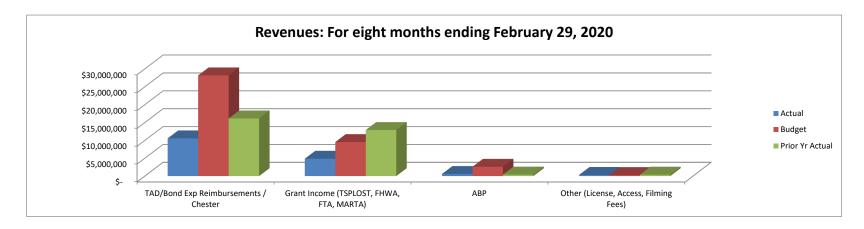
# Atlanta BeltLine, Inc. Consolidated Balance Sheet as of 2/29/20

A	SSETS		NOTES
Current Assets			
Cash - ABI/Chester Cash - Clear Creek	\$	930,736 802,762	<ul> <li>-&gt; \$366k in Operating Accounts, \$325k in Chester Account, Other \$239k</li> <li>-&gt; Remaining balance in the Clear Creek account</li> </ul>
Accounts Receivable Prepaids/Other (Insurance)		3,450,377 52,714	<ul> <li>\$2.2M from GDOT, \$1M from BL TAD, \$287k from ABLP</li> <li>Prepaid Environmental and General Liability Insurance</li> </ul>
Total Current Assets		\$	5,236,589
Other Assets/Construction in Progress			
Parks and Greenspace			
Land/CIP	\$	12,153,137	-> Boulevard Xing, Murphy Xing, Gateway, Urban Farm,
ROW and Trails			Enota Park, Reynoldstown Stage, WS Quarry Park & Preserve
ROW/Trails Construction in Progress		116,004,903	-> 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		23,951,550	-> Clear Creek, Dallas St. Sinkhole Repair, Repair Boardwalk and posts
Atlanta Beltline Rails/Transit		15,799,108	-> Transit Prog (EA/Eng, SSP), Ponce Plaza & Streetscapes, TOD, RDA, Univ Ave
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, Anti-displacem
Computer Equipment/Furniture (net)		346,171	
easehold Improvements		935,724	
Total Other Assets		\$ 17	76,599,765
Total Assets		\$ 18	31.836.354

LIABILIT	IES AND CAPI	ΓAL	NOTES
Current Liabilities			
A/P and Accrued Expenses Accrued Interest Expense Payroll Liabilities Deferred Revenue Current Short Term Debt	\$	974,255 103,622 416,039 14,665 2,767,805	-> Reeves \$563k (EST), Agency \$125k (BouCro),KH \$210k (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
otal Current Liabilities			\$ 4,276,386
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		_	\$ 35,394,454
<b>Net Assets</b> Retained Earnings Net Income	\$	132,003,173 10,162,342	
Net Assets			\$ 142,165,515
Total Liabilities and Capital			\$ 181,836,354

Atlanta BeltLine, Inc. Financial Dashboard Period Ending, February 29, 2020

				Prior Year		Prior Year	
Revenues	Actual	Budget	Variance	Actual	Variance		
TAD/Bond Exp Reimbursements / Chester	\$ 10,565,543	\$ 28,181,980	\$ (17,616,437)	\$ 16,146,851	\$	(5,581,308)	
Grant Income (TSPLOST, FHWA, FTA, MARTA)	\$ 4,860,890	\$ 9,534,120	\$ (4,673,230)	\$ 12,905,794	\$	(8,044,904)	
ABP	\$ 579,086	\$ 2,593,650	\$ (2,014,564)	\$ 412,535	\$	166,551	
Other (License, Access, Filming Fees)	\$ 316,681	\$ 285,569	\$ 31,112	\$ 376,689	\$	(60,008)	
Total Revenues	\$ 16,322,200	\$ 40,595,319	\$ (24,273,119)	\$ 29,841,869	\$	(13,519,669)	



**TAD Expense Reimbursements:** Reimbursements for the eight months ending February 2020 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.

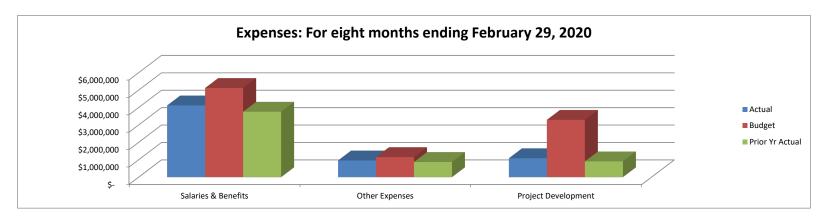
Grant Income (FHWA, GDOT, EPA, Renew Atlanta): Grant income was below budgeted levels through February 2020 due to timing of large capital projects funded through GDOT (Southside Trail, Northeast Trail, Ponce Streetscapes [FHWA], EST Lighting [TE]), Renew Atlanta (RDA, North Ave, Univ Ave) and EPA funding for brownfield assessment and cleanup along the Southside Trail and Kudzu Line.

**ABP:** Revenue from ABP through February 2020 largely reflects timing differences for projects in which ABP is budgeted to participate, primarily Enota Park and Southside Trail Interim activation construction.

Other (COA, Lease Income): Other Revenue exceeds budget through February 2020 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, February 29, 2020

				Prior Year	P	rior Year	
Expenses	Actual	Budget	Variance	Actual	Variance		
Salaries & Benefits	\$ 4,118,025	\$ 5,119,298	\$ (1,001,273)	\$ 3,755,443	\$	362,582	
Other Expenses	\$ 956,236	\$ 1,150,981	\$ (194,745)	\$ 868,926	\$	87,310	
Project Development	\$ 1,085,597	\$ 3,289,920	\$ (2,204,323)	\$ 904,426	\$	181,171	
Total Expenses	\$ 6,159,858	\$ 9,560,199	\$ (3,400,341)	\$ 5,528,795	\$	631,063	



**Salaries & Benefits:** Salaries & Benefits reflects a positive variance of \$1M through February '20 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 February '20, this category reflects a positive variance of \$195k. 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 \$2.2M through February '20. 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.

Community Planning & Engagement => Budget reflects anticipated spending for consulting, AoAB and updates to the sub area master plans.

#### Atlanta BeltLine, Inc. Consolidated Income Statement (unaudited) FY20 YTD: February 2020

	<u>Y</u>	TD Budget	FY20: February 2020 YTD <u>Actual</u> <u>Varian</u>		YTD Variance \$	Variance %		Prior Yr Actual <u>Feb-19</u>	FY 20 Variance % vs FY 19		
Revenues								_			Notes
Interest Income	\$	-	\$	-	\$	-	N/A	\$	-	N/A	
TAD/Bond Expense Reimbursements		28,181,980		10,557,528		(17,624,452)	-62.5%		16,146,851	-34.6%	Timing on capital expenditures and reimbursements
Chester		-		8,015		8,015	N/A		-	N/A	
Mgt Fees		-		=		-	N/A		-	N/A	
Grant Income		9,459,620		4,860,890		(4,598,730)	-48.6%		7,424,053	-34.5%	Timing of Projects (Close the Loop, SS Trail, NE Trail, EST Lighting)
ABP		2,593,650		579,086		(2,014,564)	-77.7%		412,535		Timing of Projects (Southside Trail Construction, AoB)
COA Parks Dept/Art		74,500				(74,500)	-100.0%		5,481,741	-100.0%	Timing of Projects (Clear Creek Boardwalk), Art on the BeltLine
Lease Income		273,569		286,781		13,212	4.8%		261,824		Parkside Mill Parking Lease, Access Agreements, Licensing Fees
Other Income		12,000		29,900		17,900	149.2%		114,865	-74.0%	Filming revenue
Total Revenues	\$	40,595,319	\$	16,322,200	\$	(24,273,119)	-59.8%	\$	29,841,869	-45.3%	
Operating Expenses											
Salaries	\$	3,722,918	\$	3,156,548	¢	566,370	15.2%	\$	2,739,516	15 2%	Savings from open positions
Benefits/Taxes	Ą	1,396,380	۲	961,477	۲	434,903	31.1%	٦	1,015,927		Savings from open positions Savings due to partially self-insured benefit plan, payment timing
	\$		_		_			_			savings due to partially self-insured benefit plan, payment timing
Total Salaries & Benefits	\$	5,119,298	\$	4,118,025	Þ	1,001,273	19.6%	H	3,755,443	9.7%	
Other General Expenses	\$	1,150,981	\$	956,236	¢	194,745	16.9%	ķ	868,926	10.0%	Timing on Other Expenses incurred (Insurance, Consulting, Travel)
Other General Expenses	٠	1,130,381	,	950,230	ڔ	194,743	10.976	٦	808,320	10.0%	Timing on Other Expenses incurred (insurance, consulting, Travel)
Total Other Expenses	\$	1,150,981	\$	956,236	\$	194,745	16.9%	\$	868,926	10.0%	
TOTAL OPERATING EXPENSES	\$	6,270,279	\$	5,074,261	\$	1,196,018	19.1%	\$	4,624,369	9.7%	
Project Development Expenses by Depart	ment										
Parks & Trails (P, D & C)	\$	350,000	\$	-	\$	350,000	100.0%	\$	294,184	-100.0%	Timing of planned SIP Update
Affordable Housing		648,450	ļ ·	29,027		619,423	95.5%	Ľ	52,822		Timing of projects/pmts; Incentives, RE/Finance Consulting
Communications & Media Relations		186,427		155,477		30,950	16.6%		93,712		Timing of projects/payments; Virtual tours, Mobile app
Community Planning & Engagement		857,287		525,028		332,259	38.8%		83,511	528.7%	Timing of projects/pmts; Master Plan Updates, Art on the BL
Corporate Development		24,000		-		24,000	100.0%		-		Timing of projects/payments
Economic Development		175,320		20,584		154,736	88.3%		2,873	616.5%	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		100,000		90,442		9,558	9.6%		66,724	35.5%	Federal & State Lobbyist
Equity & Inclusion		40,000		3,500		36,500	91.3%		-	N/A	Consulting for E&I framework, Data accumulation and analysis
Legal		397,900		89,852		308,048	77.4%		146,071	-38.5%	Timing of Legal projects/payments; Pending litigation; IP Work
Operations		200,000		1,096		198,904	99.5%		-	N/A	Timing of projects and payments
Real Estate		310,536		170,591		139,945	45.1%		148,529	14.9%	Timing of projects and payments; Property Mgt, Maint, Utilities
Transit		-		-		=	N/A		16,000	N/A	Costs for Transit work are reflected on the Balance Sheet
TOTAL PROJ. DEV. EXPENSES	\$	3,289,920	\$	1,085,597	\$	2,204,323	67.0%	\$	904,426	20.0%	
TOTAL ABI EXPENSES	\$	9,560,199	\$	6,159,858	\$	3,400,341	35.6%	\$	5,528,795	29.8%	
NET INCOME BEFORE DEPRECIATION	\$	31,035,120	\$	10,162,342	\$	(20,872,778)	-67.3%		24,313,074	-58.2%	Variance driven by project timing and related TAD & Grant Income
DEDDECIATION EVENING	<b>A</b> -	400.000	<u> </u>	100.000	•			À-	100.55		
DEPRECIATION EXPENSE	\$	189,000	\$	189,000	\$	-	0.0%	\$	182,667	3.5%	
NET INCOME AFTER DEPRECIATION	\$	30,846,120	\$	9,973,342	\$	(20,872,778)	-67.7%		24,130,407	-58.7%	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		Dec-19		Jan-20		Feb-20		YTD Feb 2020	Ma	Forecast r '20 thru June '20
Beginning Balance	\$	78,928,147	\$	111,974,990	\$	112,704,583	\$	90,972,174	\$	78,325,309	\$	93,869,814
			Ĺ	•		•	-	•			·	
ources hterest Income	\$	62,451	ς	67,650	\$	2,196,751	\$	65,158	\$	2,712,336		
JRFA Loan Repayment Proceeds		02,431	7	07,030	7	2,130,731	Υ	03,130	\$	-		_ `
Bond Proceeds									\$			-
Chester proceeds									\$	_		-
Tax Increment	\$	302,230	\$	2,585,543	\$	453,138	\$	481,832	\$	50,320,086		((
Sales									\$	-		-
Payable to City Cash Pool									\$	-		-
Subtotal of Sources	\$	364,681	\$	2,653,193	\$	2,649,890	Ś	546,990	\$ \$	53,032,422	\$	0
aubtotal of Sources	7	304,081	٧	2,033,133	٠	2,043,630	ڔ	340,990	٦	33,032,422	٠	
Uses												
ADA Program Recovery	\$	35,412	\$	30,028	\$	-	\$	-	\$	185,361		314,639
Audit Fee	\$		\$	-	\$		\$	13,800	\$	26,000	\$	-
Bank Charges	\$	3,675	\$	8,744	\$	42,742	\$	6,492	\$	77,922	\$	(
First SW FC - COA									\$	-		-
DWM									\$	-		-
Redevelopment (ABI)									\$	-	\$	-
Operating Reimbursement Program Mgt Reimbursement	\$	963,844	\$	1,298,631	\$	788,085	\$	896,552	\$	12,525,476	\$	13,509,430
Affordable Housing	\$	505,644	\$	537,087	\$	766,063	\$	690,332	\$	1,582,398	\$	10,376,53
Buxton	7		7	337,007	Ţ		7		\$	1,302,330	7	10,570,55
DAC / Trustee Fees	\$	_	\$	_	\$	_	\$	_	\$	_	\$	12,000
RCLco Fees/Other Studies			7		7		7		\$	_	,	-
Litigation/Legal Fees/Consulting	\$	1,522	\$	6,888	\$	_	Ś	_	\$	12,512	\$	25,488
Debt Service	\$	-	\$	-	\$	20,201,472	\$	(0)	\$	20,201,472	ľ	-
Brownfield Cleanup	\$	-	\$	-	\$		\$	- '	\$	· -		-
Principal .									\$	-		-
PILOT Payment	\$	-	\$	-	\$	3,350,000	\$	(3,350,000)	\$	-		3,350,000
COA Reimbursement									\$	-		-
Bond Cap Interest	\$	-	\$	-	\$	-	\$	-	\$	2,806,773		2,586,42
APS									\$	-		-
URFA / Affordable Housing									\$	-		-
Holland & Knight									\$	-		-
Reynoldstown Grant									\$	-		-
Dev Costs-Facade Improv									\$	-		-
Due City Cash Pool/Other	\$	(36,934)	\$	42,223	\$	-	\$	82,506	\$	70,003		10,900,000
Ending Balance	\$	78,325,309	\$	112,704,583	\$	90,972,174	\$	93,869,814	\$	93,869,814	\$	52,795,300
* Restricted *												
Principal Account		(8,474)		(8,547)		(939)		(11)	\$	(11)		(11
Interest Account		(2,960,918)		(301,852)		(302,210)		(2,589,764)	\$	(2,589,764)		(2,589,764
COI		-							\$	-		-
Affordable Housing Programs		(6,924,676)		(5,402,075)		(5,408,683)		(5,415,096)	\$	(5,415,096)		(5,415,096
Debt Service Reserves		(14,603,437)		(14,588,553)		(14,605,898)		(14,623,217)	\$	(14,623,217)		(14,623,217
Debt Service Payment/Trustee		(15,690)		(15,826)		1,500,807		(15,152)		(15,152)		(15,152
Project		(21,817,668)		(18,642,412)		(18,644,812)		(17,650,925)		(17,650,925)		(17,650,925
Economic Development Funds		(2,543,320)		(2,565,430)		(2,568,480)		(2,571,526)	\$	(2,571,526)		(2,571,526
Subtotal Available Balance	\$	29,451,126	\$	71,179,887	\$	50,941,959	\$	51,004,124	\$	51,004,124	\$	9,929,610
Due to APS/FC	\$		\$		\$		\$		\$			
Due to City Cash Pool	\$	211,759		(142,670)		(1,079,149)		(996,641)		(996,641)		(996,641
Fotal Due to Others	\$	211,759		(142,670)		(1,079,149)		(996,641)		(996,641)	Ś	(996,641
otal buc to others	, ,	211,733	7	(142,070)	7	(1,073,143)	7	(330,041)	7	(330,041)	7	(550,041
TOTAL CASH AVAILABLE	\$	29,239,367	\$	71,322,558	\$	52,021,108	\$	52,000,765	\$	52,000,765	\$	10,926,251
	-											
ABI Operating Accounts (excluding CC)												
Beginning Balance	\$	1,334,724	\$	1,045,063	\$	1,032,459	\$	1,120,790	\$	962,771	\$	930,736
+ Sources (reimbursement TAD)		1,563,877		1,945,961		2,795,671		1,366,167		16,057,257		41,770,239
+ Sources (Partner/Other)		207,498		197,582		1,624,067		380,096		7,906,331		24,189,055
+ Sources (direct)		38,355		27,065		32,188		34,403		299,156		205,200
' Chester		(350)		(1,675)		-		-		(5,515)		7,31
- Uses		(2,181,332)		(2,181,535)		(4,363,595)		(1,970,721)		(24,289,265)		(66,328,02
inding Operating Cash Balance	\$	962,771	\$	1,032,459	\$	1,120,790	\$	930,736	\$	930,736	\$	774,517
Cach Available		20 202 420	ė.	72.255.017	ė	F2 141-003-	ċ_	F2.021.F01	ė	F2.021 F04	ć	11 700 76
Cash Available	\$	30,202,138	Ş	72,355,017 ↑	\$	53,141,897 ↑	\$	52,931,501 ↑	\$	52,931,501	\$	11,700,76
	<b>C</b> -	sh Avail as of	C-	sh Avail as of	۲-	sh Avail as of	C-	sh Avail as of				Forecast as of
	- ca	rvali do Ul	~	un Avali do Ul	-ca	JII Avali do Ul	Ld	un Avan de Ul				. Ji ccast as UI

6/30/19

12/31/19

1/31/20

2/29/20

2/29/20

## 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 Carray Bardy										
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

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

### 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