Allocation District. 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 Fund's debt service requirements based upon required sinking fund and interest payments are as follows:

Fiscal year ending June 30:	Principal	Interest	Total debt service
2024	1,170,000	488,488	1,618,488
2025	1,210,000	404,625	1,614,625
2026	1,255,000	381,094	1,636,094
2027	1,305,000	357,563	1,662,563
2028	1,355,000	305,363	1,660,363
2029-2033	2,350,000	1,726,591	4,076,591
2034-2038	1,460,000	554,250	2,014,250
2039-2042	1,460,000	150,250	
Totals	\$11,565,000	\$ 4,328,223	\$15,614,456

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The Fund's long-term liability activity for the fiscal year ended June 30, 2023 was as follows:

Bonds	Balance June 30, 2022	Additions	Reductions	Balance June 30, 2023	Amount Due Within One Year
Series 2014 Bonds	\$12,690,000	\$ -	\$1,125,000	\$11,565,000	\$1,170,000
Plus: Premium	119,597	-	15,286	104,311	-
Total	\$12,809,597	\$ -	\$1,140,286	\$11,669,311	\$1,170,000

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**REQUIRED SUPPLEMENTARY INFORMATION**

**SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<b>Budget</b>		<b>Actual</b>	<b>Variance</b>
	<b>Original</b>	<b>Final</b>		<b>Final Budget</b>
<b>Revenues</b>				
Tax increment revenue	\$ 14,167,000	\$ 9,720,000	\$ 12,964,000	\$ 3,244,000
Investment earnings	194,000	194,000	280,000	86,000
Other	-	-	8,000	8,000
<b>Total revenues</b>	<u>14,361,000</u>	<u>9,914,000</u>	<u>13,252,000</u>	<u>3,338,000</u>
<b>Expenditures</b>				
Current:				
General government:				
Nondepartmental	2,238,000	2,238,000	332,000	1,906,000
Community Development	<u>21,965,000</u>	<u>21,965,000</u>	<u>523,000</u>	<u>21,442,000</u>
<b>Total general government</b>	<u>24,203,000</u>	<u>24,203,000</u>	<u>855,000</u>	<u>23,348,000</u>
Debt service:				
Principal	1,125,000	1,125,000	1,125,000	-
Interest	<u>489,000</u>	<u>489,000</u>	<u>512,000</u>	<u>(23,000)</u>
<b>Total debt service</b>	<u>1,614,000</u>	<u>1,614,000</u>	<u>1,637,000</u>	<u>(23,000)</u>
<b>Total expenditures</b>	<u>25,817,000</u>	<u>25,817,000</u>	<u>2,492,000</u>	<u>23,325,000</u>
<b>Net change in fund balances</b>	(11,456,000)	(15,903,000)	10,760,000	26,663,000
<b>Fund balance, beginning of fiscal</b>	<u>25,124,000</u>	<u>25,124,000</u>	<u>25,124,000</u>	<u>-</u>
<b>Fund balance, end of fiscal year</b>	<u>\$ 13,668,000</u>	<u>\$ 9,221,000</u>	<u>\$ 35,884,000</u>	<u>\$ 26,663,000</u>

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SUPPLEMENTARY INFORMATION

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

	December 31,	December 31,	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
<b>ASSETS:</b>																				
Restricted Cash- Tax Increment																				
Restricted Cash Tax Increment Fund	\$ 512,154	\$ 1,680,820	\$ 41,429	\$ 520,974	\$ 4,043,647	\$ 5,832,893	\$ 9,578,457	\$ 7,027,267	\$ 9,138,931	\$ 8,148,777	\$ 2,168,934	\$ 1,562,376	\$ 2,706,080	\$ 431,842	\$ 1,663,027	\$ 5,768,914	\$ 9,857,121	\$ 15,685,805	\$ 19,724,938	\$ 29,920,803
Restricted Cash Tax Increment Investment -State	-	-	1,808,517	3,881,779	4,038,404	4,094,039	4,104,895	4,112,226	4,117,185	4,123,606	4,128,533	4,134,823	4,146,058	3,668,721	3,163,276	3,235,889	3,284,364	3,287,020	3,294,415	3,418,593
Total Restricted Cash Tax Increment Fund	512,154	1,680,820	1,849,946	4,402,753	8,082,051	9,926,932	13,683,352	11,139,493	13,256,116	12,272,383	6,297,467	5,697,199	6,852,138	4,100,563	4,826,303	9,004,803	13,141,485	18,972,825	23,019,353	33,339,396
Restricted Cash- Other Funds																				
Restricted Cash- Series 2014 Bond Fund -	-	-	-	-	-	-	-	-	-	-	288,809	376,878	368,259	355,252	339,469	327,879	310,505	289,099	267,302	244,870
Restricted Cash- Series 2014 Bond Fund -	-	-	-	-	-	-	-	-	-	-	1,415,000	905,083	925,481	956,251	980,956	1,018,894	1,042,875	1,080,057	1,125,051	1,170,054
Restricted Cash- Series 2014 Debt Service	-	-	-	-	-	-	-	-	-	-	1,383,186	1,383,185	1,383,636	1,384,037	1,384,329	1,394,328	1,386,961	1,383,146	1,383,128	1,383,128
Restricted Cash- Series 2014 Project	-	-	-	-	-	-	-	-	-	-	1,113,680	1,114,184	1,114,777	1,117,015	1,120,501	38,560	40,087	43,673	43,665	43,665
Restricted Cash- Series 2014 Tax Increment	-	-	-	-	-	-	-	-	-	-	-	2,000	1	2,002	2,503	2,539	10	10	-	-
Total Restricted Cash- Other Funds	-	-	-	-	-	-	-	-	-	-	4,200,675	3,781,330	3,792,154	3,814,557	3,827,758	2,782,200	2,780,438	2,795,985	2,819,146	2,841,717
Other Assets																				
Account Receivable-Fulton County Tax Commiss	-	-	-	-	-	-	-	448	-	2,893	-	-	6,802	-	-	-	-	-	-	-
Due from Invest Atlanta	-	-	-	-	-	-	-	-	-	-	250	-	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-	-	2,000	2,000	2,000	2,000	-	-	-	-	-	-	-
Total Other Assets	-	-	-	-	-	-	-	448	-	4,893	2,250	2,000	8,802	-	-	-	-	-	-	-
<b>TOTAL ASSETS</b>	<b>\$ 512,154</b>	<b>\$ 1,680,820</b>	<b>\$ 1,849,946</b>	<b>\$ 4,402,753</b>	<b>\$ 8,082,051</b>	<b>\$ 9,926,932</b>	<b>\$ 13,683,352</b>	<b>\$ 11,139,941</b>	<b>\$ 13,256,116</b>	<b>\$ 12,277,276</b>	<b>\$ 10,500,392</b>	<b>\$ 9,480,529</b>	<b>\$ 10,653,094</b>	<b>\$ 7,915,120</b>	<b>\$ 8,654,061</b>	<b>\$ 11,787,003</b>	<b>\$ 15,921,923</b>	<b>\$ 21,768,810</b>	<b>\$ 25,838,499</b>	<b>\$ 36,181,113</b>
<b>LIABILITIES/FUND BALANCE:</b>																				
City of Atlanta Cash Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,900	\$ 325,318	\$ 200,706	\$ 189,741	\$ 15,282	\$ 8,847	\$ 1,813	\$ 400	\$ 34,924	\$ 37,160	\$ 65,895	\$ 38,620	\$ 116,624
Amount Attributable to APS -	-	-	-	-	4,078,323	4,078,323	6,248,881	22,692	42,053	5,152	5,622	25,807	3,620	3,620	-	-	-	-	-	-
Due to Invest Atlanta	-	-	-	-	-	-	-	-	-	64,273	66,598	2,000	2,000	-	-	-	-	-	-	-
Pavable to Fulton County Tax Commissioner	-	-	-	-	-	-	-	102,760	2,525	-	332	-	-	-	-	-	-	-	-	-
Total Liabilities	-	-	-	-	4,078,323	4,078,323	6,248,881	133,352	369,896	270,131	262,293	43,089	14,467	5,433	400	34,924	37,160	65,895	38,620	116,624
Fund Balance	-	512,154	1,680,820	1,849,946	4,402,753	4,003,728	5,848,609	7,434,471	11,006,589	12,886,220	12,007,145	10,238,099	9,437,440	10,638,627	7,909,687	8,653,661	11,752,079	15,884,763	21,702,915	25,799,879
Sources (Uses) Balance	512,154	1,168,666	169,126	2,552,807	(399,025)	1,844,881	1,585,862	3,572,118	1,879,631	(879,075)	(1,769,046)	(800,659)	1,201,187	(2,728,940)	743,974	3,098,418	4,132,684	5,818,152	4,096,964	10,264,610
Total Fund Balance	512,154	1,680,820	1,849,946	4,402,753	4,003,728	5,848,609	7,434,471	11,006,589	12,886,220	12,007,145	10,238,099	9,437,440	10,638,627	7,909,687	8,653,661	11,752,079	15,884,763	21,702,915	25,799,879	36,064,489
<b>TOTAL LIABILITIES/FUND BALANCE</b>	<b>\$ 512,154</b>	<b>\$ 1,680,820</b>	<b>\$ 1,849,946</b>	<b>\$ 4,402,753</b>	<b>\$ 8,082,051</b>	<b>\$ 9,926,932</b>	<b>\$ 13,683,352</b>	<b>\$ 11,139,941</b>	<b>\$ 13,256,116</b>	<b>\$ 12,277,276</b>	<b>\$ 10,500,392</b>	<b>\$ 9,480,529</b>	<b>\$ 10,653,094</b>	<b>\$ 7,915,120</b>	<b>\$ 8,654,061</b>	<b>\$ 11,787,003</b>	<b>\$ 15,921,923</b>	<b>\$ 21,768,810</b>	<b>\$ 25,838,499</b>	<b>\$ 36,181,113</b>

(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  
PERRY BOLTON TAX ALLOCATION DISTRICT FUND

SUPPLEMENTARY INFORMATION

Flow of Funds Comparison - Cash Basis (1)  
For 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	Total
<b>SOURCES OF FUNDS:</b>																					
Tax Increments Collected	\$512,171	\$1,168,666	\$130,869	\$2,369,594	\$3,441,930	\$1,746,768	\$4,036,659	\$4,053,145	\$2,785,277	\$2,548,312	\$2,534,599	\$2,561,013	\$2,914,028	\$3,064,984	\$3,552,143	\$4,722,282	\$5,780,314	\$ 7,562,479	\$ 9,424,144	\$ 12,952,694	\$ 77,862,071
<b>TOTAL TAX INCREMENT COLLECTIO</b>	512,171	1,168,666	130,869	2,369,594	3,441,930	1,746,768	4,036,659	4,053,145	2,785,277	2,548,312	2,534,599	2,561,013	2,914,028	3,064,984	3,552,143	4,722,282	5,780,314	7,562,479	9,424,144	12,952,694	77,862,071
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	21,000,000	-	-	-	-	-	-	-	-	-	21,000,000
Bond Premium	-	-	-	-	-	-	-	-	-	-	277,187	-	-	-	-	-	-	-	-	-	277,187
Interest Income:																					
Interest Income Tax Increment Investment -	-	-	38,257	171,528	156,625	55,635	10,856	7,330	4,959	6,421	7,363	562	1,056	22,664	44,554	72,613	54,721	2,656	7,395	124,178	789,373
Interest Income Tax Increment - Wachovia	-	-	-	11,909	81,559	48,432	44,108	16,573	15,999	15,468	4,927	6,290	11,234	1,003	3,960	26,414	24,728	2,165	215	216	315,200
Interest Income - 2014 Debt Service Fund	-	-	-	-	-	-	-	-	-	-	116	346	451	1,775	2,881	20,044	19,330	21,748	29,129	155,448	251,268
Interest Income - 2014 Project Fund	-	-	-	-	-	-	-	-	-	-	95	362	1,261	2,204	3,459	19,487	341	69	4	4	27,286
Interest Income Capitalized Interest Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Interest Income	-	-	38,257	183,437	238,184	104,067	54,964	23,903	20,958	21,889	12,501	7,560	14,002	27,646	54,854	138,558	99,120	26,638	36,743	279,846	1,383,127
Other revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,648	7,983	12,631
Gain (Loss) for Capitalized Interest Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL SOURCES</b>	512,171	1,168,666	169,126	2,553,031	3,680,114	1,850,835	4,091,623	4,077,048	2,806,235	2,570,201	23,824,287	2,568,573	2,928,030	3,092,630	3,606,997	4,860,840	5,879,434	7,589,117	9,465,535	13,240,523	100,530,016
<b>USES OF FUNDS:</b>																					
Cost of Issuance Expenses	-	-	-	-	-	-	-	-	-	-	758,345	-	-	-	-	-	-	-	-	-	758,345
Underwriters Discount	-	-	-	-	-	-	-	-	-	-	192,352	-	-	-	-	-	-	-	-	-	192,352
Development Costs - West Highlands	-	-	-	-	-	-	-	-	-	-	24,008,764	-	-	-	-	-	-	-	-	-	24,008,764
Development Costs - Moores Mill Village	-	-	-	-	-	-	-	-	-	-	300,000	-	-	-	-	-	-	-	-	-	300,000
Development Costs - Bolton Village	-	-	-	-	-	-	-	-	-	-	-	500,000	-	-	-	-	-	-	-	-	500,000
Tax Increment attributable to APS - 2009 earlie	-	-	-	4,078,323	-	2,170,558	318,936	72,326	62,704	70,338	35,124	3,620	-	19,041	-	-	-	-	-	-	6,830,970
Trustee Fees	-	-	-	-	-	-	-	-	-	-	5,500	-	2,000	2,000	2,500	2,500	2,500	1,692	2,500	2,800	23,992
Accounting and Auditing Fees	-	-	-	-	-	-	-	-	-	-	-	18,000	18,000	18,000	18,000	9,000	18,591	20,300	18,000	18,000	155,891
Financial Advisor	-	-	-	-	-	-	-	21,514	-	-	-	-	-	-	-	-	-	-	-	-	21,514
MumCap - Special Projects	-	-	-	-	-	-	-	43,919	-	63,799	2,671	1,453	255	6,955	-	-	-	3,007	1,278	3,438	5,353
MumCap - Student Impact	-	-	-	-	-	-	-	-	27,281	-	-	-	-	-	-	-	-	-	-	-	27,281
Hilltop - Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	485	2,033	-	2,851
The Creative Approach - Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	87	-	-	87
The Riddle Company	-	-	-	-	-	-	-	-	-	-	2,000	-	-	-	-	-	-	-	-	-	2,000
Moody's	-	-	-	-	-	-	-	-	-	-	13,875	-	-	-	-	-	-	-	-	-	13,875
Holland & Knight	-	-	-	-	-	-	-	-	-	5,644	-	-	-	-	-	-	-	-	-	-	5,644
First Southwest Asset Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,685	3,231	-	-	-	-	6,916
Firestation	-	-	-	-	-	-	-	-	628,873	3,061,821	42,720	610,288	-	-	-	-	-	-	-	-	4,343,702
Legal Fees	-	-	-	5,220	230,217	18,594	60,452	163,482	1,949	50,613	14,530	-	-	-	-	-	-	1,074	1,526	-	547,657
Arbitrage Report	-	-	-	-	-	-	-	-	-	-	-	909	1,200	833	9,000	-	-	-	-	-	11,942
Digital Assurance Certification	-	-	-	-	-	-	-	-	-	-	2,500	-	-	-	-	-	-	-	-	-	2,500
BCG-CP Upgrade	-	-	-	-	-	-	-	-	-	-	354	-	-	-	-	-	-	-	-	-	354
Dev Costs-West Highlands-PERR	-	-	-	-	-	-	-	-	-	-	-	-	-	2,300,000	-	-	-	-	-	-	2,300,000
Dev Costs-Moores Mill Road Extension -PERR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	500,000	-	-	-	-	-	500,000
Dev Costs-MOORES MILL VILLAGE-PERR	-	-	-	-	-	-	-	-	-	-	-	-	1,800,000	600,000	-	-	-	-	-	-	2,400,000
Mortgage Assistance - PERR-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000,000	-	1,000,000
UO Catalyst LLC (Urban Oasis)-Loan Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,600,000	-	2,600,000
Citywide Security Camera Program	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	123,200
2056 Donald Lee Hollowell Parkway	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	500,000
1651 Donald Lee Hollowell Parkway	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	274,508
Firestation #22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	46,923
SSD Pass Thru Exp - PERR--	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,813
Bank & Service Charges	17	-	-	224	816	734	719	1,790	1,328	939	4,507	3,918	7,402	5,919	2,610	6,600	14,922	22,006	27,002	38,952	140,405
ADA Program Cost Recovery	-	-	-	-	-	104,267	81,642	64,181	53,399	130,219	59,190	22,637	37,422	60,096	76,248	57,141	69,352	55,819	186,013	1,057,626	
ADA Program Cost Recovery - Indirect	-	-	-	-	-	-	-	35,655	17,377	29,660	7,265	8,102	3,611	7,995	11,605	5,629	14,792	21,435	132,877	295,403	
Garner Economics Study	-	-	-	-	-	-	-	1,872	2,000	5,000	-	-	-	-	-	-	-	-	-	-	6,872
Buxton Consulting	-	-	-	-	-	-	-	5,833	2,000	-	-	-	-	-	-	-	-	-	-	-	7,833
Reznick Grp - Special Projects	-	-	-	-	-	-	-	32,321	-	31,033	-	-	-	-	-	-	-	-	-	-	63,354
La Madeleine	-	-	-	-	-	-	-	29	-	-	-	-	-	-	-	-	-	-	-	-	29
HR&A Consulting	-	-	-	-	-	-	-	2,000	12,580	-	-	-	-	-	-	-	-	-	-	-	14,580
Thomson & Reuters	-	-	-	-	-	-	-	-	253	-	-	-	-	-	-	-	-	-	-	-	253
Royster Consulting Services	-	-	-	-	-	-	-	10,000	2,278	-	-	-	-	-	-	-	-	-	-	-	12,278
CSC - Lien work	-	-	-	-	-	-	-	830	-	-	-	-	-	-	-	-	-	-	-	-	830
Maxberry Consulting	-	-	-	-	-	-	-	158	-	-	-	-	-	-	-	-	-	-	-	-	158
Bond Principal	-	-	-	-	-	-	-	-	-	-	1,415,000	905,000	925,000	955,000	980,000	1,010,000	1,040,000	1,080,000	1,125,000	1,125,000	9,435,000
Bond Interest	-	-	-	-	-	-	-	-	-	-	665,527	744,388	721,463	664,238	634,388	598,438	556,038	511,938	511,938	511,938	5,789,681
<b>TOTAL USES OF FUNDS</b>	17	-	-	224	4,079,139	5,954	2,505,761	504,930	926,604	3,449,276	25,593,333	3,369,232	1,726,843	5,821,570	2,863,023	1,762,422	1,746,750	1,770,965	5,368,571	2,975,913	64,470,527
<b>SOURCES (USES) BALANCE</b>	\$ 512,154	\$ 1,168,666	\$ 169,126	\$ 2,552,807	\$ (399,025)	\$ 1,844,881	\$ 1,585,862	\$ 3,572,118	\$ 1,879,631	\$ (879,075)	\$ (1,769,046)	\$ (800,659)	\$ 1,201,187	\$ (2,728,940)	\$ 743,974	\$ 3,098,418	\$ 4,132,684	\$ 5,818,152	\$ 4,096,964	\$ 10,264,610	\$ 36,064,889

(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  
PERRY BOLTON TAX ALLOCATION DISTRICT FUND**

**SUPPLEMENTARY INFORMATION**

Debt Service Coverage Ratio

June 30, 2023

**Revenue for debt service calculation:**

Tax increment collections- 2022 Property Tax Year	\$ 12,882,294
Tax increment collections- 2021 Property Tax Year	182,293
Tax increment collections- 2020 Property Tax Year	8,149
Tax increment collections- 2019 Property Tax Year	4,512
Tax increment collections- 2018 Property Tax Year	3,088
Tax increment collections- 2017 Property Tax Year	3,149
Tax increment collections- 2016 Property Tax Year	3,330
Tax increment collections- 2015 Property Tax Year	<u>2,707</u>
Total Tax Increment Collections	13,089,522
Interest income DSR fund	<u>138</u>
Total revenue for debt service calculation	13,089,660

**Expenditures for debt service calculation:**

Debt service paid	
Principal paid	1,125,000
Interest paid	<u>511,938</u>
Total debt service paid	<u>1,636,938</u>
Total expenditures for debt service calculation	<u>1,636,938</u>
Excess revenue over expenditures	<u>\$ 11,452,722</u>
DSC Ratio for the Fiscal Year Ended June 30, 2023	<u><u>7.00</u></u>

**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***

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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 Perry Bolton Tax Allocation District Fund (the “Fund”), as of and for the fiscal year ended June 30, 2023, 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 24, 2024. Our report includes a reference that the Fund is not the entire reporting entity of the City of Atlanta, Georgia.

**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. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that were not identified.

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## 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 24, 2024