

**CITY OF ATLANTA, GEORGIA
PRINCETON LAKES
TAX ALLOCATION DISTRICT FUND**

**FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITORS' REPORT**

June 30, 2023

CERTIFIED PUBLIC ACCOUNTANTS

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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 **Princeton Lakes 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 Princeton Lakes, 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 Princeton Lakes'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 Princeton Lakes 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 Princeton Lakes'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 Princeton Lakes'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 Princeton Lakes's internal control over financial reporting and compliance.

Carmichael, Brasher, Twill + Co

Atlanta, Georgia
January 24, 2024

CITY OF ATLANTA, GEORGIA
PRINCETON LAKES TAX ALLOCATION DISTRICT FUND
MANAGEMENT’S DISCUSSION AND ANALYSIS
June 30, 2023

This section of the annual financial report of the Princeton Lakes 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 Princeton Lakes 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 Annual 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 Princeton Lakes Tax Allocation District and is responsible for all the financial reporting and compliance with loan requirements.

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

The Princeton Lakes Tax Allocation District

On March 15, 2006, the City of Atlanta, Georgia issued \$21,000,000 Series 2006A 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 Initial Resolution 02-R-1775 was adopted by the City Council on November 18, 2002, and signed by the Mayor on November 26, 2002. On February 8, 2006, Ordinance 06-O-0263 was adopted by the City Council and signed by the Mayor on February 9, 2006.

ADA was designated as the redevelopment agent to implement the Princeton Lakes Redevelopment Plan. Pursuant to the Act, the Tax Allocation Bonds were issued to finance public improvements serving the properties located with the tax allocation district.

The properties in the tax allocation district are located in the City of Atlanta, Georgia with boundaries consisting of Hogan Road SW to the north; the City of East Point to the east; Camp Creek Parkway SW to the south; and Fairburn Road SW to the west.

The Mixed Use Development in the Princeton Lakes TAD, includes retail, hotel, office and residential components to be located on a 188-acre parcel in the TAD between Redwine Road and Camp Creek Parkway. The residential development, which is a master planned residential community that will include 844 single family homes and townhomes on a 238- acre parcel in the northwest portion of the TAD.

The Board of Commissioners of Fulton County, Georgia by Resolution 02-1414 adopted on December 18, 2002, consented to the inclusion of their respective shares of positive ad valorem tax increments derived for the Princeton Lakes TAD as security for the Series 2006 Bonds.

CITY OF ATLANTA, GEORGIA
PRINCETON LAKES TAX ALLOCATION DISTRICT FUND
MANAGEMENT’S DISCUSSION AND ANALYSIS
June 30, 2023

On July 1, 2010, the City of Atlanta and U.S. Bank National Association (Trustee) entered into the First Supplemental Indenture of Trust. With the majority consent of the bondholders with the aggregate principal amount of the Bonds then outstanding, it was agreed that the City had the option to purchase bonds for cancellation from excess tax increment and from funds on deposit in the Redemption Account of the Bond Fund.

During fiscal year 2016, the City of Atlanta used existing resources of the Fund along with proceeds from a new loan to redeem all of the outstanding 2006 Bonds.

Overview of Financial Statements

This discussion and analysis are intended to serve as an introduction to the Fund’s financial statements. The Fund’s financial statements consist of five (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 14 to 21 of this report.

CITY OF ATLANTA, GEORGIA
PRINCETON LAKES TAX ALLOCATION DISTRICT FUND
MANAGEMENT’S DISCUSSION AND ANALYSIS
June 30, 2023

Required Supplemental Schedule

Included in these financial statements is the schedule of revenues, expenditures, and changes in fund balances – budget to actual for the Princeton Lakes Tax Allocation District governmental fund. This schedule can be found on page 22.

Supplemental Schedules

ADA, as Redevelopment Agent, is responsible for the compliance reporting to the Atlanta City Council, City of Atlanta, ADA Board of Directors, 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. Schedule 3 presents the Fund’s debt service coverage ratio.

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

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

	2022	2023
Assets:		
Cash and cash equivalents	\$ 8,286,508	\$ 1,869
Property taxes receivable, net of allowance	8,032	-
Total Assets	\$ 8,294,540	\$ 1,869
Liabilities and Deferred Inflows of Resources:		
Accounts payable	\$ 61,514	\$ -
Due to the City of Atlanta	22,271	-
Deferred inflow - unavailable revenue	8,032	-
Total Liabilities and Deferred Inflows of Resources	91,817	-
Fund Balance:		
Restricted	8,202,723	1,869
Total Fund Balance	8,202,723	1,869
Total Liabilities, Deferred Inflows of Resources and Fund Balance	\$ 8,294,540	\$ 1,869

CITY OF ATLANTA, GEORGIA
PRINCETON LAKES TAX ALLOCATION DISTRICT FUND
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2023

Princeton Lakes 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
Expenditures:		
General government	\$ 107,657	\$ 79,966
Community development	-	6,894,897
Debt service - principal	665,000	3,590,103
Debt service - interest	138,016	25,929
Total Expenditures	910,673	10,590,895
General Revenues:		
Tax increment revenue	2,244,778	2,358,601
Investment earnings	13,096	31,440
Total General Revenues	2,257,874	2,390,041
Change in fund balance	1,347,201	(8,200,854)
Fund Balance:		
Beginning of the fiscal year	6,855,522	8,202,723
End of the fiscal year	\$ 8,202,723	\$ 1,869

Assets include predominately cash and cash equivalents. These assets are held for redevelopment within the District. Cash and cash equivalents are the Special Fund bank account held by the City of Atlanta. The Special Fund bank account balance at fiscal year-end is \$1,869 and represents an decrease of \$8,284,639 from the previous fiscal year.

CITY OF ATLANTA, GEORGIA
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MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2023

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

Princeton Lakes Tax Allocation District Fund
Summary Comparison of Government wide Statement of Net Position
As of June 30, 2022 and June 30, 2023

	2022	2023
Assets:		
Cash and cash equivalents	\$ 8,286,508	\$ 1,869
Property taxes receivable, net of allowance	8,032	-
Capital assets (nondepreciable)	699,939	-
Total Assets	\$ 8,994,479	\$ 1,869
Liabilities:		
Accounts payable	\$ 61,514	\$ -
Due to the City of Atlanta	22,271	-
Accrued interest payable	58,500	-
Long- term debt	3,600,000	-
Total Liabilities	3,742,285	\$ -
Total Net Position (deficit)	\$ 5,252,194	\$ \$1,869

CITY OF ATLANTA, GEORGIA
PRINCETON LAKES TAX ALLOCATION DISTRICT FUND
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2023

Princeton Lakes 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:		
General government	\$ 107,657	\$ 79,966
Community development	-	7,594,836
Interest expense	149,554	84,429
Total Expenses	257,211	7,759,231
General Revenues:		
Tax increment revenue	2,265,858	2,477,466
Investment earnings	13,096	31,440
Total General Revenues	2,278,954	2,508,906
Change in net position	2,021,743	(5,250,325)
Net Position (Deficit)		
Beginning of the fiscal year	3,230,451	5,252,194
End of the fiscal year	\$ 5,252,194	\$ 1,869

As noted above in the discussion, the difference between governmental fund and government wide financial statements is that the government wide financial statements present the information on an accrual basis. Under the accrual basis of accounting, the tax increment revenue includes the accounts receivable from the taxpayers in the District. As of June 30, 2023, the amount of Property Tax Receivable is \$0. The government-wide financial statements show no capital assets and no loans payable outstanding on the Statement of Net Position.

Long-Term Debt

In March 2006, the City issued \$21,000,000 in limited obligation bonds for the Princeton Lakes 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
PRINCETON LAKES TAX ALLOCATION DISTRICT FUND
MANAGEMENT’S DISCUSSION AND ANALYSIS
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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 and the Board of Commissioners of Fulton County.

On December 2, 2008, the bondholders declined to consent to the proposed amendment to extend the extraordinary mandatory redemption from unexpended proceeds. On January 1, 2009, in addition to the normal interest and principal due, a payment of \$2,825,000 of remaining bond proceeds were used to redeem bonds in accordance with the Indenture of Trust and DTC procedures. The early redemption was applied to future principal payments on the bonds. On January 29, 2010, a majority of bondholders provided their consent to amend the Indenture and approve the First Supplemental Indenture of Trust. This document, executed on July 1, 2010, allows for the use of excess tax increment and excess investment earnings to purchase outstanding 2006 Bonds tendered for purchase prior to the optional and special mandatory redemption dates otherwise provided for in the Indenture.

On March 21, 2016, the Princeton Lakes Tax Allocation District borrowed \$5,820,000 for the purpose of refunding the Series 2006 Bonds. The Tax Allocation District paid off the remaining \$13,180,000 of principal and \$362,450 of interest with proceeds from the new loan plus existing resources. At the same time, a new loan of \$4,955,000 was executed for a redevelopment project within the District. The note was paid off during the year after a resolution made by the board members for the Princeton Lakes TAD dissolution.

Economic Factors and Outlook

The 2006 Bonds provided funding for the Mixed Use Development which consists of approximately 430,000 square feet of retail development including major national and regional retailers. The Publix-anchored retail center, Camp Creek Marketplace Phase II and all of the Redwine Road commercial properties are complete.

The Residential Development is a master planned residential community which includes 844 single family homes and townhomes on a 238-acre parcel. The development consists primarily of single-family detached homes, with one planned neighborhood of approximately 150 townhomes. All of the single-family homes and townhomes are complete and sold. The Residential Development has greenways and pedestrian pathways connecting the homes to adjacent commercial developments and existing public transportation routes. The proceeds from the bonds have been used to reimburse the developer for site preparation, clearance, grading, installation of detention ponds, installation of sewer and water infrastructure and sidewalks.

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 2900, Atlanta, GA 30303.

CITY OF ATLANTA, GEORGIA
PRINCETON LAKES TAX ALLOCATION DISTRICT FUND

Statement of Net Position and Governmental Fund Balance Sheet

June 30, 2023

	Princeton Lakes Tax Allocation District	Adjustments (note 3)	Statement of Net Position
Assets			
Cash and cash equivalents	\$ 1,869	\$ -	\$ 1,869
Property taxes receivable, net of allowance	-	-	-
Capital assets, nondepreciable	-	-	-
Total assets	1,869	-	1,869
Liabilities			
Liabilities payable from restricted assets:			
Accounts payable	-	-	-
Due to the City of Atlanta	-	-	-
Accrued interest payable	-	-	-
Long-term debt:			
Due within one year	-	-	-
Due after one year	-	-	-
Total liabilities	-	-	-
Deferred Inflows of Resources			
Unavailable revenue - property taxes	-	-	-
Total deferred inflows of resources	-	-	-
Fund Balance/Net Position			
Fund balance:			
Restricted for redevelopment	1,869	(1,869)	-
Total fund balance	1,869	(1,869)	-
Total liabilities, deferred inflows of resources, and fund balance	\$ 1,869		
Net position:			
Investment in capital assets		-	-
Restricted for redevelopment		1,869	1,869
Unrestricted (deficit)		-	-
Total net position		\$ 1,869	\$ 1,869

See accompanying notes to basic financial statements.

CITY OF ATLANTA, GEORGIA
PRINCETON LAKES 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

	Princeton Lakes Tax Allocation District	Adjustments (note 3)	Statement of Net Position
Expenditures/expenses			
General government	\$ 79,966	\$ -	\$ 79,966
Community development	6,894,897	699,939	7,594,836
Amortization expense	-	-	-
Debt service:			
Principal	3,590,103	(3,590,103)	-
Interest	25,929	58,500	84,429
Total expenditures/expenses	10,590,895	(2,831,664)	7,759,231
Net program expense			7,759,231
General revenues			
Tax increment revenue	2,358,601	118,865	2,477,466
Investment earnings	31,440	-	31,440
Total General Revenues	2,390,041	118,865	2,508,906
Excess (deficiency) of revenues over (under) expenditures	(8,200,854)	8,200,854	-
Net change in fund balance	(8,200,854)	8,200,854	-
Change in net position	-	(5,250,325)	(5,250,325)
Fund balance/net position (deficit)			
Beginning of the fiscal year	8,202,723	(2,950,529)	5,252,194
End of the fiscal year	\$ 1,869	\$ -	\$ 1,869

See accompanying notes to basic financial statements.

CITY OF ATLANTA, GEORGIA
PRINCETON LAKES TAX ALLOCATION DISTRICT FUND
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

(1) Reporting Entity

The Princeton Lakes 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 Princeton Lakes Tax Allocation District. These redevelopment costs, primarily infrastructure related, were provided to the area incorporated within the Princeton Lakes 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 Princeton Lakes 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 and Fulton County. The City has designated the Atlanta Development Authority, d/b/a Invest Atlanta as the redevelopment agent for the Princeton Lakes 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. The City Council of the City of Atlanta voted to dissolve the Princeton Lakes TAD effective June 30, 2023.

(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, liabilities, and deferred outflows of resources and the government-wide statement of activities reflects changes in long-term assets and liabilities. Net position in the statement of net position is distinguished between amounts that are 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.

CITY OF ATLANTA, GEORGIA
PRINCETON LAKES TAX ALLOCATION DISTRICT FUND
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

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 Princeton Lakes 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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PRINCETON LAKES TAX ALLOCATION DISTRICT FUND
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

(f) Taxes Receivable

Although the Princeton Lakes Tax Allocation District (“TAD”) is not a taxing authority, it is the direct recipient of positive ad valorem tax allocation increments derived from the Princeton Lakes 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 2002 base fiscal year.

(g) Capital Assets

Capital assets are stated at cost. Capital contributions from developers are stated at acquisition value on the date of donation.

(h) 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.

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.

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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.

(i) 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.

(j) 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.

(k) 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.

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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.

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. 0

Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. 0

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 loans – 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. 0

(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.

Capital assets used in governmental activities are not current financial resources and therefore are not reported in the governmental funds. (699,939)

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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 has any effect on net position. Also, governmental funds report the effect of premiums or discounts 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 on loan	\$3,590,103
Amortization of deferred loss on refunding	

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.	(58,500)
--	----------

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.	118,865
--	---------

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 by which capital outlay exceeded depreciation expense in the current period:

Capital outlay	0
----------------	---

(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

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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

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.

(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, not being depreciated				
Land	\$239,353	-	\$239,353	-
Construction in process	460,586	-	460,586	-
Total capital assets, not being depreciated	699,939	-	699,939	-
Net capital assets	\$699,939	-	\$699,939	-

(7) Loans Payable

During 2006, the City issued \$21,000,000 in limited obligation bonds for the Princeton Lakes Tax Allocation District. During 2016, the City entered into a direct borrowing, loan agreement for the Princeton Lakes Tax Allocation District. This loan agreement included \$4,955,000 for new redevelopment projects in the District and \$5,820,000 to, along with existing resources of the Fund, redeem all outstanding 2006 Bonds. The 2006 Bonds were redeemed in prior years. The result of the refunding transaction was a decrease in future debt service payments of \$1,407,738, resulting in a net present value savings to the Fund of \$826,835.

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The loan 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. The property tax increments are pledged until the payment in full of the loan.

There are no future debt service requirements for the loan.

**CITY OF ATLANTA, GEORGIA
PRINCETON LAKES 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, 2023**

	<u>Budget</u>		<u>Actual</u>	<u>Variance</u>
	<u>Original</u>	<u>Final</u>		<u>Final Budget</u>
Revenues				
Tax increment revenue	\$ 2,670,000	\$ 2,324,000	\$ 2,359,000	\$ 35,000
Investment earnings	5,000	5,000	31,000	26,000
Other	-	-	-	-
Total revenues	<u>2,675,000</u>	<u>2,329,000</u>	<u>2,390,000</u>	<u>61,000</u>
Current:				
General government:				
Fire	4,300,000	4,300,000	6,895,000	(2,595,000)
Nondepartmental	422,000	422,000	80,000	342,000
Total general government	<u>4,722,000</u>	<u>4,722,000</u>	<u>6,975,000</u>	<u>(2,253,000)</u>
Debt service:				
Principal	710,000	710,000	3,590,000	(2,880,000)
Interest	117,000	117,000	26,000	91,000
Total debt service	<u>827,000</u>	<u>827,000</u>	<u>3,616,000</u>	<u>(2,789,000)</u>
Total expenditures	<u>5,549,000</u>	<u>5,549,000</u>	<u>10,591,000</u>	<u>(5,042,000)</u>
Net change in fund balances	(2,874,000)	(3,220,000)	(8,201,000)	(4,981,000)
Fund balance, beginning of fiscal	<u>8,203,000</u>	<u>8,203,000</u>	<u>8,203,000</u>	<u>-</u>
Fund balance, end of fiscal year	<u>\$ 5,329,000</u>	<u>\$ 4,983,000</u>	<u>\$ 2,000</u>	<u>\$ (4,981,000)</u>

CITY OF ATLANTA, GEORGIA
PRINCETON LAKES TAX ALLOCATION DISTRICT FUND

SUPPLEMENTARY INFORMATION

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

	December 31, 2004	December 31, 2005	June 30, 2006	June 30, 2007	June 30, 2008	June 30, 2009	June 30, 2010	June 30, 2011	June 30, 2012	June 30, 2013	June 30, 2014	June 30, 2015	June 30, 2016	June 30, 2017	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2021	June 30, 2022	June 30, 2023
ASSETS:																				
Restricted Cash: Tax Increment																				
Restricted Cash Tax Increment Fund	\$ 18,877	\$ 48,312	\$ -	\$ 587,305	\$ 1,150,043	\$ 1,938,697	\$ 2,863,099	\$ 4,032,581	\$ 1,841,174	\$ 2,758,668	\$ 3,842,338	\$ 5,108,890	\$ 5,180,671	\$ 5,490,959	\$ 5,520,235	\$ 5,535,217	\$ 5,461,589	\$ 6,922,604	\$ 8,286,508	\$ 1,869
Fund-State Pool	-	-	43,704	1,704	4	4	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Restricted Cash Tax Increment Fund	18,877	48,312	43,704	589,008	1,150,047	1,938,701	2,863,103	4,032,581	1,841,174	2,758,668	3,842,338	5,108,890	5,180,671	5,490,959	5,520,235	5,535,217	5,461,589	6,922,604	8,286,508	1,869
Restricted Cash: Other Funds																				
Restricted Cash- Capitalized Interest	-	-	1,869,826	1,013,083	145,755	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted Cash- Debt Service	-	-	318,508	724,226	1,506,274	1,575,314	1,659,550	1,659,563	1,659,550	1,659,554	1,659,555	1,659,555	-	-	-	-	-	-	-	-
Restricted Cash-Cost of Issuance Fund	-	-	14,055	14,719	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted Cash- Project Fund	-	-	17,319,283	13,263,209	6,505,868	1,507,622	1,507,622	468,501	-	-	-	-	-	-	-	-	-	-	-	-
Restricted Cash-Tax Increment	-	-	-	52	730,132	20	9,795	90	-	-	-	-	-	-	-	-	-	-	-	-
Restricted Cash- Redemption Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted Cash- Interest Fund	-	-	-	15,172	568,894	579,119	460,628	362,467	362,467	362,467	362,467	362,467	-	-	-	-	-	-	-	-
Total Restricted Cash: Other Funds	-	-	19,521,672	15,015,289	8,903,202	3,651,850	3,756,086	2,588,783	2,022,017	2,022,021	2,022,022	2,022,022	-	-	-	-	-	-	-	-
Due from Invest Atlanta	-	-	-	-	-	-	-	-	-	-	250	-	-	-	-	-	-	-	-	-
Fulton County Tax Commissioner	-	-	-	-	-	-	-	-	-	-	3,090	-	-	-	-	-	-	-	-	-
City of Atlanta- Receivable Cash Pool	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	121,465	-	-	-
TOTAL ASSETS	\$ 18,877	\$ 48,312	\$ 19,565,376	\$ 15,604,297	\$ 10,053,249	\$ 5,590,551	\$ 6,619,189	\$ 6,621,364	\$ 3,863,191	\$ 4,783,778	\$ 5,864,611	\$ 7,130,912	\$ 5,180,671	\$ 5,490,959	\$ 5,520,235	\$ 5,535,217	\$ 5,583,054	\$ 6,922,604	\$ 8,286,508	\$ 1,869
LIABILITIES/FUND BALANCE:																				
Fulton County Tax Commissioner	\$ -	\$ -	\$ -	\$ 38,076	\$ -	\$ -	\$ -	\$ 27,435	\$ -	\$ -	\$ -	\$ -	\$ 6,232	\$ 1,688	\$ -	\$ 2,346	\$ -	\$ -	\$ -	\$ -
Pavables- Other	-	-	-	-	-	-	-	3,580	-	-	-	-	-	-	-	-	-	-	-	-
City of Atlanta- Payable Cash Pool	-	-	-	2,487	-	-	-	4,306	4,873	160	2,380	2,380	2,696	7,043	181,232	23,576	90,944	101,818	56,831	-
Total Liabilities	-	-	-	40,563	-	-	-	35,321	4,873	160	2,380	2,380	8,928	8,731	181,232	25,922	90,944	101,818	56,831	-
Fund Balance	-	18,877	48,312	19,565,376	15,563,735	10,053,249	5,590,551	6,619,189	6,586,043	3,858,318	4,783,618	5,862,231	7,128,532	5,171,743	5,482,228	5,339,003	5,509,296	5,492,110	6,820,786	8,229,677
Sources (Uses) Balance	18,877	29,435	19,517,063	(4,001,641)	(5,510,486)	(4,462,698)	1,028,638	(33,146)	(2,727,725)	925,300	1,078,612	1,266,302	(1,956,789)	310,485	(143,225)	170,292	(17,186)	1,328,676	1,408,891	(8,227,808)
Total Fund Balance	18,877	48,312	19,565,376	15,563,735	10,053,249	5,590,551	6,619,189	6,586,043	3,858,318	4,783,618	5,862,231	7,128,532	5,171,743	5,482,228	5,339,003	5,509,296	5,492,110	6,820,786	8,229,677	1,869
TOTAL LIABILITIES/FUND BALANCE	\$ 18,877	\$ 48,312	\$ 19,565,376	\$ 15,604,297	\$ 10,053,249	\$ 5,590,551	\$ 6,619,189	\$ 6,621,364	\$ 3,863,191	\$ 4,783,778	\$ 5,864,611	\$ 7,130,912	\$ 5,180,671	\$ 5,490,959	\$ 5,520,235	\$ 5,535,217	\$ 5,583,054	\$ 6,922,604	\$ 8,286,508	\$ 1,869

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

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PRINCETON LAKES 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	
SOURCES OF FUNDS:																						
Tax Increments	\$ 18,877	\$ 29,435	\$ 70,603	\$ 506,105	\$ 1,328,005	\$ 1,772,433	\$ 2,057,519	\$ 2,036,068	\$ 1,806,441	\$ 1,706,632	\$ 1,847,036	\$ 2,031,189	\$ 1,900,968	\$ 1,940,747	\$ 1,979,772	\$ 2,131,825	\$ 2,102,628	\$ 2,278,345	\$ 2,245,318	\$ 2,358,601	\$ 32,148,548	
Bond Proceeds	-	-	21,000,000	-	-	-	-	-	-	-	-	-	10,775,000	-	-	-	-	-	-	-	31,775,000	
Developers Contribution to Capitalized Interest Fund	-	-	-	-	379,439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	379,439	
Interest Income:																						
Interest Income Tax Increment Investment-State Po	-	-	378	5,415	40	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,834	
Interest Income Tax Increment Wachovia	-	-	-	15,505	32,080	15,792	13,665	9,131	5,573	4,105	3,634	1,193	946	2,010	12,958	30,304	27,311	10,358	13,096	31,440	229,102	
Interest Income COI Fund	-	-	191	664	439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,293	
Interest Income- Interest Fund	-	-	-	-	15	29	-	3	-	-	-	-	-	-	-	-	-	-	-	-	48	
Interest Income Project Fund	-	-	235,667	672,126	526,199	162,701	-	4	-	-	-	-	-	-	-	-	-	-	-	-	1,596,696	
Interest Income Debt Service Reserve Fund	-	-	113	5	76,069	7,848	-	13	-	4	-	-	-	-	-	-	-	-	-	-	84,053	
Interest Income Principal Fund	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	0	
Interest Income Tax Increment- Trustee	-	-	-	52	8,011	1,386	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,467	
Interest Income Capitalized Interest Fund	-	-	25,849	60,841	13,233	153	-	-	-	-	-	-	17	-	-	-	-	-	-	-	100,075	
Total Interest Income	-	-	262,198	754,607	656,086	187,909	13,665	9,152	5,573	4,109	3,634	1,193	963	2,010	12,958	30,304	27,311	10,358	13,096	31,440	2,028,588	
TOTAL SOURCES	18,877	29,435	21,332,801	1,260,713	2,363,531	1,960,342	2,071,184	2,045,220	1,812,014	1,710,741	1,850,670	2,032,382	12,676,932	1,942,757	1,992,730	2,162,129	2,129,940	2,288,703	2,258,414	2,390,041	66,329,555	
USES OF FUNDS:																						
Cost of Issuance Expenses	-	-	327,136	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	327,136	
Underwriters Discount	-	-	289,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	289,000	
Developer-Princeton Lakes LLC	-	-	1,199,602	1,897,718	2,317,872	1,223,064	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,638,256	
Developer-Pulte Homes	-	-	-	2,424,770	4,259,688	915,608	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,600,067	
Trustee Fees	-	-	-	4,000	4,000	4,000	4,000	4,000	4,000	4,120	4,400	4,520	4,400	-	-	-	-	-	-	-	41,440	
Accounting and Auditing Fees	-	-	-	11,200	19,700	16,700	17,400	18,100	18,990	19,300	19,300	19,300	19,300	14,400	14,400	11,000	14,991	14,700	13,000	25,000	286,781	
Legal	-	-	-	-	-	9,284	10,629	11,801	4,106	5,697	5,500	5,500	97,500	-	-	-	-	-	-	-	150,016	
Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,400	1,200	1,200	(505)	1,828	-	7,123	
Municipal- Compliance Investors	-	-	-	5,174	11,998	15,779	28,555	15,210	6,718	16,719	11,659	2,070	27,968	11,258	4,350	1,710	835	741	892	1,296	162,932	
Backstrom, McMarley, Berry & Co	-	-	-	-	-	-	-	-	-	-	-	679	-	-	-	-	-	-	-	-	679	
The Riddle Company	-	-	-	-	-	-	-	-	-	-	2,000	-	-	-	-	-	-	-	-	-	2,000	
Consulting-Buxton	-	-	-	-	-	-	-	5,833	2,000	-	-	-	-	-	-	-	-	-	-	-	7,833	
Garner Economic Study	-	-	-	-	-	-	-	1,872	-	-	-	-	-	-	-	-	-	-	-	-	1,872	
BCG-GP Upgrade	-	-	-	-	-	-	-	-	-	-	-	354	-	-	-	-	-	-	-	-	354	
First SouthWest-FC for COA	-	-	-	1,704	-	3,500	1,750	1,200	1,200	1,200	1,200	890	1,944	800	-	-	-	-	-	-	15,388	
S & P Credit Rating	-	-	-	-	-	-	-	-	16,000	-	-	-	-	-	-	-	-	-	-	-	16,000	
La Madeleine	-	-	-	-	-	-	-	-	29	-	-	-	-	-	-	-	-	-	-	-	29	
HR&A Advisors, Inc.	-	-	-	-	-	-	-	-	2,000	12,580	-	-	-	-	-	-	-	-	-	-	14,580	
Other Redevelopment Expenses	-	-	-	-	-	-	-	-	-	-	-	-	63,894	-	546,013	174,926	284,130	-	-	-	7,909,969	
ADA Cost Recovery - Direct	-	-	-	-	-	-	-	-	-	-	-	-	286,923	32,401	14,681	55,532	57,940	78,437	30,635	106,609	663,157	
ADA Cost Recovery - Indirect	-	-	-	-	-	-	-	-	-	-	-	88	8,034	3,218	7,982	3,885	4,865	1,391	15,451	-	44,914	
DCA Charge- Bondholder listing	-	-	-	-	-	120	-	-	-	-	-	-	-	-	-	-	-	-	-	-	120	
Bank & Service Charges	-	-	-	204	759	760	661	1,676	1,279	926	3,098	7,868	9,226	9,654	9,278	9,641	8,899	9,703	11,506	10,627	95,768	
Bond Principal	-	-	-	-	105,000	3,085,000	-	1,060,000	3,570,000	-	-	-	13,180,000	-	1,405,000	1,485,000	1,565,000	-	-	-	25,455,000	
Bond Principal - Series 2006 B - PRIN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	10,000	15,000	620,000	665,000	-	1,315,000	
Bond Interest Series 2016 A -PRIN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	52,371	70,855	35,995	149,235	58,459	25,929	390,844	
Bond Interest Series 2016 B -PRIN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	81,644	161,790	159,250	81,145	69,145	-	552,974	
Additional Bond Interest	-	-	-	-	-	-	-	324	1,091	-	-	-	-	-	-	-	-	-	-	-	1,415	
Principal Discount	-	-	-	-	-	-	(21,200)	(8,925)	-	-	-	-	-	-	-	-	-	-	-	-	(30,125)	
Bond Interest	-	-	-	917,583	1,155,000	1,149,225	979,550	979,550	921,250	724,900	724,900	724,900	942,479	-	-	-	-	-	-	-	9,219,337	
Loan Principal A	-	-	-	-	-	-	-	-	-	-	-	-	-	1,365,000	-	-	-	-	-	-	3,590,103	
Loan Principal B	-	-	-	-	-	-	-	-	-	-	-	-	-	40,000	-	-	-	-	-	-	40,000	
Loan Interest A	-	-	-	-	-	-	-	-	-	-	-	-	-	68,417	-	-	-	-	-	-	68,417	
Loan Interest B	-	-	-	-	-	-	-	-	-	-	-	-	-	82,308	-	-	-	-	-	-	82,308	
TOTAL USES OF FUNDS	-	-	1,815,738	5,262,354	7,874,016	6,423,040	1,042,545	2,078,366	4,539,739	785,441	772,057	766,081	14,633,721	1,632,272	2,135,955	1,991,836	2,147,125	960,027	849,523	10,617,849	65,711,550	
SOURCES (USES) BALANCE	\$ 18,877	\$ 29,435	\$ 19,517,063	\$ (4,001,642)	\$ (5,510,486)	\$ (4,462,698)	\$ 1,028,638	\$ (33,146)	\$ (2,727,725)	\$ 925,300	\$ 1,078,612	\$ 1,266,302	\$ (1,956,789)	\$ 310,485	\$ (143,225)	\$ 170,292	\$ (17,186)	\$ 1,328,676	\$ 1,408,891	\$ (8,227,808)	\$ 618,005	

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

**CITY OF ATLANTA, GEORGIA
PRINCETON LAKES TAX ALLOCATION DISTRICT FUND**

SUPPLEMENTARY INFORMATION

Debt Service Coverage Ratio - Cash Basis

June 30, 2023

Revenue for debt service calculation:

Tax increment collections- 2022 Property Tax Year	\$	2,386,372
Tax increment collections- 2021 Property Tax Year		(1,455)
Tax increment collections- 2020 Property Tax Year		388
Tax increment collections- 2019 Property Tax Year		1,023
Tax increment collections- 2018 Property Tax Year		299
Tax increment collections- 2017 Property Tax Year		536
Tax increment collections- 2016 Property Tax Year		32
Total Tax Increment Collections		<u>2,387,195</u>
Interest income DSR fund		-
Total revenue for debt service calculation		<u>2,387,195</u>

Expenditures for debt service calculation:

Debt service paid		
Principal paid		3,590,103
Interest paid		25,929
Total debt service paid		<u>3,616,032</u>
Total expenditures for debt service calculation		<u>3,616,032</u>
Excess revenue over expenditures	\$	<u>(1,228,836)</u>
DSC Ratio for the Fiscal Year Ended June 30, 2023		<u>(0.34)</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***

**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 Princeton Lakes 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.

Report on Internal Control over Financial Reporting

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

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

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

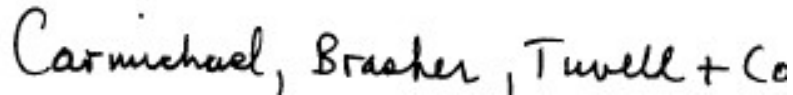
Report on Compliance and Other Matters

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

Purpose of this Report

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

CARMICHAEL, BRASHER, TUVELL & CO, PC

Handwritten signature in cursive script: Carmichael, Brasher, Tuvell + Co

Atlanta, Georgia
January 24, 2024