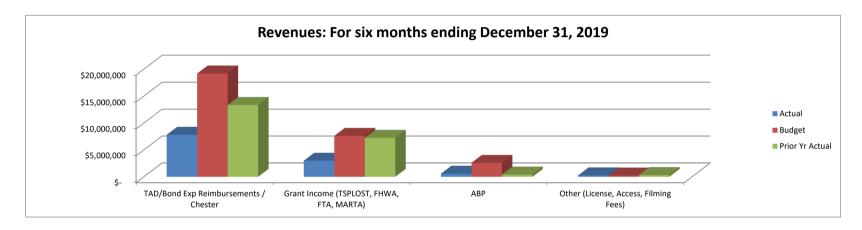
Atlanta BeltLine, Inc. Consolidated Balance Sheet as of 12/31/19

AS	SETS			NOTES
Current Assets				
Cash - ABI/Chester	\$	1,032,459	-	> \$457k in Operating Accounts, \$325k in Chester Account, Other \$250k
Cash - Clear Creek		864,225	-	-> Remaining balance in the Clear Creek account
Accounts Receivable		3,472,109	-	> \$2.2M from GDOT, \$870k from BL TAD, \$653k from ABLP
Prepaids/Other (Insurance)		52,714	-	> Prepaid Environmental and General Liability Insurance
Total Current Assets			\$ 5,421,507	7
Other Assets/Construction in Progress				
Parks and Greenspace				
Land/CIP	\$	11,059,109	-	> Boulevard Xing, Murphy Xing, Gateway, Urban Farm,
ROW and Trails				Enota Park, Reynoldstown Stage, WS Quarry Park & Preserve
ROW/Trails Construction in Progress		113,833,099	-	> Eastside Trail, Eastside Trail Extension, Westside Trail, NE Trail, NW Trail
Clear Creek				Southside Trail, BKW, Westside Trail Ext, Proctor Creek, S&W, Jeff Spur
Clear Creek Land/CIP		23,890,087	-	-> Clear Creek, Dallas St. Sinkhole Repair
Atlanta Beltline Rails/Transit		15,810,653	-	-> Transit Prog (EA/Eng, SSP), Ponce Plaza & Streetscapes, TOD, RDA, Univ
Atlanta BeltLine Corridor		5,651,961	-	-> Atlanta BeltLine Corridor Design
Chester		735,313	-	> Lofts at Reynoldstown Crossing
Other		1,021,898	-	-> Brownfields, Willoughby Way, NE Remediation, Chosewood
Computer Equipment/Furniture (net)		318,986		
Leasehold Improvements	-	935,724		
Total Other Assets			\$ 173,256,829	
Total Assets			\$ 178,678,336	6
LIABILITIES	AND CAP	ΤΔΙ		NOTES

		=		
LIABI	LITIES AND CAPITA	AL		NOTES
Current Liabilities				
A/P and Accrued Expenses Accrued Interest Expense Payroll Liabilities Deferred Revenue Current Short Term Debt	\$	959,174 103,622 450,501 14,665 2,767,805		-> Reeves \$569k (EST), KH \$170k (SST), Lewallen \$100k (SST) & other acc -> Accrued Interest payments on the Consortium Bank Loan, TCF loan -> Year end / Monthly accrual for Payroll & PTO -> StudioPlex (Tree Rec), COA Parks -> Debt service payment on bank loan due on 9/17/20
Fotal Current Liabilities			\$ 4,295,76	58
Long Term Liabilities				
COA - Clear Creek Project Capital Lease Liability Deferred Rent Liability Tenant Allowance Liability Loan - Banking Group Loan - The Conservation Fund Line of Credit - SunTrust Due to TAD Due to BeltLine Partnership	\$	24,000,000 (0) 368,377 586,856 9,430,395 - - 1,008,825		
Total Long Term Liabilities		_	\$ 35,394,45	54
Net Assets Retained Earnings Net Income	\$	132,003,173 6,984,943		
Net Assets		_	\$ 138,988,11	15
Total Liabilities and Capital			\$ 178,678,33	36

Atlanta BeltLine, Inc. Financial Dashboard Period Ending, December 31, 2019

					Prior Year		Prior Year
Revenues	Actual	Budget	Variance	riance Actual		Variance	
TAD/Bond Exp Reimbursements / Chester	\$ 7,814,698	\$ 19,186,151	\$ (11,371,453)	\$	13,339,113	\$	(5,524,415)
Grant Income (TSPLOST, FHWA, FTA, MARTA)	\$ 2,989,797	\$ 7,612,100	\$ (4,622,303)	\$	7,243,623	\$	(4,253,826)
ABP	\$ 572,410	\$ 2,588,650	\$ (2,016,240)	\$	403,296	\$	169,114
Other (License, Access, Filming Fees)	\$ 253,040	\$ 229,627	\$ 23,413	\$	318,052	\$	(65,012)
Total Revenues	\$ 11,629,945	\$ 29,616,528	\$ (17,986,583)	\$	21,304,084	\$	(9,674,139)



TAD Expense Reimbursements: Reimbursements for the six months ending December 2019 are less than budget as a result of the timing of Capital Expenditures (2016 Bonds, TAD) [SST, NET, Capital Improvements] and savings on Payroll and Operational costs.

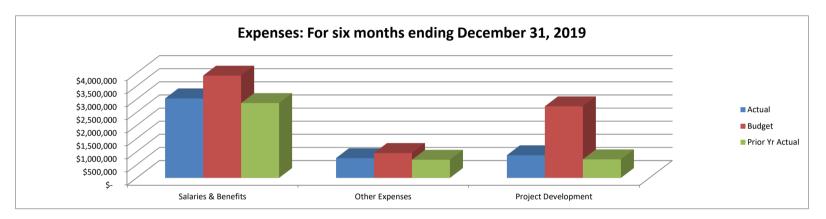
Grant Income (FHWA, GDOT, EPA, Renew Atlanta): Grant income was below budgeted levels through December 2019 due to timing of large capital projects funded through GDOT (Southside Trail, Northeast Trail, Ponce Streetscapes [FHWA], EST Lighting [TE]), Renew Atlanta (RDA, North Ave, Univ Ave) and EPA funding for brownfield assessment and cleanup along the Southside Trail and Kudzu Line.

ABP: Revenue from ABP through December 2019 largely reflects timing differences for projects in which ABP is budgeted to participate, primarily Enota Park and Southside Trail construction.

Other (COA, Lease Income): Other Revenue exceeds budget through December 2019 due to the timing of payments for access and license agreements along with the timing of filming contracts at Murphy Crossing and other BeltLine sites.

Atlanta BeltLine, Inc. Financial Dashboard Period Ending, December 31, 2019

				Prior Year	Prior Year		
Expenses	Actual	Budget	Variance	Actual	,	Variance	
Salaries & Benefits	\$ 3,028,925	\$ 3,897,269	\$ (868,344)	\$ 2,850,752	\$	178,173	
Other Expenses	\$ 753,344	\$ 947,602	\$ (194,258)	\$ 690,168	\$	63,176	
Project Development	\$ 862,733	\$ 2,725,576	\$ (1,862,843)	\$ 705,228	\$	157,505	
Total Expenses	\$ 4,645,002	\$ 7,570,447	\$ (2,925,445)	\$ 4,246,148	\$	398,854	



Salaries & Benefits: Salaries & Benefits reflects a positive variance of \$868k through December '19 due to budgeted positions not filled from the beginning of the fiscal year and the timing and savings from benefit payments.

Other Expenses: Other Expenses include all of ABI's Operational expense accounts. Through December '19, this category reflects a positive variance of \$194k. Areas where savings were realized include: Meals, Travel, Conferences, Consulting, Computer Expenses and Office Supplies, etc.

Project Development: Project Development expenses reflect a positive variance of \$1.8M through December '19. Significant variances include the following:

Affordable Housing => Variance reflects expenses not yet incurred for developer incentives and real estate services.

Program Management => Variance reflects timing differences for Updates to the SIP.

Legal => Budget reflects anticipated expenses for outside legal services not yet utilized.

Atlanta BeltLine, Inc. Consolidated Income Statement (unaudited) FY20 YTD: December 2019

		FY20:	: December 2	019 YTD		F	Prior Yr Actual	FY 20 Variance %	
	YTD Budget		<u>Actual</u>	Variance \$	Variance %		Dec-18	vs FY 19	
Revenues									Notes
Interest Income	\$ -	\$	-	\$ -	N/A	\$	_	N/A	
TAD/Bond Expense Reimbursements	19,186,151	'	7,806,683	(11,379,468		T	13,339,113		Timing on capital expenditures and reimbursements
Chester	-		8,015	8,015			-	N/A	
Mgt Fees	_		-	-	N/A		_	N/A	
Grant Income	7,537,600		2,989,797	(4,547,803			7,022,956		Timing of Projects (Close the Loop, SS Trail, NE Trail, EST Lighting)
ABP	2,588,650		572,410	(2,016,240			403,296		Timing of Projects (Southside Trail Construction, AoB)
COA Parks Dept/Art	74,500			(74,500			220,667		Timing of Projects (Clear Creek Boardwalk), Art on the BeltLine
Lease Income	217,627		223,140	5,513			205,243		Parkside Mill Parking Lease, Access Agreements, Licensing Fees
Other Income	12,000		29,900	17,900	149.2%		112,809	-73.5%	Filming revenue
Total Revenues	\$ 29,616,528	\$	11,629,945	\$ (17,986,583	-60.7%	\$	21,304,084	-45.4%	I .
									•
Operating Expenses									
Salaries	\$ 2,846,978	\$	2,370,518	\$ 476,460	16.7%	\$	2,093,870	13.2%	Savings from open positions
Benefits/Taxes	1,050,291	'	658,407	391,884		1	756,882		Savings due to partially self-insured benefit plan, payment timing
Total Salaries & Benefits	\$ 3,897,269	Ś	3,028,925	\$ 868,344		_	2,850,752	6.3%	
Total Salaries & Bellenis	y 3,037,203	Ť	3,020,323	7 000,34	22.370	_	2,030,732	0.570	•
Other General Expenses	\$ 947,602	\$	753,344	\$ 194,258	20.5%	\$	690,168	9.2%	Timing on Other Expenses incurred (Insurance, Consulting, Travel)
Total Other Expenses	\$ 947,602	\$	753,344	\$ 194,258	20.5%	\$	690,168	9.2%	•
	,								
TOTAL OPERATING EXPENSES	\$ 4,844,871	\$	3,782,269	\$ 1,062,602	21.9%	\$	3,540,920	6.8%	
Project Development Expenses by Departn	nent								
Project Development Expenses by Deputiti	ient								
Parks & Trails (P, D & C)	\$ 350,000	\$	-	\$ 350,000	100.0%	\$	291,149	-100.0%	Timing of planned SIP Update
Affordable Housing	542,700		26,887	515,813	95.0%		43,573	-38.3%	Timing of projects/pmts; Incentives, RE/Finance Consulting
Communications & Media Relations	141,104		105,328	35,776	25.4%		64,087	64.4%	Timing of projects/payments; Virtual tours, Mobile app
Community Planning & Engagement	707,836		475,014	232,822	32.9%		20,177	2254.2%	Timing of projects/pmts; Master Plan Updates, Art on the BL
Corporate Development	18,000		-	18,000	100.0%		-	N/A	Timing of projects/payments
Economic Development	144,490		17,596	126,894	87.8%		2,682	556.1%	Timing of projects/payments; Workforce Dev, Business outreach
Finance & Administration	-		-	-	N/A		-	N/A	Costs for Finance work are reflected on the Balance Sheet
Government Affairs	75,000		50,776	24,224	32.3%		55,100	-7.8%	Federal & State Lobbyist
Equity & Inclusion	30,000		-	30,000	100.0%		-	N/A	Consulting for E&I framework, Data accumulation and analysis
Legal	303,800		42,425	261,375	86.0%		144,019	-70.5%	Timing of Legal projects/payments; Pending litigation; IP Work
Operations	150,000		1,096	148,904	99.3%		-	N/A	Timing of projects and payments
Real Estate	262,646		143,611	119,035	45.3%		84,441	70.1%	Timing of projects and payments; Property Mgt, Maint, Utilities
Transit	-		-	-	N/A		-	N/A	Costs for Transit work are reflected on the Balance Sheet
TOTAL PROJ. DEV. EXPENSES	\$ 2,725,576	\$	862,733	\$ 1,862,843	68.3%	\$	705,228	22.3%	
									•
TOTAL ABI EXPENSES	\$ 7,570,447	\$	4,645,002	\$ 2,925,445	38.6%	\$	4,246,148	29.1%	
NET INCOME BEFORE DEPRECIATION	\$ 22.046.081	Ś	6.984.943	\$ (15.061.138	-68.3%		17,057,936	-59.1%	Variance driven by project timing and related TAD & Grant Income
NET INCOME BEFORE BEFRECIATION	22,040,081	,	0,364,343	 (13,001 ,136	-00.370		17,037,330	-39.170	variance driven by project timing and related 1750 & Grafit Income
DEPRECIATION EXPENSE	\$ 141.750	Ś	141.750	\$ -	0.0%	Ś	137.000	3.5%	I
							207,000		•
NET INCOME AFTER DEPRECIATION	\$ 21,904,331	\$	6,843,193	\$ (15,061,138	-68.8%		16,920,936	-59.6%	Variance driven by project timing and related TAD & Grant Income

Atlanta BeltLine Cash Forecast Atlanta BeltLine TAD & ABI Operating Account Cash Rollforward

		Actual Jun-19		Oct-19		Nov-19		Dec-20		/TD Dec 2019	Jan	Forecast 1 '20 thru June '20
Beginning Balance	Ś		\$	70,388,892	\$	110,654,779	\$	111,974,990	\$	78,325,309	\$	112,704,583
		,	,	,,	•	,,	•	,,	•	,,	,	, ,
nterest Income	\$	62,451	ċ	61,107	\$	72,672	\$	67,650	\$	450,427		10
JRFA Loan Repayment Proceeds	۶	02,431	۶	01,107	ڔ	72,072	Ş	07,030	\$	430,427		(0
Bond Proceeds									\$			_
Chester proceeds									¢			_
Tax Increment	\$	302,230	Ś	42,690,955	\$	2,187,179	\$	2,585,543	\$	49,385,116		(0
Sales		302,230	7	42,030,333	Y	2,107,175	7	2,303,343	Ś	-5,505,110		- (0
Payable to City Cash Pool									\$	_		_
. 4,42.6 to 6.1, 645 66.									\$	-		
Subtotal of Sources	\$	364,681	\$	42,752,062	\$	2,259,851	\$	2,653,193	\$	49,835,542	\$	(0)
Uses												
ADA Program Recovery	\$	35,412	\$	46,219	\$	41,159	\$	30,028	\$	185,361	\$	314,639
Audit Fee	\$		\$	12,200	\$	-	\$	-	\$	12,200	\$	12,800
Bank Charges	\$		\$	3,353	\$	5,893	\$	8,744	\$	28,688	\$	(0
First SW FC - COA									\$	-		-
DWM									\$	-		-
Redevelopment (ABI)									\$	-		-
Operating Reimbursement									\$	-	\$	-
Program Mgt Reimbursement	\$	963,844	\$	1,415,175	\$	933,747	\$	1,298,631	\$	10,840,839	\$	15,194,067
Affordable Housing	\$		\$	1,043,511	\$	-	\$	537,087	\$	1,582,398	\$	10,376,532
Buxton									\$	-		-
DAC / Trustee Fees	\$	-	\$	-	\$	-	\$	_	\$	-	\$	12,000
RCLco Fees/Other Studies			ľ						\$	-		-
Litigation/Legal Fees/Consulting	\$	1,522	\$	-	\$	-	\$	6,888	\$	12,512	\$	25,488
Debt Service	\$	-	\$	-	\$	-	\$	-	\$	-		11,295,000
Brownfield Cleanup	\$		\$	-	\$	-	\$	-	\$	-		-
Principal									\$	-		-
PILOT Payment	\$	-	\$	_	\$	_	\$	-	\$	-		3,350,000
COA Reimbursement									\$	-		-
Bond Cap Interest	\$	-	\$	_	\$	_	\$	-	\$	2,806,773		2,586,425
APS			ľ						\$	· · ·		-
URFA / Affordable Housing									\$	_		-
Holland & Knight									\$	_		-
Reynoldstown Grant									\$	_		-
Dev Costs-Fascade Improv									\$	_		-
Due City Cash Pool/Other	\$	(36,934)	\$	(34,282)	\$	(41,159)	\$	42,223	\$	(12,503)		17,950,000
Ending Balance	\$		\$	110,654,779	\$	111,974,990	\$	112,704,583	\$	112,704,583	\$	51,587,632
	<u> </u>	70,323,303	Ť	110,034,773	~	111,374,330	<u> </u>	112,704,303	<u> </u>	112,704,303	<u> </u>	31,307,032
* Restricted *												
Principal Account		(8,474)		(8,526)		(8,538)		(8,547)	\$	(8,547)		(8,547)
Interest Account		(2,960,918)		(301,098)		(301,505)		(301,852)	\$	(301,852)		(301,852)
COI		-							\$	-		-
Affordable Housing Programs		(6,924,676)		(5,923,908)		(5,932,336)		(5,402,075)	\$	(5,402,075)		(5,402,075)
Debt Service Reserves		(14,603,437)		(14,552,094)		(14,571,788)		(14,588,553)	\$	(14,588,553)		(14,588,553)
Debt Service Payment/Trustee		(15,690)		(15,787)		(15,808)		(15,826)	\$	(15,826)		(15,826)
Project		(21,817,668)		(19,372,626)		(19,263,376)		(18,642,412)	\$	(18,642,412)		(18,642,412)
Economic Development Funds		(2,543,320)		(2,559,019)		(2,562,482)		(2,565,430)	\$	(2,565,430)		(2,565,430)
Subtotal Available Balance	\$	29,451,126	\$	67,921,722	\$	69,319,157	\$	71,179,887	\$	71,179,887	\$	10,062,936
Due to APS/FC	\$		\$	- (455.007)	\$	-	\$	-	\$	- (4.40.670)		-
Due to City Cash Pool	\$		\$	(156,237)	\$	(197,396)	\$	(142,670)	\$	(142,670)		(142,670)
Total Due to Others	\$	211,759	\$	(156,237)	\$	(197,396)	\$	(142,670)	\$	(142,670)	\$	(142,670)
TOTAL CASH AVAILABLE	\$	29,239,367	\$	68,077,959	\$	69,516,552	\$	71,322,558	\$	71,322,558	\$	10,205,606
	_											
ABI Operating Accounts (excluding CC)		1 224 724	ċ	1 201 020	ć	1 070 102	ć	1.045.062	ċ	062 771	ć	1 022 450
Beginning Balance	\$		۶	1,301,838	Ģ	1,070,183	ş	1,045,063	Þ	962,771	Ģ	1,032,459
+ Sources (Partner/Other)		1,563,877		993,517		1,504,875		1,945,961		11,895,419		44,565,910
+ Sources (Partner/Other)		207,498		556,809		570,586		197,582		5,902,168		25,813,122
+ Sources (direct)		38,355		50,680		31,042		27,065		232,565		237,388
'Chester		(350)		(6,040)		- (2.424.52=)		(1,675)		(5,515)		7,315
- Uses Ending Operating Cash Balance	Ś	(2,181,332) 962,771		(1,826,621) 1,070,183	Ś	(2,131,623) 1,045,063	\$	(2,181,535) 1,032,459	Ś	(17,954,949) 1,032,459	Ś	(70,691,623) 964,571
manis operating cash balance	3	302,771	Ÿ	1,070,103	7		7	1,032,433	7	1,032,433	7	
Cash Available	\$	30,202,138	\$	69,148,142	\$	70,561,615	\$	72,355,017	\$	72,355,017	\$	11,170,177
		1		1		1		1				1
				1		1		1				
	(Cash Avail as of	Ca	sh Avail as of	Ca	ash Avail as of	Ca	sh Avail as of				Forecast as of

6/30/19

10/31/19

11/30/19

12/31/19

12/31/19

Atlanta BeltLine, Inc. Assets Completed/In Service/Under Construction as of 12/31/19

ACCETC		as of 12	2/31	l/19						
ASSETS PARKS		TAD		Non-TAD		3rd Party		SUB-TOTAL		TOTAL
Historic Fourth Ward Park										
Clear Creek	\$	- 2 107 162	\$	23,733,171	\$	2.046.005	\$	23,733,171		
North/South/Skatepark	\$	2,107,462	\$	21,527,933	\$	3,946,005	\$	27,581,400	\$	51,314,570
DH Stanton Park										
	\$	555,356	\$	4,531,850			\$	5,087,206	\$	5,087,206
Boulevard Crossing Park										
Phase 1: Development	\$	141,362	\$	1,590,895	\$		\$	1,732,257		
Land Acquisition	\$	-	\$	-	\$	9,282,178	\$	9,282,178	\$	11,014,435
Murphy Crossing										
Acquisition	\$	3,293,018	\$	1,885,594	\$	99,099	\$	5,277,712		
* Urban Farm	\$	719,648	\$	27,238	\$	26,188	\$	773,073	\$	6,050,785
									Þ	6,050,765
Perkerson Park Splashpad	\$	7,756	\$	708,076	\$		\$	715,832	\$	715,832
	Ψ.	7,730	•	7 00,070	*		Ψ.	7 23,002	•	, 10,001
Enota Park	\$	728,381	\$	247,210	\$	71,431	\$	1,047,022	\$	1,047,022
Lawa Carran Bardi										
Lang Carson Park	\$	20,500	\$	320	\$	189,912	\$	210,732	\$	210,732
Gateway										
Cateway	\$	99,882	\$	1,746,475	\$	-	\$	1,846,357	\$	1,846,357
** Westside Quarry Park & Preserve										
Trestatue Quarry Fark at Fesser te	\$	57,685	\$	-	\$	-	\$	57,685	\$	57,685
A. Langford										
	\$	-	\$	918,183	\$	-	\$	918,183	\$	918,183
			то	TAL PARKS			\$	78,262,808	\$	78,262,808
TRAILS										
Eastside Trail										
	\$	6,291,936	\$	2,692,861	\$	3,252,013	\$	12,236,809	\$	12,236,809
Tanyard Creek (Northside) Trail	\$	50,617	\$	_	\$	3,666,172	Ś	3,716,789	\$	3,716,789
	•		,		•	0,000,=:=	,	2,1 22,1 22	•	-,,
West End Trail Phase I White St,II Westview Ext	\$	1,946	\$	_	\$	4,188,000	\$	4,189,946	\$	4,189,946
	•	_,	,		•	,,,	•	1,200,010	•	,,,,
Westside (SW) Trail	\$	1,003,405	\$	50,903,802	\$	353,996	\$	52,261,203	\$	52,261,203

**Westside Trail Extension	\$	18,246	\$	6,670,549			\$	6,688,795	\$	6,688,795
**Jefferson Spur Trail										
Jenerson Spur Iran	\$	840	\$	5,298,016			\$	5,298,856	\$	5,298,856
SW BeltLine Connector Trail										
5W Betterne connector Truit	\$	2,075	\$	106,629	\$	1,446,380	\$	1,555,084	\$	1,555,084
* Reynoldstown Trail (ES Trail Ext)										
· · · · · · · · · · · · · · · · · · ·	\$	2,764,031	\$	14,985,564	\$	251,755	\$	18,001,350	\$	18,001,350
** Southside Trail										
Southside Trail	\$	336,792		38,810,397		-	\$	39,147,189		
Bill Kennedy Way	\$	210,679	\$	261,986	\$	-	\$	472,665	\$	39,619,855
** No									•	,. ,,
** Northeast Trail	\$	250,099	\$	2,616,618	\$	-	\$	2,866,716	\$	2,866,716
** Northwest Trail		•		•			•		•	
** Northwest Trail	\$	3,290	\$	1,356,762			\$	1,360,052	\$	1,360,052
							÷			
			10	TAL TRAILS			\$	147,795,454	Þ	147,795,454

Atlanta BeltLine, Inc. Assets Completed/In Service/Under Construction as of 12/31/19

		TOT	AL STREETS/ST	REET	SCAPES	\$ 6,506,327	\$ 6,506,327
		\$	202,321			\$ 202,321	\$ 202,321
** Ralph David Abernathy							
	\$ 200,392	\$	1,229,550	\$	-	\$ 1,429,942	\$ 1,429,942
** Ponce Streetscape							
	\$ 109,099	\$	823,474	\$	-	\$ 932,574	\$ 932,574
* Ponce Plaza							
	\$ -	\$	1,779	\$	3,827,009	\$ 3,828,788	\$ 3,828,788
Edgewood Bridge							
	\$ -	\$	112,702	\$	-	\$ 112,702	\$ 112,702
Willoughby Way							
STREETS/STREETSCAPES							

NOTE: THIS REPORT IS UPDATED QUARTERLY *- Under Construction **- In Design

FUND SOURCE LEGEND:

TAD: Atlanta Beltline, Inc. (ABI) expenditures incurred on ABI books, paid for with TAD dollars.

NON-TAD: Atlanta Beltline, Inc. (ABI) expenditures incurred on ABI books, paid for with Non-TAD dollars.

3rd Party: Expenditures incurred on behalf of the Atlanta Beltline, incurred outside of ABI books, paid for with Non-TAD dollars.

Non-TAD & 3rd Party Funds include, but are not limited to: ABLP, City of Atlanta, PATH Foundation, Trees Atlanta, GDOT