

Princeton Lakes
Unaudited Fund Balance Sheet Comparison (Cash Basis)⁽¹⁾⁽²⁾
As of

	<i>June 30, 2014</i>	<i>June 30, 2015</i>	<i>June 30, 2016</i>	<i>June 30, 2017</i>	<i>June 30, 2018</i>	<i>December 31, 2018</i>
ASSETS:						
Restricted Cash: Tax Increment						
Restricted Cash Tax Increment Fund	\$ 3,842,338.32	\$ 5,108,890.00	\$ 5,180,671.05	\$ 5,490,958.58	\$ 5,520,235.31	\$ 7,305,340.84
Restricted Cash Tax Increment Investment Fund-State Pool						
Total Restricted Cash Tax Increment Fund	3,842,338.32	5,108,890.00	5,180,671.05	5,490,958.58	5,520,235.31	7,305,340.84
Restricted Cash: Other Funds						
Restricted Cash- Capitalized Interest Fund	-					
Restricted Cash- Debt Service Reserve Fund	1,659,555.32	1,659,555.32	-	-		
Restricted Cash-Cost of Issuance Fund						
Restricted Cash- Project Fund	-					
Restricted Cash-Tax Increment	-	362,450.00	-	-		
Restricted Cash- Trustee Redemption Fund	-		-	-		
Restricted Cash- Interest Fund	362,467.04	17.04	-	-		
Total Restricted Cash: Other Funds	2,022,022.36	2,022,022.36	-	-	-	-
Due from Invest Atlanta Fulton County Tax Commissioner	250.00	-	-	-		
	-	-	-	-		
TOTAL ASSETS	\$ 5,864,610.68	\$ 7,130,912.36	\$ 5,180,671.05	\$ 5,490,958.58	\$ 5,520,235.31	\$ 7,305,340.84
LIABILITIES/FUND BALANCE:						
Fulton County Tax Commissioner Payables- Other	\$ -		\$ 6,231.83	\$ -	\$ -	\$ -
City of Atlanta- Payable Cash Pool	2,380.01	13,093.76	2,696.00	8,840.71	181,231.97	64,777.86
Total Liabilities	2,380.01	13,093.76	8,927.83	8,840.71	181,231.97	64,777.86
Fund Balance	4,783,618.19	5,862,230.67	7,117,818.60	5,171,743.22	5,482,117.87	5,339,003.34
Sources (Uses) Balance	1,078,612.48	1,255,587.93	(1,946,075.38)	310,374.65	(143,114.53)	1,901,559.64
Total Fund Balance	5,862,230.67	7,117,818.60	5,171,743.22	5,482,117.87	5,339,003.34	7,240,562.98
TOTAL LIABILITIES/FUND BALANCE	\$ 5,864,610.68	\$ 7,130,912.36	\$ 5,180,671.05	\$ 5,490,958.58	\$ 5,520,235.31	\$ 7,305,340.84

¹ Except for invoices submitted by the Redevelopment Agent to the City of Atlanta for payment, financials are presented on a cash basis of accounting.

² Quarterly financial statements for periods ended June 30, 2013 and prior presented on previously filed quarterly reports.

Princeton Lakes
Unaudited Flow of Funds Comparison (Cash Basis)⁽¹⁾⁽²⁾
For the Period Ending

	June 30, 2014	June 30, 2015	June 30, 2016	June 30, 2017	June 30, 2018	December 31, 2018	Total
SOURCES OF FUNDS:							
Tax Increments	\$ 1,847,035.63	\$ 2,031,188.93	\$ 1,900,968.46	\$ 1,942,418.26	\$ 1,979,772.39	\$ 2,111,048.44	\$ 23,144,551.12
Loan Proceeds	-		10,775,000.00				31,775,000.00
Developers Contribution to Capitalized Interest F	-						379,438.75
Interest Income:							
Interest Income Tax Increment Investment-State	-						5,833.63
Interest Income Tax Increment Wachovia	3,633.99	1,193.36	946.38	2,009.88	12,958.00	12,093.71	128,685.80
Interest Income COI Fund	-	-	-				1,293.34
Interest Income- Interest Fund	-	-	-				47.59
Interest Income Project Fund	-	-	-				1,596,696.68
Interest Income Debt Service Reserve Fund	-	-	-				84,053.36
Interest income Principal Fund	-	-	-				0.01
Interest Income Tax Increment- Trustee	-	-	17.04				9,466.60
Interest Income Capitalized Interest Fund	-	-	-				100,075.05
Total Interest Income	3,633.99	1,193.36	963.42	2,009.88	12,958.00	12,093.71	1,926,152.06
TOTAL SOURCES	1,850,669.62	2,032,382.29	12,676,931.88	1,944,428.14	1,992,730.39	2,123,142.15	57,225,141.93
USES OF FUNDS:							
Cost of Issuance Expenses	-		97,500.00				424,635.80
Underwriters Discount	-						289,000.00
Developer-Princeton Lakes LLC	-						6,638,255.65
Developer-Pulte Homes	-						7,600,066.81
Trustee Fees	4,400.00	4,520.00	4,400.00				41,440.00
Accounting and Auditing Fees	19,300.00	19,300.00	19,300.00	14,400.00	14,400.00	11,000.00	218,900.00
Legal	5,500.00	5,500.00					52,516.28
Municap- Compliance Investors	11,658.75	12,783.75	27,967.50	11,258.35	4,350.50	1,257.43	169,429.45
Backstrom, McMarley, Berry & Co		678.67					678.67
The Riddle Company	2,000.00						2,000.00
Consulting-Buxton	-						7,833.33
Garner Economic Study	-						1,872.00
BCG-GP Upgrade		353.60					353.60
First SouthWest-FC for COA	1,200.00	890.00	1,944.00	800.00	-	-	15,388.00
S & P Credit Rating	-						16,000.00

	June 30, 2014	June 30, 2015	June 30, 2016	June 30, 2017	June 30, 2018	December 31, 2018	Total
La Madeleine	-						29.15
HR&A Advisors, Inc.	-						14,579.80
Maxberry Consulting	-						190.00
Other Redevelopment Expenses			63,894.46	-	546,013.13	49,245.50	659,153.09
ADA Cost Recovery - Direct			276,208.91	34,181.44	14,570.13	37,711.52	362,672.00
ADA Cost Recovery - Indirect			88.00	8,034.00	3,218.35	2,416.64	13,756.99
DCA Charge- Bondholder listing	-						120.00
Bank & Service Charges	3,098.39	7,868.34	9,225.68	9,654.32	9,278.20	4,721.44	50,111.59
Bond Principal - Series 2006	-		13,180,000.00				21,000,000.00
Bond Principal - Series 2006 A - PRIN				1,365,000.00	1,405,000.00	-	2,770,000.00
Bond Principal - Series 2006 B - PRIN				40,000.00	5,000.00	-	45,000.00
Bond Interest Series 2016 A -PRIN				68,417.33	52,371.00	35,000.57	155,788.90
Bond Interest Series 2016 B -PRIN				82,308.05	81,643.61	80,229.41	244,181.07
Principal Discount	-						(30,125.00)
Bond Interest	724,900.00	724,900.00	942,478.71				9,220,751.77
TOTAL USES OF FUNDS	772,057.14	776,794.36	14,623,007.26	\$1,634,053.49	\$2,135,844.92	\$221,582.51	49,984,578.95
SOURCES (USES) BALANCE	\$ 1,078,612.48	\$ 1,255,587.93	\$ (1,946,075.38)	\$ 310,374.65	\$ (143,114.53)	\$ 1,901,559.64	\$ 7,240,562.98

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