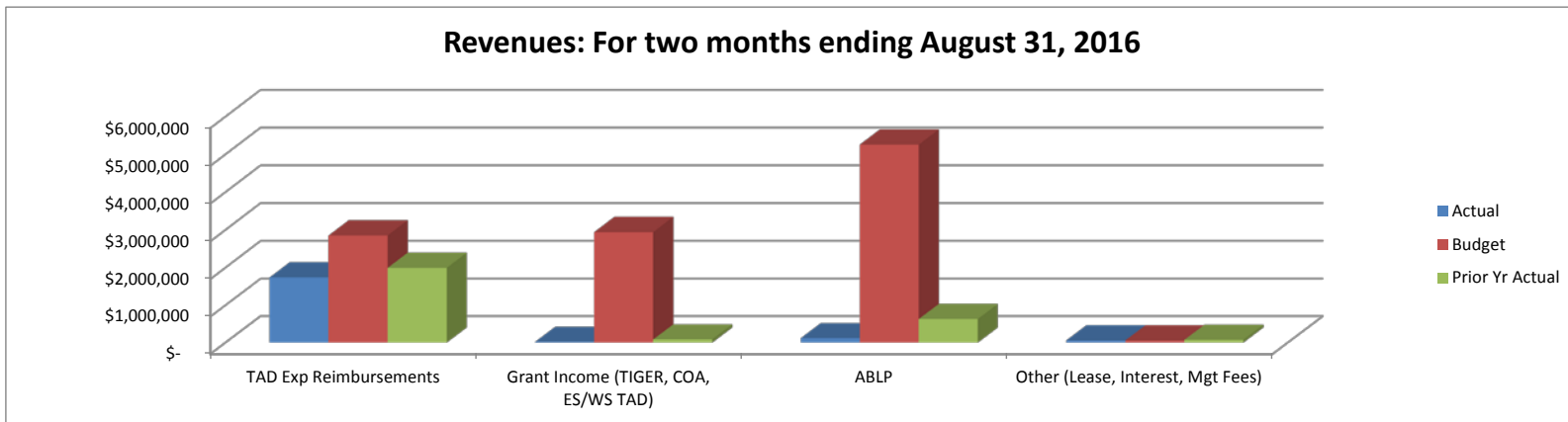


Atlanta BeltLine, Inc
Consolidated Balance Sheet
as of 8/31/16

ASSETS	NOTES
Current Assets	
Cash - ABI/Chester	\$ 1,792,458 -> \$1.5M in Operating Account, \$111k in Chester Account, Other \$114k
Cash - Clear Creek	864,225 -> Remaining balance in the Clear Creek account
Accounts Receivable	4,781,040 -> \$944k from BL TAD, \$1.8M from COA, \$1.1M from GDOT, \$596k from ABLP
Prepays/Other (Insurance)	144,785 -> Prepaid Environmental and General Liability Insurance
Total Current Assets	\$ 7,582,508
Other Assets/Construction in Progress	
Parks and Greenspace	
Land/CIP	\$ 11,167,083 -> Boulevard Xing, Murphy Xing, Gateway, A. Langford, Urban Farm, Ponce Streetscape, Aramark, Enota, Reynoldstown Stage
ROW and Trails	
ROW/Trails Construction in Progress	42,857,187 -> Eastside Trail, Eastside Trail Extension, Westside Trail, NE Trail, Southside Trail
Clear Creek	
Clear Creek Land/CIP	23,890,087 -> Clear Creek, Dallas St. Sinkhole Repair
Atlanta Beltline Rails/Transit	11,759,990 -> Transit Project (EA/Engineering, SES), Ponce Plaza
Atlanta BeltLine Corridor	5,651,961 -> Atlanta BeltLine Corridor Design
Chester	715,000 -> Lofts at Reynoldstown Crossing
Other	779,254 -> Brownfield Redev, Willoughby Way, Green Miles Inv, NE Remediation
Computer Equipment/Furniture (net)	515,117
Leasehold Improvements	1,265,996
Total Other Assets	\$ 98,601,677
Total Assets	\$ 106,184,184
LIABILITIES AND CAPITAL	
Current Liabilities	
A/P and Accrued Expenses	\$ 737,224 -> \$325k KH (WST), \$209k P&W (EST Ext), \$72k HMM (TRABLE), & other accruals
Accrued Interest Expense	116,386 -> Accrued Interest payments on the Consortium Bank Loan, TCF loan
Payroll Liabilities	472,544 -> Year end / Monthly accrual for Payroll & PTO
Deferred Revenue	296,146 -> Revenue from COA (Park Projects), Phoenix (Tree Recomp)
Current Short Term Debt	2,291,325 -> Next debt service payment due on 9/17/16 on bank loan
Total Current Liabilities	\$ 3,913,626
Long Term Liabilities	
COA - Clear Creek Project	\$ 24,000,000
Capital Lease Liability	233,943
Deferred Rent / Tenant Liability	1,217,447
Loan - Banking Group	17,237,340
Loan - The Conservation Fund	2,450,000
Line of Credit - SunTrust	1,911,894
Due to TAD	1,358,825
Due to BeltLine Partnership	500,000
Total Long Term Liabilities	\$ 48,909,449
Net Assets	
Retained Earnings	\$ 52,589,607
Net Income	771,502
Net Assets	\$ 53,361,109
Total Liabilities and Capital	\$ 106,184,184

Atlanta BeltLine, Inc.
Financial Dashboard
Period Ending, August 31, 2016

Revenues	Actual	Budget	Variance	Prior Year Actual	Prior Year Variance
TAD Exp Reimbursements	\$ 1,740,966	\$ 2,853,267	\$ (1,112,301)	\$ 1,993,899	\$ (252,933)
Grant Income (TIGER, COA, ES/WS TAD)	\$ 21,653	\$ 2,941,122	\$ (2,919,469)	\$ 85,385	\$ (63,732)
ABLP	\$ 118,895	\$ 5,258,296	\$ (5,139,401)	\$ 632,170	\$ (513,275)
Other (Lease, Interest, Mgt Fees)	\$ 60,998	\$ 60,906	\$ 92	\$ 73,583	\$ (12,585)
Total Revenues	\$ 1,942,512	\$ 11,113,591	\$ (9,171,079)	\$ 2,785,037	\$ (842,525)



TAD Expense Reimbursements: Reimbursements for the two months ending August 2016 are less than budget as a result of the timing of Capital & Programmatic expenditures, as well as savings in Operational costs.

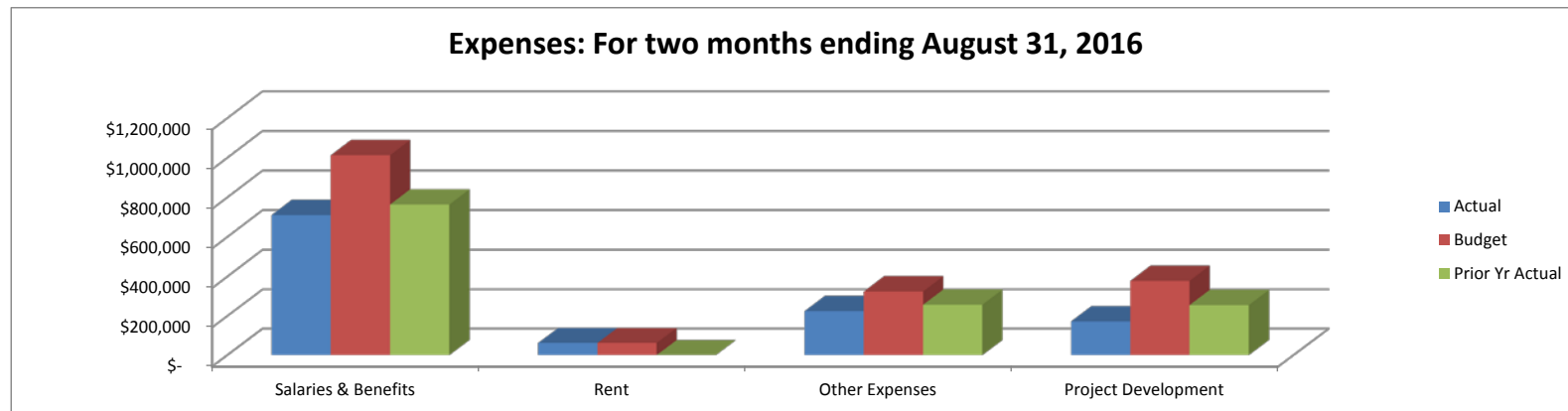
Grant Income (TIGER, COA, ES TAD, WS TAD, FTA): Grant Income sources were not realized at budgeted levels through August 2016 for our larger projects (ES Trail Extension, Transit, RE). We also experienced timing differences for other projects (WS Trail [TIGER], Transit [COA, ES TAD, ARC, GDOT]).

ABLP / SLAF: Revenue from ABLP through August 2016 reflects a timing difference for projects in which ABLP is budgeted to participate, including Real Estate Acquisition (SLAF), Art on the BeltLine, ES Trail Extension and WS Trail.

Other (COA, Lease Income): Lease Revenue is slightly ahead of pace with the FY17 Budget due to fees from filming activity, offset by variances with Lease Revenue.

Atlanta BeltLine, Inc.
Financial Dashboard
Period Ending, August 31, 2016

Expenses	Actual	Budget	Variance	Prior Year Actual	Prior Year Variance
Salaries & Benefits	\$ 710,817	\$ 1,013,249	\$ (302,432)	\$ 763,880	\$ (53,063)
Rent	\$ 62,140	\$ 62,140	\$ -	\$ -	\$ 62,140
Other Expenses	\$ 225,397	\$ 324,843	\$ (99,446)	\$ 257,671	\$ (32,274)
Project Development	\$ 172,656	\$ 378,395	\$ (205,739)	\$ 256,048	\$ (83,392)
Total Expenses	\$ 1,171,010	\$ 1,778,627	\$ (607,617)	\$ 1,277,599	\$ (106,589)



Salaries & Benefits: Salaries & Benefits reflects a positive variance of \$302k through August '16 due to timing of the first payroll of FY17, for which funds were provided in FY16, as well as the timing and savings from benefit payments.

Rent: The lease abatement for ABI's permanent space ceased in June 2016. Lease payments began being paid in July 2016.

Other Expenses: Other Expenses include all of ABI's Operational expense accounts. Through August '16, this category reflects a positive variance of \$99k. Areas where savings were realized include: Consulting, along with: Meals, Travel, Conferences, Meetings, and Office Supplies, etc.

Project Development: Project Development expenses reflects a positive variance of \$206k through August 2016. Significant variances include the following:

Design => Budget reflects majority of Art on the BeltLine projects being funded in July & August 2017. Some of the expenditures will be paid in September & October, reflecting a timing difference.

Real Estate => Budget reflects Due Diligence for planned and opportunistic acquisitions, as well as corridor maintenance. Some of these expenditures have begun to be incurred and are projected to continue through the end of the fiscal year.

Atlanta BeltLine, Inc
Consolidated Income Statement (unaudited)
FY17 YTD: July 2016 to August 2016

	FY16: August 2016 YTD				Prior Yr Actual	FY 17 Variance %	Notes
	YTD Budget	Actual	Variance \$	Variance %	Aug-15	vs FY 16	
Revenues							
Interest Income	\$ -	\$ -	\$ -	N/A	\$ -	N/A	
TAD Expense Reimbursements	2,853,267	1,740,306	(1,112,961)	-39.0%	1,993,449	-12.7%	Timing on capital expenditures and reimbursements
Chester	-	660	660	N/A	450	N/A	
Mgt Fees	-	-	-	N/A	-	N/A	
Grant Income	2,941,122	1,440	(2,939,682)	-100.0%	44,922	-96.8%	Timing of Projects (WS Trail [TIGER], EST Ext [COA], SSP [COA, ARC])
ABLP / SLAF	5,258,296	118,895	(5,139,401)	-97.7%	632,170	-81.2%	Timing of Projects (WS Trail, Eastside Trail Ext, Urban Ag, RE Acqui)
COA Parks Dept/Art	-	20,213	20,213	N/A	40,463	-50.0%	\$'s for maintenance/repairs/improvements for COA Parks
GDOT	-	-	-	N/A	-	#DIV/0!	
MARTA	-	-	-	N/A	-	#DIV/0!	
Strategic Land Acquisition Fund	-	-	-	N/A	-	N/A	
Lease Income	50,906	47,152	(3,754)	-7.4%	69,933	-32.6%	Parkside Mill Parking Lease, Park Rental, Music Midtown
Other Income	10,000	13,846	3,846	N/A	3,650	279.3%	
Total Revenues	\$ 11,113,591	\$ 1,942,512	\$ (9,171,079)	-82.5%	2,785,037	-30.3%	
Operating Expenses							
Salaries	\$ 740,294	\$ 597,511	\$ 142,783	19.3%	\$ 661,706	-9.7%	Savings from open positions, staggered hiring dates
Benefits/Taxes	272,955	113,306	159,649	58.5%	102,174	10.9%	Savings due to partially self-insured benefit plan, payment timing
Total Salaries & Benefits	\$ 1,013,249	\$ 710,817	\$ 302,432	29.8%	763,880	-6.9%	
IA Shared Services	\$ -	\$ -	\$ -	N/A	\$ -	N/A	All IA Expenses are now charged directly to the TAD
Rent	62,140	62,140	-	N/A	-	N/A	Lease for permanent space began July 15, rent abated for 12 months
Total Shared Services & Rent	\$ 62,140	\$ 62,140	\$ -	0.0%	\$ -	#DIV/0!	
Other General Expenses	\$ 324,843	\$ 225,397	\$ 99,446	30.6%	\$ 257,671	-12.5%	Timing on Other Expenses incurred (Consultants, Interest Exp)
Total Other Expenses	\$ 324,843	\$ 225,397	\$ 99,446	30.6%	\$ 257,671	-12.5%	
TOTAL OPERATING EXPENSES	\$ 1,400,232	\$ 998,354	\$ 401,878	28.7%	\$ 1,021,551	-2.3%	
Project Development Expenses by Department							
Parks & Trails (P, D & C)	\$ 200,000	\$ 133,273	\$ 66,727	33.4%	\$ 201,336	-33.8%	Work for COA Parks (revenue reflected above); Art on Beltline
Affordable Housing	500	-	500	100.0%	-	N/A	Timing of projects/pmts; Live Along BeltLine website, Tours
Communications & Media Relations	42,720	8,567	34,153	79.9%	14,815	-42.2%	Timing of projects/payments; Qtrly Newsletter, collateral material
Community Planning & Engagement	24,700	416	24,284	98.3%	2,074	-79.9%	Timing of projects/pmts; Planning Consultant, Master Plans Updates
Corporate Development	5,000	-	5,000	100.0%	-	N/A	Timing of projects/payments
Economic Development	830	25,000	(24,170)	-2912.0%	-	N/A	Timing of projects/payments; Land Optimization Study
Finance & Administration	-	-	-	N/A	-	N/A	Costs for Finance work are reflected on the Balance Sheet
Government Affairs	22,500	-	22,500	100.0%	-	N/A	Federal & State Lobbyist
Legal	33,000	5,400	27,600	83.6%	5,325	1.4%	Timing of Legal projects/payments; Pending litigation; SSD; Ponce
Operations	9,000	-	9,000	100.0%	-	N/A	Timing of projects and payments
Real Estate	40,145	-	40,145	100.0%	32,498	-100.0%	Timing of projects and payments; Property Mgt, Maintenance
Transit	-	-	-	N/A	-	N/A	Costs for Transit work are reflected on the Balance Sheet
TOTAL PROJ. DEV. EXPENSES	\$ 378,395	\$ 172,656	\$ 205,739	54.4%	256,048	-32.6%	
TOTAL ABI EXPENSES	\$ 1,778,627	\$ 1,171,010	\$ 607,617	34.2%	1,277,599	-34.8%	
NET INCOME BEFORE DEPRECIATION	\$ 9,334,964	\$ 771,502	\$ (8,563,462)	-91.7%	1,507,438	-48.8%	Variance driven by project timing and related TAD & Grant Income
DEPRECIATION EXPENSE	\$ 35,000	\$ 35,000	\$ -	0.0%	\$ 44,613	-21.5%	
NET INCOME AFTER DEPRECIATION	\$ 9,299,964	\$ 736,502	\$ (8,563,462)	-92.1%	1,462,825	-49.7%	Variance driven by project timing and related TAD & Grant Income

Atlanta BeltLine Cash Forecast

Atlanta BeltLine TAD & ABI Operating Account Cash Rollforward

	Actual				Forecast	
	Jun-16	Jul-16	Aug-16	YTD Aug 2016	Sept '16 to June '17	
Beginning Balance	\$ 22,647,951	\$ 20,737,500	\$ 18,381,514	\$ 20,737,500	\$ 16,715,178	
Sources						
Interest Income	\$ 4,570	\$ 2,433	\$ 2,021	\$ 4,454	\$ 24,346	
URFA Loan Repayment Proceeds		\$ 48,989	\$ -	\$ 48,989	\$ -	
Bond Proceeds						
Chester proceeds						
Tax Increment	\$ (106,067)	\$ 88,716	\$ -	\$ 88,716	31,118,642	
Sales					-	
Payable to City Cash Pool					-	
Subtotal of Sources	\$ (101,497)	\$ 140,138	\$ 2,021	\$ 142,159	\$ 31,142,988	
Uses						
ADA Program Recovery	\$ 6,253		\$ 65,311	\$ 65,311	\$ 496,453	
Audit Fee	\$ -		\$ 3,000	\$ 3,000	\$ 19,000	
Bank Charges	\$ 5,147	\$ (1,036)	\$ 1,126	\$ 90	\$ 9,910	
First SW FC - COA	\$ -			\$ -	\$ -	
The Riddle Co		\$ 673	\$ -	\$ 673	\$ -	
Royster Consulting / BCG	\$ 5,231			\$ -	\$ -	
Operating Reimbursement				\$ -	\$ -	
Program Mgt Reimbursement	\$ 2,056,249	\$ (63,894)	\$ 1,678,895	\$ 1,615,001	12,684,974	
Municipal Fees	\$ 10,608			\$ -	\$ -	
Moody's / Thomson Reuter				\$ -	\$ 40,200	
Arbitrage Reports				\$ -	\$ -	
DAC / Trustee Fees	\$ -			\$ -	\$ 3,000	
RCLco Fees/Other Studies	\$ -			\$ -	\$ -	
Litigation/Legal Fees				\$ -	\$ -	
Debt Service	\$ -	\$ 2,510,103	\$ -	\$ 2,510,103	5,067,828	
Brownfield Cleanup	\$ -			\$ -	\$ -	
Principal				\$ -	\$ -	
PILOT Payment	\$ -			\$ -	\$ 3,250,000	
COA Reimbursement	\$ -			\$ -	\$ -	
Bond Cap Interest				\$ -	\$ -	
APS	\$ -			\$ -	\$ -	
URFA / Affordable Housing	\$ -			\$ -	\$ -	
Holland & Knight				\$ -	\$ -	
Reynoldstown Grant				\$ -	\$ -	
Due City Cash Pool/Other	\$ (274,534)	\$ 50,278	\$ (79,976)	\$ (29,698)	2,500,000	
Ending Balance	\$ 20,737,500	\$ 18,381,514	\$ 16,715,178	\$ 16,715,178	\$ 23,786,801	
* Restricted *						
Interest Account	(2,513,376)	(9,318)	(9,319)	(9,319)	(9,319)	
COI	(5,951)	(5,953)	(5,954)	(5,954)	(5,954)	
Affordable Housing Programs	(184,603)	(184,634)	(184,666)	(184,666)	(184,666)	
Debt Service Reserves	(7,703,917)	(7,699,607)	(7,700,937)	(7,700,937)	(7,700,937)	
Debt Service Payment/Trustee	(3,714)	(3,714)	(3,714)	(3,714)	(3,714)	
Project	(1,833)	(1,833)	(1,833)	(1,833)	(1,833)	
Economic Development Funds	(613,747)	(613,851)	(613,957)	(613,957)	(613,957)	
Subtotal Available Balance	\$ 9,710,359	\$ 9,862,603	\$ 8,194,798	\$ 8,194,798	\$ 15,266,420	
Due to APS/FC	\$ 1,432	\$ 1,432	\$ 261,758	\$ 261,758	261,758	
Due to City Cash Pool	\$ 10,690	\$ 6,880	\$ 86,856	\$ 86,856	86,856	
Total Due to Others	\$ 12,121	\$ 8,311	\$ 348,614	\$ 348,614	\$ 348,614	
TOTAL CASH AVAILABLE	\$ 9,698,238	\$ 9,854,292	\$ 7,846,184	\$ 7,846,184	\$ 14,917,806	
ABI Operating Accounts (excluding CC)						
Beginning Balance	\$ 2,291,343	\$ 1,999,427	\$ 1,088,615	\$ 1,088,615	\$ 1,088,615	
+ Sources (reimbursement TAD)	1,288,104	291,683	3,983,658	3,983,658	10,024,634	
+ Sources (Partner/Other)	1,258,057	2,349,258	4,577,100	4,577,100	37,865,060	
+ Sources (direct)	87,963	31,877	30,702	30,702	249,321	
- Chester					420,000	
- Uses	(2,926,040)	(3,583,630)	(7,887,617)	(7,887,617)	(55,421,222)	
Ending Operating Cash Balance	\$ 1,999,427	\$ 1,088,615	\$ 1,792,458	\$ 1,792,458	\$ (5,773,592)	
Cash Available	\$ 11,697,665	\$ 10,942,907	\$ 9,638,642	\$ 9,638,642	\$ 9,144,214	

Cash Avail as of
6/30/16

Cash Avail as of
7/31/16

Cash Avail as of
8/31/16

Forecast as of
8/31/16

Atlanta BeltLine, Inc
Assets Completed/In Service/Under Construction
as of 6/30/16

ASSETS						
PARKS	TAD	Non-TAD	3rd Party	SUB-TOTAL	TOTAL	
Historic Fourth Ward Park						
<i>Clear Creek</i>	\$ -	\$ 23,733,171	\$ -	\$ 23,733,171		
<i>North/South/Skatepark</i>	\$ 2,096,634	\$ 21,420,698	\$ 3,946,005	\$ 27,463,338		
					\$	51,196,508
DH Stanton Park						
	\$ 555,251	\$ 4,521,400	\$ -	\$ 5,076,651	\$	5,076,651
Boulevard Crossing Park						
<i>Phase 1: Development</i>	\$ 141,209	\$ 919,709	\$ -	\$ 1,060,918		
<i>Land Acquisition</i>	\$ -	\$ -	\$ 9,282,178	\$ 9,282,178		
					\$	10,343,096
Murphy Crossing						
<i>Acquisition</i>	\$ 819,217	\$ 1,689,398	\$ 2,145	\$ 2,510,760		
<i>Urban Farm</i>	\$ 338,420	\$ 26,188		\$ 364,608		
					\$	2,875,368
Perkerson Park						
<i>Splashpad</i>	\$ 7,756	\$ 708,076	\$ -	\$ 715,832	\$	715,832
Enota Park						
	\$ 4,347	\$ 247,210	\$ 68,641	\$ 320,198	\$	320,198
Lang Carson Park						
	\$ 20,500	\$ 320	\$ 189,912	\$ 210,732	\$	210,732
Gateway						
	\$ 99,882	\$ 1,746,475	\$ -	\$ 1,846,357	\$	1,846,357
* A. Langford						
	\$ -	\$ 917,181	\$ -	\$ 917,181	\$	917,181
TOTAL PARKS				\$ 73,501,923	\$	73,501,923
TRAILS						
Eastside Trail						
	\$ 6,153,623	\$ 2,537,344	\$ 3,252,013	\$ 11,942,979	\$	11,942,979
Tanyard Creek (Northside) Trail						
	\$ 50,617	\$ -	\$ 3,666,172	\$ 3,716,789	\$	3,716,789
West End Trail						
<i>Phase I White St, II Westview Ext</i>	\$ 1,946	\$ -	\$ 4,188,000	\$ 4,189,946	\$	4,189,946
* Westside (SW) Trail						
	\$ 893,573	\$ 26,899,190	\$ -	\$ 27,792,763	\$	27,792,763
* SW BeltLine Connector Trail						
	\$ 2,075	\$ 106,629	\$ 1,446,380	\$ 1,555,084	\$	1,555,084
** Reynoldstown Trail (ES Trail Ext)						
	\$ 667,243	\$ 2,584,853	\$ -	\$ 3,252,096	\$	3,252,096
TOTAL TRAILS				\$ 52,449,657	\$	52,449,657

- over -

Atlanta BeltLine, Inc
Assets Completed/In Service/Under Construction
as of 6/30/16

STREETS/STREETSCAPES

Willoughby Way										
	\$	-	\$	112,702	\$	-	\$	112,702	\$	112,702
Edgewood Bridge										
	\$	-	\$	2,154	\$	3,827,009	\$	3,829,163	\$	3,829,163
* Ponce Plaza										
	\$	106,598	\$	813,469	\$	-	\$	920,067	\$	920,067
** Ponce Streetscape										
	\$	79,836	\$	298,666	\$	-	\$	378,502	\$	378,502
TOTAL STREETS/STREETSCAPES							\$	5,240,434	\$	5,240,434

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