

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

**FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITORS' REPORT**

June 30, 2025

**Carmichael
Brasher Tuvell
& Company**

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

June 30, 2025

TABLE OF CONTENTS

	<u>Page</u>
Independent Auditor’s Report	1
Management’s Discussion and Analysis	5
Basic Financial Statements:	
Statement of Net Position and Governmental Fund Balance Sheet	15
Statement of Activities and Governmental Fund Revenues, Expenditures, and Changes in Fund Balance	16
Notes to Basic Financial Statements	17
Required Supplementary Information:	
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual	27
Supplementary Information:	
Schedule 1: Fund Balance Sheet Comparison – Cash Basis	28
Schedule 2: Flow of Funds Comparison – Cash Basis	29
Schedule 3: Balance of Funds under the Bond Indenture	30
Schedule 4: Debt Service Coverage Ratio	31
Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i>	32

INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of the **City of Atlanta, Georgia Westside Tax Allocation District Fund** (the "Fund") as of and for the fiscal year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Fund's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Fund, as of June 30, 2025, and the respective changes in financial position for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Westside, 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 Westside'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 through 14 and 26, respectively, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Fund's basic financial statements. The 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 Westside Tax Allocation District Fund and do not purport to, and do not, present fairly the financial position of the City of Atlanta, Georgia, as of June 30, 2025 and the changes in its financial position, or, where applicable, its cash flows for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Other Information

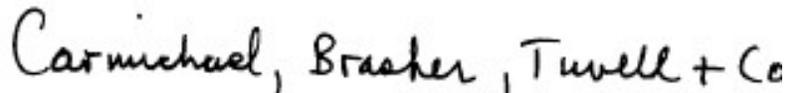
Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover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

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 21, 2026 on our consideration of Westside'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 Westside'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 Westside's internal control over financial reporting and compliance.

CARMICHAEL, BRASHER, TUVELL & CO, PC

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

Atlanta, Georgia
January 21, 2026

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

This section of the annual financial report of the Westside Tax Allocation District (“Fund” or “District”) represents the analysis of the Fund’s financial performance during the fiscal year ended on June 30, 2025. Please read it in conjunction with the financial statements and their accompanying notes, which follow this section. The financial statements include only the financial activities of the Westside Tax Allocation District. The Fund is an integral part of the City of Atlanta’s (“City”) government reporting entity and its results are included in the Annual Comprehensive Financial Report (ACFR) of the City as a Non major Governmental Fund.

The Atlanta Development Authority, d/b/a Invest Atlanta (“ADA”) is the Redevelopment Agent for the Westside Tax Allocation District and is responsible for all the financial reporting and compliance required by the 2001, 2005, and 2008 Bond documents.

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

The Westside Tax Allocation District (TAD)

On September 14, 1992, the City of Atlanta passed Resolution 92-R-1575 authorizing the creation of the Techwood Park Urban Redevelopment Area and Tax Allocation District Number 1. The Resolution designated the boundaries of the redevelopment area, established the tax increment base and adopted a redevelopment plan for the area. A substitute resolution, 98-R-0777, was passed by the Atlanta City Council on July 13, 1998 which renamed the Techwood Park Urban Redevelopment to the Westside Tax Allocation District. The redevelopment plan and boundaries were expanded to include distressed and vacant properties west of the original boundaries. On October 27, 1998, the Atlanta City Council passed resolution 98-R-1910 to further expand the Westside Redevelopment Plan and the Tax Allocation Bond District by adding three parcels which were located on the eastern boundary.

Resolutions were passed both by the Board of Education of the Atlanta Independent School System and the Board of Commissioners of Fulton County in 1998 consenting to the inclusion of their respective tax allocation increments in the Westside TAD.

On February 15, 2000, the Mayor approved Resolution 00-R-0067 which created the Westside TAD Downtown Area Advisory Board for the purpose of advising the City of Atlanta and the Atlanta Development Authority on projects to be funded by the Westside TAD.

The 2001 Westside Tax Allocation Bonds were issued December 20, 2001 in the amount of \$14,995,000 in accordance with Ordinance 01-0-1988 that was passed by the City of Atlanta City Council.

On September 19, 2005, the City of Atlanta City Council adopted amended Ordinance 05-O-1729 which allowed the additional issuance of its Variable Rate Bonds in the aggregate principal amount of \$82,565,000. The Series A bonds were for \$72,350,000 and the Series B bonds were for \$10,215,000. The bonds were issued on December 8, 2005.

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

On August 18, 2008, the City of Atlanta City Council adopted Ordinance 08-O-1548 which outlined the City of Atlanta’s intent to issue Subordinate Lien Tax Allocation Variable Rate Bonds Series 2008. The aggregate principal amount of \$63,760,000 is to be used for Redevelopment Costs associated with various projects located in the Westside Tax Allocation District. The City of Atlanta City Council and the Mayor also adopted Resolution 08-R-1549 in which the City amended the Enabling Resolution and amended the Westside Redevelopment Plan to extend the termination of the Westside TAD from December 31, 2023 to December 31, 2038.

On August 15, 2011, the City of Atlanta City Council adopted Ordinance 11-O-1027 which allowed for the direct purchase by Wells Fargo Bank (the “Bank”) of the outstanding bonds pursuant to the Continuing Covenants Agreement, dated as of September 1, 2011 between the City and the Bank. The Bank, as the Credit Provider for the Outstanding Bonds has consented to the Third Supplemental Indenture and each Rating Agency maintaining a rating on any of the Outstanding Bonds has received notice of the Third Supplemental Indenture.

Overview of Financial Statements

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

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, 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.

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

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 17 to 25 of this report.

Required Supplemental Schedule

Included in these financial statements is the schedule of revenues, expenditures, and changes in fund balances – budget to actual for the Westside Tax Allocation District governmental fund. This schedule can be found on page 26.

Supplemental Schedules

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

Schedule 3 in the supplementary information section of this report consists of the balance on deposit in each fund and account under the Trust Indenture. Schedule 4 presents the history of the Fund’s debt service coverage ratio.

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

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

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

	2024	2025
Assets:		
Cash and cash equivalents	\$ 82,662,265	\$ 96,875,923
Property taxes receivable, net of allowance	506,264	452,715
Advance to Invest Atlanta	6,292,364	6,204,437
Land held for development	54,364	-
Restricted cash and investments	18,785,325	20,541,655
Total Assets	\$ 108,300,582	\$ 124,074,730
Liabilities and deferred inflows of resources:		
Accounts payable	\$ 1,875,359	\$ 1,950,766
Due to other governments	3,025,258	-
Claims payable	-	-
Deferred inflow - unavailable revenue	437,799	258,711
Total Liabilities and Deferred Inflows of Resources	\$ 5,338,416	\$ 2,209,477
Fund Balance:		
Restricted	102,962,166	121,865,253
Total Fund Balance	102,962,166	121,865,253
Total Liabilities, Deferred Inflows of Resources and Fund Balance	\$108,300,582	\$ 124,074,730

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

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

	2024	2025
Expenditures:		
Community development	\$ 5,926,445	\$ 4,153,393
General government	1,257,094	971,235
Payments to other governments	5,078,884	7,003,623
Transfers Out	-	54,364
Debt service - principal	12,270,000	2,060,000
Debt service - interest	2,714,479	1,759,803
Total Expenditures	\$ 27,246,902	\$ 16,002,418
General Revenues:		
Tax increment revenue	33,869,812	33,361,394
Other revenue	153,625	371,461
Investment earnings	1,025,639	1,172,650
Total General Revenues	35,049,076	34,905,505
Net change in Fund Balance	7,802,174	18,903,087
Fund Balance		
Beginning of the fiscal year	95,159,992	102,962,166
End of the fiscal year	\$ 102,962,166	\$ 121,865,253

Assets include predominately cash and cash equivalents plus restricted investments. These assets are held for future payments on the bonds of the Fund and for future investment in the District. The cash and cash equivalents balance has increased by \$14,213,658 compared to the previous fiscal year. The ending balance of the restricted Special Fund bank accounts for June 30, 2025 is \$20,541,655.

The Summary Comparison of Revenues, Expenditures, and Changes in Fund Balance statements show a decrease in tax increment revenue of (\$508,418). The taxable assessed values for tax years 2023 and 2024 were \$1,218,681,490 and \$1,246,964,150, respectively.

Expenditures for community development for fiscal year 2025 decreased by (\$1,773,052). The expenditure for general government for fiscal year 2025 decreased by (\$285,859) over fiscal year

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

2024. The expenditure for payments to other governments for fiscal year 2025 increased by \$1,924,739 over fiscal year 2024. This increase is primarily attributable to an increase in Pilot Payments.

Interest on the 2008 bonds is paid semi-annually on March 1st and September 1st. For the fiscal year ended June 30, 2025, the interest on the 2008 bonds was \$1,487,364 while the principal payments were \$2,060,000. Series 2001 bonds paid off in 2023. Series 2005 bonds were paid off in 2024.

Analysis of the Fund's Government-wide Activity

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

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

	2024	2025
Assets:		
Cash and cash equivalents	\$ 82,662,265	\$ 96,875,923
Property taxes receivable, net of allowance	506,264	452,715
Advance to Invest Atlanta	6,292,364	6,204,437
Land held for development	54,364	-
Restricted cash and investments	18,785,325	20,541,655
Other asset	24,900,000	248,600,000
Capital assets (non-depreciable)	900,000	-
Total assets	\$ 134,100,582	\$ 372,674,730
Liabilities:		
Accounts payable	\$ 1,875,359	\$ 1,950,766
Due to other governments	3,025,258	-
Claims payable	-	-
Accrued interest payable	778,245	5,781,889
Current debt	2,060,000	2,130,000
Long-term debt	57,555,000	279,125,000
Total Liabilities	\$ 65,293,862	\$ 288,987,655
Total Net Position (Deficit)	\$ 68,806,720	\$ 83,687,075

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

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

	2024	2025
Expenses:		
General government	\$ 1,257,094	\$ 971,235
Community development	5,926,445	4,153,393
Payments to other governments	5,078,884	7,003,623
Interest expense	3,275,028	6,763,447
Transfers Out	-	954,364
Total Expenses	15,537,451	19,846,062
General Revenues:		
Tax increment revenue	34,118,252	33,182,306
Other revenue	153,625	371,461
Investment earnings	1,025,639	1,172,650
Total General Revenues	35,297,516	34,726,417
Change in Net Position	19,760,065	14,880,355
Net Position (Deficit)		
Beginning of the fiscal year	49,046,655	68,806,720
End of the fiscal year	\$ 68,806,720	\$ 83,687,075

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 a full 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.

Expenses for community development are adjusted on the government wide financials for those projects which are capitalized. Government wide statements also reflect debt service as a liability compared to the governmental fund which carries debt service as an expenditure.

Capital Assets

As of June 30, 2025, no capital assets are recorded.

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

Long-Term Debt

On December 20, 2001, the City issued \$14,995,000 in limited obligation bonds for the Westside Tax Allocation District. On December 8, 2005 and December 11, 2008, an additional amount of limited obligation bonds in the amount of \$82,565,000 and \$63,760,000, respectively, were issued for the District (TAD Bonds). The issuance is a limited obligation of the City, not secured by the full faith and credit of the City, but rather is secured and payable solely from the pledged revenues. Pledged revenues are defined as the positive ad valorem tax allocation increments collected above the base at the time of the creation of the Tax Allocation District. Legislation for the pledged revenues was adopted by the City of Atlanta, the Board of Commissioners of Fulton County, and the Board of Education of the Atlanta Independent School System.

Interest payments are paid semi-annually on March 1st and September 1st. Principal payments are due annually on December 1st of each fiscal year. Refer to the notes to the financial statements for the bond amortization schedule.

On September 1, 2011, the net direct purchase of outstanding bonds by Wells Fargo Bank was \$9,620,000 for the 2001 Series; \$60,065,000 for the 2005 Series and \$59,295,000 for the 2008 Series thereby eliminating the then existing irrevocable direct-pay letter of credit. The direct purchase included a redemption of \$3,845,000 for the 2005 Series and \$1,215,000 on the 2008 Series.

In fiscal year 2019, the City approved Master Draw-Down Compounding Interest Tax Allocation Bonds to provide funds for the Westside Gulch Area Project in an amount not to exceed \$40,000,000 in aggregate principal. On November 19th, 2021, \$24,900,000 in West Side Gulch Area Project Tax Allocation District Bonds (“TAD Bonds”) were issued

In July of 2025, the 2021 TAD Bonds had the remaining amount issued of the original \$40,000,000 and the bond was subsequently cancelled except for \$100,000. The following bonds were then issued in August 2024: Senior Revenue Bonds (Westside Gulch Area Project), Series 2024A-1; \$61,500,000; Matures April 1, 2034; Interest Rate 5.000%; Senior Revenue Bonds (Westside Gulch Area Project), Series 2024A-2; \$157,000,000; Matures April 1, 2039; Interest Rate 5.500%; Subordinate Revenue Bonds (Westside Gulch Area Project), Taxable Series 2024B; \$30,000,000; Matures April 1, 2039; Interest Rate 6.850%.

The 2024 Series bonds were issued for the purpose of generating additional funding for the project, including to pay the purchase price of the Series B TAD bonds, funding a portion of the interest on the Senior Bonds, funding the Debt Service Reserve Fund for the Senior Bonds, and paying all of the costs of issuance of the Senior Bonds. See note 6 to the financial statements for more information.

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

Debt Service Coverage Ratios

The Westside Tax Allocation District consistently exceeded the Debt Service Coverage Ratios as defined by the Letter of Credit and Reimbursement Agreement. Total tax increments are divided by actual annual debt service plus letter of credit and remarketing fees. The debt service coverage ratio for each fiscal year or period is listed below:

June 30, 2021	2.48
June 30, 2022	2.68
June 30, 2023	2.66
June 30, 2024	2.19
June 30, 2025	7.18

The Debt Service Coverage Ratios are provided each fiscal year to Wells Fargo Bank, the sole holder of the Westside TAD bonds.

Economic Factors and Outlook

The Westside Tax Allocation District continues to be a tremendous success. Not only have tax increments covered the debt service, the issuance of the bonds has jump-started significant new Downtown development.

The Series 2005 Bond issue of \$82,565,000 supported seven projects which have added approximately 480 hotel rooms, 320,000 square feet of office space, almost 200,000 square feet of retail and entertainment space, 210 condominiums and much needed structured parking to downtown. All of these projects have received their certificate of occupancy and are open for business. In addition to these projects, a significant amount of funding was raised to build supportive housing, assessment centers, and other facilities to reduce homelessness in Atlanta. The projects will all further the goals of the Homelessness Commission’s “Blueprint to End Homelessness.”

Approximately \$14 million of the Series 2005 Bonds were deposited with the Trustee for the Westside TAD Neighborhood Fund bank account. The Neighborhood Fund bank account was established in the City’s legislation to help promote redevelopment of the Vine City and English Avenue neighborhoods. The Atlanta Development Authority’s Board of Directors approved funding for seventeen projects from the Neighborhood Fund bank account. Money from the Fund bank account allowed for the construction or rehabilitation of approximately 160 residential units, the renovation of a neighborhood health center and the demolition of blighted structures. The Westside TAD Neighborhood Fund bank account is serving as the catalyst for the revitalization of Vine City and English Avenue communities.

On December 11, 2008, the City of Atlanta issued the Series 2008 Bonds. A total of \$63,760,000 in bond proceeds was initially issued to support six projects. On May 3, 2010, \$1,995,000 in bonds associated with the Northside Plaza project were redeemed because the project could not secure the necessary additional funding required to construct the project. Collectively, these projects will add 188 housing units, nearly 143,000 square feet of retail and

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

entertainment space and 170,000 square feet of office space. Three of these projects have received Certificates of Occupancy.

Approximately \$2.8 million of the Series 2008 Bonds were deposited with the Trustee for the Westside Neighborhood Fund bank account. Funds have been allocated through a Request for Proposals process to a total of seven projects throughout the communities. Additionally, approximately \$1 million in Series 2008 bond proceeds has been allocated to the Public Purpose Project Fund bank account, which was established to provide funding for public projects that, in and of themselves, do not generate tax revenue, but add value to the District as a whole. The balance of the fund account as of June 30, 2025 stands at approximately \$824,000.

Requests for Information

This financial report is designated 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 2300 Atlanta, GA 30303.

CITY OF ATLANTA, GEORGIA
WESTSIDE TAX ALLOCATION DISTRICT FUND
Statement of Net Position and Governmental Fund Balance Sheet

June 30, 2025

	<u>Westside Tax Allocation District Fund</u>	<u>Adjustments (Note 3)</u>	<u>Statement of Net Position</u>
Assets			
Cash and cash equivalents	\$ 96,875,923	\$ -	\$ 96,875,923
Property taxes receivable, net of allowance	452,715	-	452,715
Advance to Invest Atlanta	6,204,437	-	6,204,437
Restricted assets:			
Cash and cash equivalents	12,435,565	-	12,435,565
Investments	8,106,090	-	8,106,090
Other asset	-	248,600,000	248,600,000
Capital assets, nondepreciable	-	-	-
Total assets	<u>124,074,730</u>	<u>248,600,000</u>	<u>372,674,730</u>
Liabilities			
Accounts payable	1,950,766	-	1,950,766
Due to other governments	-	-	-
Claims payable	-	-	-
Liabilities payable from restricted assets:			
Accrued interest payable	-	5,781,889	5,781,889
Long-term debt:			
Due within one year	-	2,130,000	2,130,000
Due after one year	-	279,125,000	279,125,000
Total liabilities	<u>1,950,766</u>	<u>287,036,889</u>	<u>288,987,655</u>
Deferred Inflows of Resources			
Unavailable revenue - property taxes	258,711	(258,711)	-
Total deferred inflows of resources	<u>258,711</u>	<u>(258,711)</u>	<u>-</u>
Fund Balance/Net Position (Deficit)			
Fund balance:			
Restricted for debt service	12,435,384	(12,435,384)	-
Restricted for redevelopment	109,429,869	(109,429,869)	-
Total fund balance	<u>121,865,253</u>	<u>(121,865,253)</u>	<u>-</u>
Total liabilities, deferred inflows of resources, and fund balance	<u>\$ 124,074,730</u>		
Net position (deficit):			
Investment in capital assets		-	-
Restricted for debt service		12,435,384	12,435,384
Restricted for redevelopment		109,429,869	109,429,869
Unrestricted (deficit)		(38,178,178)	(38,178,178)
Total net position (deficit)		<u>\$ 83,687,075</u>	<u>\$ 83,687,075</u>

See accompanying notes to basic financial statements.

CITY OF ATLANTA, GEORGIA
WESTSIDE TAX ALLOCATION DISTRICT FUND

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

For the Fiscal Year Ended June 30, 2025

	Westside Tax Allocation District Fund	Adjustments (Note 3)	Statement of Activities
Expenditures/expenses			
General government	\$ 971,235	\$ -	\$ 971,235
Community development	4,153,393	-	4,153,393
Payments to other governments	7,003,623	-	7,003,623
Transfers Out	54,364	900,000	954,364
Debt service:			
Principal	2,060,000	(2,060,000)	-
Interest	1,759,803	5,003,644	6,763,447
Total expenditures/expenses	<u>16,002,418</u>	<u>3,843,644</u>	<u>19,846,062</u>
General revenues			
Tax increments	33,361,394	(179,088)	33,182,306
Investment/interest income	1,172,650	-	1,172,650
Other revenues	371,461	-	371,461
Total general revenues	<u>34,905,505</u>	<u>(179,088)</u>	<u>34,726,417</u>
Excess (deficiency) of revenues over (under) expenditures	18,903,087	(18,903,087)	-
Net change in fund balance	18,903,087	(18,903,087)	-
Change in net position	-	14,880,355	14,880,355
Fund balance/net position (deficit)			
Beginning of the fiscal year	102,962,166	(34,155,446)	68,806,720
End of the fiscal year	<u>\$ 121,865,253</u>	<u>\$ (38,178,178)</u>	<u>\$ 83,687,075</u>

See accompanying notes to basic financial statements.

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

(1) Reporting Entity

The Westside Tax Allocation District (the “Fund”) of the City of Atlanta, Georgia (the “City”) was created in 1998 in order to finance permitted redevelopment costs within the Westside Tax Allocation District. These redevelopment costs, primarily infrastructure related, were provided to the area incorporated within the Westside Tax Allocation District in order to facilitate overall development of the area by private developers. The financing of these redevelopment costs is able to be provided by bonds, notes or other obligations of the City which are payable from ad valorem property taxes levied on assessed value of the property within the Westside 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. On February 11, 2008, the Supreme Court of Georgia decided that School tax funds shall be expended only for the support and maintenance of public schools and cannot be utilized or diverted for any other purpose. The City of Atlanta petitioned in the Superior Court of Fulton County, State of Georgia on March 4, 2008 for a Writ of Mandamus, requesting preliminary and permanent injunctive relief for Atlanta Independent School System’s tax funds on previously validated bonds. The Superior Court concluded that the Supreme Court decision did not have any effect on any bonds which have already been validated. The Fulton County Tax Commissioner was ordered to continue to forward the School tax funds to the Tax Allocation Districts with validated bonds.

The City has designated the Atlanta Development Authority, d/b/a Invest Atlanta as the redevelopment agent for the Westside Tax Allocation District. The accompanying financial statements include only the financial activities of the Fund. The Fund is an integral part of the City’s government reporting entity, and its results are included in the Annual Comprehensive Financial Report (ACFR) of the City as a non-major governmental fund. The latest available ACFR is as of and for the fiscal year ended June 30, 2025; that ACFR should be read in conjunction with these financial statements.

(2) Summary of Significant Accounting Policies

(a) General

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

(b) Government-wide and Fund Financial Statements

The Fund presents government-wide financial statements which are prepared using the accrual basis of accounting and the economic resources measurement focus. Government-wide financial statements (i.e. the statement of net position and the statement of activities) do not provide information by fund, but present the governmental activities using a different basis of accounting. Significantly, the statement of net position includes noncurrent assets and liabilities and the government-wide statement of activities reflects changes in long-term assets and liabilities. Net position in the statement of net

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

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 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 Westside Tax Allocation District Fund – which records all of its activity and is used to account for all financial resources of the Fund.

(d) Cash and Cash Equivalents

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

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

(e) Investments

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

(f) Taxes Receivable

Although the Westside Tax Allocation District (“TAD”) is not a taxing authority, it is the direct recipient of positive ad valorem tax allocation increments derived from the Westside 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 1998 base year.

(g) Capital Assets

Donated capital assets are stated at acquisition value at the date of donation. The District’s capital assets only consist of non-depreciable assets which were donated to the District in prior fiscal years.

(h) 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.

(i) Fund Equity and Net Position

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

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

Fund balances are classified as follows:

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

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

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.

(j) 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.

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

(k) Use of Estimates

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

(l) Deferred Outflows/Inflows of Resources

In addition to 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.

Other asset for future tax collections to be used to pay back bond payable.	248,600,000
Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due.	(7,370,774)
Long-term liabilities applicable to the Fund's governmental activities are not due and payable in the current fiscal year 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.	(281,255,000)
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.	258,711

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

(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, previously used in governmental activities, transferred out	(\$900,000)
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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 for principal on bonds	\$2,060,000
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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.	(6,592,529)
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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.	(179,088)
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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

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

with approval of the Chief Operating Officer, the Chair of the City Council Finance Committee, and the Chief Financial Officer.

Total appropriations for any fund may be increased if, during the fiscal year, sources of revenue become available to the City in excess of original anticipations, and these amounts are anticipated by the Budget Commission and subsequently appropriated by City Council. No such additional appropriations were required during the fiscal year ended June 30, 2025.

(5) Deposits and Investments

Credit Risk: State statutes authorize the Fund to invest in obligations of the state of Georgia or other States; obligations issued by the U.S. Government; obligations fully insured or guaranteed by the U.S. Government or by a government agency of the United States; obligations of any corporation of the U.S. Government; prime banker’s acceptances; the local government investment pool established by state law; repurchase agreements; and obligations of other political subdivisions of the State of Georgia. As of June 30, 2025, the investment in the Fidelity Treasury Money Market Mutual Fund was rated AAAM by Fitch Ratings and the investment in the Dreyfus Treasury Cash Management Mutual Fund was rated AAAM by Standard & Poor’s.

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

Investment	Maturities/Duration	Fair Value
Fidelity Money Market Funds Fidelity Investments Money Market Treasury Portfolio - Class I	31 days	\$ 2,018
Dreyfus Treasury Cash Management Mutual Fund	51 days	1,147,093
Total		\$1,149,112

Interest Rate Risk. Interest rate risk is the risk that changes in interest rates may adversely affect an investment’s fair value. Since the price of a bond fluctuates with market interest rates, the risk that an investor faces is that the price of the bonds in a portfolio will decline if market interest rates rise. At June 30, 2025, interest rate risk is reported in the above table as “Maturities/Duration” for each of the applicable investment classifications.

Fair Value Measurements. The Fund categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. The Fund has the following recurring fair value measurements as of June 30, 2025:

Investment	Level 1	Level 2	Level 3	Fair Value
Fidelity Money Market Funds Fidelity Investments Money Market Treasury Portfolio - Class I	\$ 2,018	\$ -	\$ -	\$ 2,018
Dreyfus Treasury Cash Management Mutual Fund	1,147,093	-	-	1,147,093
Total	\$1,149,112	\$ -	\$ -	\$1,149,112

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

The mutual funds classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those 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, 2025, the Fund had no bank balances that were exposed to custodial credit risk.

(6) Bonds Payable

During 2001, 2005 and 2008, the City issued \$14,995,000, \$82,565,000, and 63,760,000 respectively, in limited obligation bonds for the Westside Tax Allocation District. These issuances are limited obligations of the City, not secured by the full faith and credit of the City, but rather are 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, Atlanta Public Schools, and Fulton County. The property tax increments are pledged until the payment in full of the bonds.

On September 1, 2011, the net direct purchase of outstanding bonds was made by Wells Fargo Bank of \$9,620,000 for the 2001 Series; \$60,065,000 for the 2005 Series and \$60,005,000 for the 2008 Series, which cancelled the previous letter of credit which was active on the bonds prior to the net direct purchase. In addition to the net direct purchase, the City redeemed \$1.2 million of the Series 2008 bonds as required by the City of Atlanta because of the failure of the Developer to meet conditions prerequisite to the disbursements of Bond proceeds allocable to the Developer. The City also made additions/redemptions on the Series 2005 bonds of \$3.8 million which was made predominately from interest earnings on the 2005 Project Fund account. As a result of this transaction, all bonds are considered direct placements.

On July 9, 2020, Wells Fargo Bank agreed to extend the maturity of the 2005 Series Bonds to December 1, 2023. In September 2023, the 2008 Series Bonds were refinanced extending the maturity date to September 1, 2026. The debt service table to maturity on the following page has been modified to reflect the extension.

In 2018, the Not-to-Exceed \$625,000,000 TAD Development Agreement was approved by Ordinance No. 18-O-1476 of the Atlanta City Council on November 5, 2018 which committed funding for the Gulch Project through the issuance of Series Gulch Area TAD Bonds and Supplemental Award Payments payable from Westside TAD tax allocation increment.

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

The Gulch Obligations were authorized by the TAD Development Agreement, approved by the 2018 Bond Resolution , and entered into among the City of Atlanta, Invest Atlanta and Spring Street (Atlanta), LLC (the “Gulch Developer”). Pursuant to the TAD Development Agreement the parties established a master financing program and memorialized the commitment of the Westside TAD to issue Draw-Down Series Gulch Area TAD Bonds and to pay the Gulch Developer an amount not to exceed \$625,000,000 from tax allocation increment collected only within the Gulch Area of the Westside TAD through December 30, 2038 (the “Supplemental Award Payments”), less the principal amount of the Series Gulch Area TAD Bonds which had been issued. The issuance of Gulch Area TAD Bonds and the payment of Supplemental Award Payments (collectively, the “Gulch Obligations”) are enforceable against the City and the Westside TAD, but only to the extent that the Gulch Developer is not in default, incurs “reimbursable project costs” and meets certain “Development Benchmarks” (based upon, among other things, the incurrence of verifiable eligible project costs and the amount of vertical development).

To accelerate the Gulch Developer’s receipt of Supplemental Award Payments due under the TAD Development Agreement, in August 2024, the Gulch Developer arranged for a “monetization” of its right to receive future Supplemental Award Payments, if and when paid, through the issuance, by the Atlanta Development Authority, of its Senior Lien Revenue Bonds, (Westside Gulch Area Project), Series 2024A-1/A-2 and Subordinate Revenue Bonds Taxable Series 2024B (the “SAP Bonds”). The SAP Bonds did not modify the obligation of the Westside TAD to allocate increment derived from the Gulch Area for the benefit of the Gulch Project, rather it represented the Gulch Developer’s legal right to have the financial markets to advance funds for the project that would have otherwise been paid from time-to-time through 2038.

The Series 2024 Master Draw-Down Compounding Interest Tax Allocation Bonds and Supplemental award Payments (Westside Gulch Area Project) are special and limited obligations of the issuer payable solely from and secured solely by the pledged revenues and other amounts specifically pledged therefore under the Master Indenture. The bonds do not constitute an indebtedness of the issuer or the State of Georgia within the meaning of Article IX, Section V of the Constitution of the State of Georgia. Neither the faith and credit nor the taxing power of the issuer, the State of Georgia or any political subdivision thereof is, except to the extent provided within the Master Indenture, pledged to the payment of the principal of or interest on the bonds.

As of 6/30/25, \$100,000 in principal amount of City of Atlanta Gulch Area TAD Senior Lien Series C Bonds are outstanding; \$248,500,000 in principal amount of SAP Bonds are outstanding; and a contingent obligation to pay Supplemental Award Payments up to \$376,400,000 remains outstanding, if and to the extent that the Gulch Developer meets certain Development Benchmarks.

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

The Fund's debt service requirements as of June 30, 2025 are as follows:

Fiscal year ending June 30:	Principal	Interest	Total debt service
2026	\$ 2,130,000	\$ 1,378,055	\$ 3,508,055
2027	30,525,000	1,309,523	31,834,523
2028	-	6,895,889	6,895,889
2029	-	11,710,000	11,710,000
2030	19,273,120	11,710,000	30,983,120
2031-2035	125,431,088	42,106,956	167,538,044
2036-2040	103,795,792	44,354,346	148,150,138
2041-2048	100,000	237,025	337,025
Totals	\$ 281,255,000	\$ 119,701,794	\$ 400,956,794

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

Bonds	Balance June 30, 2024	Additions	Reductions	Balance June 30, 2025	Amount Due Within One Year
Series 2008 Bonds	\$ 34,715,000	\$ -	\$ (2,060,000)	\$ 32,655,000	\$ 2,130,000
Draw Down Gulch Project Senior lien Series A, B & C	24,900,000	15,100,000	(39,900,000)	100,000	-
Bonds Payable, 2024A-1 Westside Gulch	-	61,500,000	-	61,500,000	-
Bonds Payable, 2024A-2 Westside Gulch	-	157,000,000	-	157,000,000	-
Bonds Payable, 2024B Westside Gulch	-	30,000,000	-	30,000,000	-
Total long-term liabilities	\$ 59,615,000	\$263,600,000	\$(41,960,000)	\$281,255,000	\$ 2,130,000

(7) Advance to Invest Atlanta

During the fiscal year ended June 30, 2015, the Fund advanced \$11,531,723 of TAD funds to Invest Atlanta for the purchase of Morris Brown real property which was being held by Invest Atlanta for redevelopment. During the fiscal year ended June 30, 2018, of the originally purchased real property, parcels with a value of \$7,502,830 were deeded over to an unrelated third party with no payment to be made to the TAD. As a result, a redevelopment expense for this amount was recorded by the TAD during the fiscal year. For the remaining real property, it is anticipated that Invest Atlanta will find a developer for this property and the recoupment of funds from this development will go to repay the Fund for this advance.

The remaining advance to Invest Atlanta relates to other development properties within the District, purchased by Invest Atlanta for which the TAD expects repayment from Invest Atlanta.

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

REQUIRED SUPPLEMENTARY INFORMATION

**SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

	Budget		Actual	Variance
	Original	Final		Final Budget
Revenues				
Tax increment revenue	\$ 40,668,000	\$ 35,370,000	\$ 33,361,000	\$ (2,009,000)
Investment earnings	115,000	115,000	1,173,000	1,058,000
Other revenues	119,000	119,000	371,000	252,000
Total revenues	<u>40,902,000</u>	<u>35,604,000</u>	<u>34,905,000</u>	<u>(699,000)</u>
Expenditures				
Current:				
General government	3,034,000	3,034,000	971,000	2,063,000
Community development	58,958,000	58,958,000	4,202,000	54,756,000
Payments to other governments	9,514,000	9,514,000	7,004,000	1,415,000
Debt service:				
Paying agent fees	10,000	10,000	6,000	4,000
Principal	2,060,000	2,060,000	2,060,000	-
Interest	6,103,000	6,103,000	1,760,000	4,343,000
Total expenditures	<u>79,679,000</u>	<u>79,679,000</u>	<u>16,003,000</u>	<u>62,581,000</u>
Net change in fund balances	(38,777,000)	(44,075,000)	18,902,000	62,977,000
Fund balance, beginning of fiscal year	<u>102,962,000</u>	<u>102,962,000</u>	<u>102,962,000</u>	<u>-</u>
Fund balance, end of fiscal year	<u>\$ 64,185,000</u>	<u>\$ 58,887,000</u>	<u>\$ 121,864,000</u>	<u>\$ 62,977,000</u>

SCHEDULE 1

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

SUPPLEMENTARY INFORMATION

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

	<u>June 30, 2021</u>	<u>June 30, 2022</u>	<u>June 30, 2023</u>	<u>June 30, 2024</u>	<u>June 30, 2025</u>
ASSETS:					
Restricted Cash: Tax Increments	\$ 64,676,702	\$ 79,968,616	\$ 80,210,562	\$ 87,976,156	\$ 102,189,814
Restricted Cash: Other Funds-2001 Bonds	1,439,502	1,439,169	1,444,808	1,457,387	1,470,178
Restricted Cash: Other Funds-2005 Bonds	6,602,844	6,613,796	6,652,274	6,722,903	6,795,721
Restricted Cash: Other Funds- 2008 Bonds	5,090,322	5,090,857	5,138,674	5,229,603	5,318,596
Restricted Cash: Other Funds- 2021 Gulch Bonds	-	67,500	772,185	61,540	1,643,269
TOTAL RESTRICTED CASH	\$ 77,809,370	\$ 93,179,938	\$ 94,218,503	\$ 101,447,589	\$ 117,417,578
Accounts Receivable Fulton County Tax Commissioner	181	181	181	181	-
Accounts Receivable	3,990,403	3,990,403	3,757,955	4,205,342	1,211,313
Due from Invest Atlanta	-	-	6,174	6,174	6,355
TOTAL ASSETS	\$ 81,799,954	\$ 97,170,522	\$ 97,976,639	\$ 105,653,112	\$ 118,628,891
LIABILITIES/FUND BALANCE:					
Cash Pool Payable City of Atlanta/Other	\$ 793,495	\$ 411,850	\$ 282,500	\$ 31,048	\$ -
Due to Invest Atlanta	5,209	7,146	-	-	-
Due to Atlanta Public Schools	12,500,000	13,750,000	2,500,000	2,994,210	-
Fund Balance	58,731,004	68,501,250	83,001,526	95,194,139	102,627,854
Sources (Uses) Balance	9,770,246	14,500,276	12,192,613	7,433,715	16,001,037
Total Fund Balance	\$ 68,501,250	\$ 83,001,526	\$ 95,194,139	\$ 102,627,854	\$ 118,628,891
TOTAL LIABILITIES/FUND BALANCE	\$ 81,799,954	\$ 97,170,522	\$ 97,976,639	\$ 105,653,112	\$ 118,628,891

(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
WESTSIDE TAX ALLOCATION DISTRICT FUND**

SUPPLEMENTARY INFORMATION

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

	January 1, 1999 to June 30, 2020	June 30, 2021	June 30, 2022	June 30, 2023	June 30, 2024	June 30, 2025	Total
SOURCES OF FUNDS:							
Tax Increments	\$235,861,169	\$26,461,850	\$27,266,667	\$29,626,439	\$32,212,564	\$33,323,781	\$384,752,470
Interest Income	8,241,943	115,764	139,163	523,961	1,025,639	1,172,650	11,219,120
Bond Proceeds	161,320,000	-	-	-	-	-	161,320,000
Insurance proceeds	1,798,628	-	-	-	-	-	1,798,628
Other Revenues	718,311	59,535	650,310	136,910	153,625	371,461	1,718,691
TOTAL SOURCES	407,940,051	26,637,149	28,056,140	30,287,310	33,391,828	34,867,892	560,808,909
USES OF FUNDS:							
Consulting / Professional Services	13,225,293	232,054	45,903	190,118	193,313	92,979	13,979,660
Redevelopment Expenditures	201,970,953	6,288,615	2,830,300	3,179,100	5,839,698	7,204,429	227,313,095
Payments to Other Governments	9,113,314	359,276	471,896	716,586	1,035,914	861,962	12,558,948
Bank Charges	755,251	77,771	103,598	114,330	135,495	150,448	1,336,893
Pilot Payments	10,000,000	-	1,250,000	3,750,000	5,078,884	7,003,623	27,082,507
Limited Obligation Bonds Principal	103,113,002	9,144,487	8,285,680	9,620,290	12,394,475	2,060,000	144,617,934
Limited Obligation Bonds Interest Payment	11,574,742	757,451	559,337	518,498	1,273,559	1,487,364	16,170,951
Regis / Paying Agent Fees	180,715	7,250	9,150	5,775	6,775	6,050	215,715
TOTAL USES OF FUNDS	349,933,270	16,866,904	13,555,864	18,094,697	25,958,113	18,866,855	443,275,703
SOURCES (USES) BALANCE	\$ 58,006,781	\$ 9,770,245	\$14,500,276	\$12,192,613	\$7,433,715	\$16,001,037	\$117,533,206

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

SCHEDULE 3

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

SUPPLEMENTARY INFORMATION

Balance of Funds under the Bond Indenture

June 30, 2025

Trust Funds - Bank of New York

2005 Trust Funds

Project Fund	\$	2,018
Special 2005 Fund		-
Credit Facility		-
Total 2005 Trust Funds		<u>2,018</u>

2008 Trust Funds

Cost of Issuance		
Project Fund		284,072
Neighborhood Fund		861,503
Cultural Facility		511
General Fund		998
Capitalized Interest		-
Credit Facility		-
Public Purpose		10
Total 2008 Trust Funds		<u>1,147,094</u>

Total 2001, 2005, and 2008 Trust Funds **\$ 1,149,112**

Required Cash Reserves- Wells Fargo

2001 Funds

Supplemental Debt Service Reserve		-
Credit Facility		-
Debt Service Reserve Fund		1,470,178
Total Required 2001 Cash Reserves - Wells Fargo		<u>1,470,178</u>

2005 Funds (1)

Debt Service Reserve Fund - Wells Fargo		6,793,703
Debt Service Reserve Fund - Wachovia		-
Total Required 2005 Cash Reserves		<u>6,793,703</u>

2008 Funds

Debt Service Reserve Fund		4,171,503
Total Required 2008 Cash Reserves- Wells Fargo		<u>4,171,503</u>

Total Required Cash Reserves **\$ 12,435,384**

TOTAL REQUIRED CASH RESERVES AND TRUST **\$ 13,584,496**

(1) 2005 DSR Fund transferred \$274,538 for 2005 Redemption of bonds on November 1, 2010.

SCHEDULE 4

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

SUPPLEMENTARY INFORMATION

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

	June 30, 2021	June 30, 2022	June 30, 2023	June 30, 2024	June 30, 2025
Revenue					
Tax Allocation Increments	\$ 25,973,279	\$ 26,343,708	\$ 29,626,439	\$ 32,212,564	\$ 33,323,781
Interest Income on DSR Reserve	18,295	20,230	78,206	142,740	133,442
Total Revenue	<u>25,991,574</u>	<u>26,363,938</u>	<u>29,704,645</u>	<u>32,355,304</u>	<u>33,457,223</u>
Expenses and Debt Service					
Administrative Costs	579,499	1,009,257	1,025,111	1,370,347	1,111,439
Maximum Debt Service	-	-	-	-	-
Actual Debt Service	9,901,938	8,845,017	10,138,788	13,386,214	3,547,364
Total Expenses and Debt Service	<u>10,481,437</u>	<u>9,854,274</u>	<u>11,163,899</u>	<u>14,756,561</u>	<u>4,658,803</u>
Historic Debt Service Coverage Ratio (Approved by the Letter of Credit Bank)	<u>2.48</u>	<u>2.68</u>	<u>2.66</u>	<u>2.19</u>	<u>7.18</u>

Note: Definition for the calculation of DSC Ratio has changed per the Letter of Credit Agreement Amendments. Also, this schedule was prepared on a cash basis.

**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 Westside Tax Allocation District Fund (the “Fund”), as of and for the fiscal year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Fund’s basic financial statements, and have issued our report thereon dated January 21, 2026. Our report includes a reference that the Fund is not the entire reporting entity of the City of Atlanta, Georgia.

Report on Internal Control over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

CARMICHAEL, BRASHER, TUVELL & CO, PC

Carmichael, Brasher, Tuvell + Co

Atlanta, Georgia
January 21, 2026