Atlanta BeltLine Partnership, Inc.

FINANCIAL STATEMENTS

June 30, 2024 and 2023

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REPORT

CARR, RIGGS & INGRAM, L.L.C.

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors and Finance Committee of
Atlanta BeltLine Partnership, Inc.

Opinion

We have audited the accompanying financial statements of Atlanta BeltLine Partnership, Inc. (the Organization) (a nonprofit Organization), which comprise the statements of financial position as of June 30, 2024 and 2023 and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Atlanta BeltLine Partnership, Inc. as of June 30, 2024 and 2023 and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. 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 the Organization and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Correction of a Misstatement

As discussed in Note 3 to the financial statements, the 2023 and 2022 financial statements have been restated to correct a misstatement. Our opinion is not modified with respect to this manner.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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 the Organization's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

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 opinion. 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 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, including omissions, 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, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatements 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 Organization'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 Organization'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.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, L.L.C.

Atlanta, Georgia
March 10, 2025

FINANCIAL STATEMENTS

Statements of Financial Position

June 30,	**2024**	Restated 2023
Assets		
Current assets		
Cash and cash equivalents	**$ 37,848,741**	$ 25,538,130
Promises to give, net	**6,643,196**	4,179,477
Prepaid expenses and other assets	**46,473**	41,638
Total current assets	**44,538,410**	29,759,245
Non-current assets		
Promises to give, net, less current portion	**8,767,710**	17,643,150
Operating lease right-of-use assets, net	**129,818**	186,069
Construction in progress	**-**	14,690,313
Property and equipment, net	**43,911**	3,836
Total non-current assets	**8,941,439**	32,523,368
Total assets	**$ 53,479,849**	$ 62,282,613
Liabilities and Net Assets		
Current liabilities		
Accounts payable and accrued expenses	**$ 105,224**	$ 101,963
Due to related party	**6,697,800**	2,418,494
Promises to give payable to related party	**720,000**	720,000
Current portion of property tax commitment, net	**309,776**	177,929
Current portion of note payable	**-**	110,552
Current portion of operating lease liabilities	**63,958**	62,226
Total current liabilities	**7,896,758**	3,591,164
Long-term liabilities		
Property tax commitment, net, less current portion	**2,777,713**	1,881,608
Operating lease liabilities, less current portion	**70,166**	127,542
Total long-term liabilities	**2,847,879**	2,009,150
Total liabilities	**10,744,637**	5,600,314
Net assets		
Without donor restrictions	**1,053,180**	15,766,967
With donor restrictions	**41,682,032**	40,915,332
Total net assets	**42,735,212**	56,682,299
Total liabilities and net assets	**$ 53,479,849**	$ 62,282,613

The accompanying notes are an integral part of these financial statements.

For the year ended June 30, 2024	Without Donor Restrictions	With Donor Restrictions	Total
Revenue and Other Support			
Contributions	$ 570,351	$ 21,810,608	**$ 22,380,959**
Interest and dividend income	1,650,207	-	**1,650,207**
Contributions of non-financial assets	483,576	-	**483,576**
Government grants	80,000	-	**80,000**
Special event income	11,713	-	**11,713**
Other income	8,023	-	**8,023**
Loss on sale of contributed marketable securities	(20,062)	-	**(20,062)**
Net assets released from restrictions	21,043,908	(21,043,908)	**-**
Total revenue and other support	23,827,716	766,700	**24,594,416**
Expenses			
Program services			
Enable the Project	34,461,538	-	**34,461,538**
Engage the Public	509,352	-	**509,352**
Empower the Residents	2,398,132	-	**2,398,132**
Total program services	37,369,022	-	**37,369,022**
Supporting services			
General and administrative	638,090	-	**638,090**
Fundraising	534,391	-	**534,391**
Total supporting services	1,172,481	-	**1,172,481**
Total expenses	38,541,503	-	**38,541,503**
Change in net assets	(14,713,787)	766,700	**(13,947,087)**
Net assets at beginning of year, as restated	15,766,967	40,915,332	**56,682,299**
Net assets at end of year	$ 1,053,180	$ 41,682,032	**$ 42,735,212**

For the year ended June 30, 2023	Without Donor Restrictions	With Donor Restrictions	Total
Revenue and Other Support			
Contributions	$ 863,384	$ 14,865,248	$ 15,728,632
Gain on sale of contributed marketable securities	320,620	-	320,620
Interest and dividend income	88,252	-	88,252
Government grants	78,000	-	78,000
Contributions of non-financial assets	48,522	-	48,522
Special event income	10,895	-	10,895
Other income	6,976	-	6,976
Net assets released from restrictions	10,648,082	(10,648,082)	-
Total revenue and other support	12,064,731	4,217,166	16,281,897
Expenses			
Program services			
Enable the Project	6,544,969	-	6,544,969
Engage the Public	478,327	-	478,327
Empower the Residents	3,218,822	-	3,218,822
Total program services	10,242,118	-	10,242,118
Supporting services			
General and administrative	447,371	-	447,371
Fundraising	503,199	-	503,199
Total supporting services	950,570	-	950,570
Total expenses	11,192,688	-	11,192,688
Change in net assets	872,043	4,217,166	5,089,209
Net assets at beginning of year, as previously reported	14,032,945	37,405,166	51,438,111
Correction of a misstatement	861,979	(707,000)	154,979
Net assets at beginning of year, as restated	14,894,924	36,698,166	51,593,090
Net assets at end of year, as restated	$ 15,766,967	$ 40,915,332	$ 56,682,299

The accompanying notes are an integral part of these financial statements.

For the year ended June 30, 2024

	Program Services				Supporting Services		
	Enable the Project	Engage the Public	Empower the Residents	Programs Subtotal	General and Administrative	Fundraising	Total
Salaries and wages	$ 150,148	$ 185,478	$ 256,135	$ 591,761	$ 185,478	$ 105,987	**$ 883,226**
Employee benefits	12,532	15,481	21,378	49,391	15,481	8,846	**73,718**
Payroll taxes	11,133	13,753	18,992	43,878	13,753	7,859	**65,490**
Total payroll expense	173,813	214,712	296,505	685,030	214,712	122,692	**1,022,434**
Grants	34,222,340	167,041	1,351,687	35,741,068	-	-	**35,741,068**
Consultants and contractors	26,652	34,908	669,229	730,789	200,128	347,495	**1,278,412**
Bad debt	-	-	-	-	102,110	-	**102,110**
Advertising	3,368	15,316	17,109	35,793	24,090	27,638	**87,521**
Information technology	8,245	17,989	21,737	47,971	16,490	10,493	**74,954**
Rent and occupancy	6,571	14,335	17,322	38,228	13,140	8,362	**59,730**
Legal fees	9,752	-	-	9,752	39,007	-	**48,759**
Tour bus expense	-	17,522	-	17,522	-	-	**17,522**
Meals and entertainment	2,809	3,468	4,787	11,064	1,984	3,468	**16,516**
Other	1,398	3,115	3,681	8,194	4,329	2,453	**14,976**
Bank fees	-	87	-	87	10,031	4,151	**14,269**
Equipment rental	1,444	3,152	3,808	8,404	2,888	1,840	**13,132**
Supplies	1,361	2,969	3,587	7,917	2,721	1,732	**12,370**
Telephone	1,855	2,721	3,587	8,163	2,597	1,608	**12,368**
Insurance	1,128	2,463	2,976	6,567	2,258	1,437	**10,262**
Program events	-	7,802	-	7,802	-	-	**7,802**
Depreciation	588	1,283	1,550	3,421	1,176	748	**5,345**
Repairs and maintenance	165	361	436	962	330	211	**1,503**
Interest	49	108	131	288	99	63	**450**
Total	$ 34,461,538	$ 509,352	$ 2,398,132	$ 37,369,022	$ 638,090	$ 534,391	**$ 38,541,503**

The accompanying notes are an integral part of these financial statements.

For the year ended June 30, 2023, as restated

	Program Services				Supporting Services		
	Enable the Project	Engage the Public	Empower the Residents	Programs Subtotal	General and Administrative	Fundraising	Total
Salaries and wages	$ 120,523	$ 148,881	$ 205,598	$ 475,002	$ 148,881	$ 85,077	$ 708,960
Employee benefits	9,014	11,135	16,851	37,000	11,135	6,363	54,498
Payroll taxes	7,808	9,645	16,321	33,774	10,396	5,511	49,681
Total payroll expense	137,345	169,661	238,770	545,776	170,412	96,951	813,139
Grants	6,357,210	204,166	2,223,162	8,784,538	-	-	8,784,538
Consultants and contractors	26,563	39,844	690,631	757,038	212,973	358,597	1,328,608
Rent and occupancy	6,261	13,661	16,507	36,429	12,523	7,969	56,921
Information technology	5,865	12,796	15,462	34,123	11,730	7,463	53,316
Advertising	2,075	8,820	10,377	21,272	14,009	16,603	51,884
Depreciation	1,858	4,054	4,898	10,810	3,716	2,365	16,891
Other	1,316	3,457	4,116	8,889	4,774	2,799	16,462
Bank fees	-	97	-	97	6,789	2,812	9,698
Telephone	1,362	1,998	2,634	5,994	1,907	1,181	9,082
Supplies	954	2,082	2,515	5,551	1,908	1,214	8,673
Insurance	908	1,981	2,394	5,283	1,816	1,156	8,255
Meals and entertainment	1,306	1,613	2,226	5,145	923	1,613	7,681
Repairs and maintenance	793	1,730	2,090	4,613	1,585	1,009	7,207
Equipment rental	746	1,628	1,967	4,341	1,492	949	6,782
Program events	-	5,724	-	5,724	-	-	5,724
Tour bus expense	-	4,127	-	4,127	-	-	4,127
Interest	407	888	1,073	2,368	814	518	3,700
Total	$ 6,544,969	$ 478,327	$ 3,218,822	$ 10,242,118	$ 447,371	$ 503,199	$ 11,192,688

The accompanying notes are an integral part of these financial statements.

For the years ended June 30,	**2024**	Restated 2023
Operating Activities		
Change in net assets	**$ (13,947,087)**	$ 5,244,188
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities		
Depreciation	**5,345**	16,891
Amortization of right-of-use assets	**56,251**	56,321
Grant of construction and land to the City of Atlanta	**14,690,313**	-
Changes in operating assets and liabilities		
Unconditional promises to give, net	**6,411,721**	5,011,460
Prepaid expenses and other assets	**(4,835)**	(20,977)
Accounts payable and accrued expenses	**3,261**	(85,422)
Due to related party	**4,279,306**	2,367,722
Promise to give payable to related party	**-**	(1,000,000)
Operating lease liabilities	**(55,644)**	(52,622)
Property tax commitment, net	**1,027,952**	1,457,498
Net cash provided by (used in) operating activities	**12,466,583**	12,995,059
Investing Activities		
Purchase of property and equipment	**(45,420)**	-
Net cash provided by (used in) investing activities	**(45,420)**	-
Financing Activities		
Payments on note payable	**(110,552)**	(100,000)
Net cash provided by (used in) financing activities	**(110,552)**	(100,000)
Net change in cash and cash equivalents	**12,310,611**	12,895,059
Cash and cash equivalents, at beginning of year	**25,538,130**	12,643,071
Cash and cash equivalents, at end of year	**$ 37,848,741**	$ 25,538,130
Schedule of Noncash Transactions		
Lease liabilities arising from obtaining right-of-use assets		
Operating leases	**$ -**	$ 242,390

The accompanying notes are an integral part of these financial statements.

Note 1: DESCRIPTION OF THE ORGANIZATION

Atlanta BeltLine Partnership, Inc. (the Organization), a nonprofit 501(c)(3) organization, was incorporated in 2005 under the laws of the state of Georgia. The Organization was established to advance the Atlanta BeltLine vision to be a catalyst for making Atlanta a global beacon for equitable, inclusive, and sustainable city life. Working in partnership with Atlanta BeltLine, Inc. (ABI), which implements the Atlanta BeltLine project, the Organization supports efforts to complete the Atlanta BeltLine by 2030, which is projected to create 22 miles of streetcar, 33 miles of trail, 1,300 acres of new or restored greenspace, 5,600 units of affordable housing, and public art.

The Atlanta BeltLine project was authorized by the City of Atlanta in 2005. Through December 2023, accomplishments include 10.4 miles of the mainline trail corridor, 10.3 miles of connector trails, 450.9 acres of new or improved greenspace, approximately $9 billion in new private development representing more than 29,400 permanent jobs, and more than 5,100 affordable housing units created or preserved within the walking distance of the corridor.

Significant implementation milestones led by ABI were reached in fiscal year 2024 resulting from philanthropic contributions to the Organization. Construction activities began on multiple Beltline trail segments, including Segments 1, 3, and 5 of the Northwest Trail and Segment 1 of the Northeast Trail. By the end of calendar year 2024, an impressive 85% of the mainline Beltline trail corridor will be open or under construction.

Philanthropic investments have also been used to support continued implementation of Atlanta Beltline Art and the Atlanta Beltline MarketPlace to provide affordable commercial space on the Beltline to minority-owned small businesses.

Since its inception, the Organization's role in furthering the Atlanta BeltLine vision has been instrumental to the Atlanta BeltLine's success. The Organization's strategic plan is organized around three areas: Enable the Project, Engage the Public and Empower the Residents of the 45 Atlanta BeltLine neighborhoods.

The Organization's programs consist of the following:

- *Enable the Project* - Understanding that both local and federal funding sources alone cannot complete the vast network of parks, trails, and transit of the Atlanta Beltline, the Organization helps to fill this funding gap by developing relationships and soliciting investment from the private sector and the philanthropic community. Through fiscal year 2024, the Organization has raised nearly $160 million of an approximately $175 million multi-year campaign that supports Beltline trails, parks, and programs.

- *Engage the Public* - The Atlanta Beltline needs ongoing public support throughout its multi-year implementation. Since its inception, the Organization has engaged the public to sustain the community support, favorable political will, and continued philanthropic investment needed to complete the project. The wide-ranging portfolio educates the public about the Atlanta Beltline, mobilizes volunteers to care for and support the project, and activates parks and trails through programming that supports community health and wellness.

Note 1: DESCRIPTION OF THE ORGANIZATION (Continued)

- *Empower the Residents* - The Atlanta Beltline provides parks, trails, and future transit that is attracting private investment and creating jobs. In collaboration with its partners, the Organization connects Atlanta Beltline residents with resources to help them live, work, and thrive. Through philanthropic funding, the Organization has enrolled approximately 230 households in its Legacy Resident Retention Program, which pays property tax increases through 2030 to allow low-income homeowners to stay in their homes and leverage the benefit of rising property values for generational wealth-building outcomes. The Organization offers a wide array of Home Empowerment workshops both in-person and virtually to connect residents with partners and resources to help them stay in their homes and mitigate displacement pressures. The Organization's workforce partnerships provide pathways for Beltline residents to secure jobs near where they live.

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). The Financial Accounting Standards Board (FASB) provides authoritative guidance regarding U.S. GAAP through the Accounting Standards Codification (ASC) and related Accounting Standards Updates (ASUs).

Use of Estimates

The preparation of U.S. GAAP financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and changes therein, 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. Estimates that are particularly susceptible to significant change in the near term are related to allowance for credit losses, useful lives of property and equipment (depreciation expense), accrual of the property tax commitment, present value of right-of-use assets and lease liability, valuation of contributions of non-financial assets, and allocations used in the statement of functional expenses.

Cash and Cash Equivalents

Cash and cash equivalents include cash and all highly liquid investments with an original maturity of 90 days or less.

Promises to Give

Conditional promises to give are not recognized in the financial statements until the conditions are substantially met or explicitly waived by the donor. Unconditional promises to give that are expected to be collected within one year are recorded at net realizable value. Unconditional promises to give that are expected to be collected in more than one year are recorded at fair value, which is measured as the present value of their future cash flows. The discounts on those amounts are computed using risk-adjusted interest rates applicable to the years in which the promises are received. Amortization of the discounts is included in contribution revenue. In the absence of donor stipulations to the contrary, promises with payments due in future periods are restricted to use after the due date.

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Promises to Give (continued)

In July 2021, the Organization received a promise to give of $80,000,000, of which $65,500,000 is contingent on meeting a project implementation timeline, specific performance goals over the next five years, and other performance measures. In April 2022, the Organization received a promise to give of $25,750,000, of which $5,000,000 is contingent on meeting specific implementation milestones. Accordingly, contributions of $38,465,028 and $57,500,000 have not been recorded in the statements of activities as of June 30, 2024 and 2023, respectively, because the conditions on which they depend have not yet been met.

In July 2024, the Organization received a new unconditional pledge of $8,000,000 for the Westside Park bike trails and bike park project.

Property and Equipment

All acquisitions of property and equipment in excess of $2,500 and all expenditures for maintenance, renewals, and betterments that materially prolong the useful lives of assets are capitalized. Repairs and maintenance are expensed as incurred. Property and equipment are carried at cost or, if donated, at the approximate fair value at the date of donation. Depreciation is computed using the straight-line method over the estimated useful lives of the assets.

Leases

The Organization leases office space and equipment. The Organization determines if an arrangement is a lease at inception. Operating leases are included in operating lease right-of-use (ROU) assets, other current liabilities, and operating lease liabilities the statements of financial position.

ROU assets represent the right to use an underlying asset for the lease term and lease liabilities represent the obligation to make lease payments arising from the lease. Operating lease ROU assets and liabilities are recognized at commencement date based on the present value of lease payments over the lease term. As most of the leases do not provide an implicit rate, the Organization uses the risk-free rate based on the information available at commencement date in determining the present value of lease payments. The operating lease ROU asset also includes any lease payments made and excludes lease incentives. The lease terms may include options to extend or terminate the lease when it is reasonably certain that the Organization will exercise that option. Lease expense for lease payments is recognized on a straight-line basis over the lease term.

Our lease agreements do not contain any material residual value guarantees or material restrictive covenants.

Net Assets

The Organization reports information regarding its financial position and activities according to two classes of net assets that are based upon the existence or absence of restrictions on use that are placed by its donors: net assets without donor restrictions and net assets with donor restrictions.

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net Assets (continued)

Net assets without donor restrictions are resources available to support operations and not subject to donor restrictions. The only limits on the use of net assets without donor restrictions are the broad limits resulting from the nature of the Organization, the environment in which it operates, the purposes specified in its corporate documents and its application for tax-exempt status, and any limits resulting from contractual agreements with creditors and others that are entered into in the course of its operations. The governing board has designated, from net assets without donor restrictions, net assets for an operating reserve.

Net assets with donor restrictions are resources that are subject to donor-imposed restrictions. Some restrictions are temporary in nature, such as those that are restricted by a donor for use for a particular purpose or in a particular future period. Other restrictions may be perpetual in nature; such as those that are restricted by a donor that the resources be maintained in perpetuity. The Organization did not have any net assets restricted in perpetuity for the years ended June 30, 2024 and 2023.

When a donor's restriction is satisfied, either by using the resources in the manner specified by the donor or by the passage of time, the expiration of the restriction is reported in the financial statements by reclassifying the net assets from net assets with donor restrictions to net assets without donor restrictions. Contributions with donor restrictions that are both received and released within the same year are recorded as an increase in net assets with donor restrictions and as a satisfaction of program restrictions.

Revenue Recognition

Revenue from special events is recognized as revenue when performance obligations under the terms of the contracts with customers are satisfied. Revenue received in advance is deferred and recognized over the periods to which the dates and fees relate. There were no amounts included in performance obligation liabilities as of June 30, 2024 and 2023.

A portion of the Organization’s grants and contracts are from government agencies. These benefits received by the public as a result of the assets transferred is not equivalent to commensurate value received by the government agencies and are therefore not considered exchange transactions. Grants and contracts are analyzed for measurable performance-related barriers or other barriers. Revenue is recognized as barriers are met. Funds received from non-exchange transactions in advance of barriers being met are recorded as refundable advances.

Contributions are recognized when cash, other assets, an unconditional promise to give, or notification of a beneficial interest is received. Conditional promises to give are not recognized until the conditions on which they depend have been substantially met or the donor has explicitly removed the conditions. Contributions received with donor-imposed restrictions that are met in the same year in which the contributions are received are recorded as an increase in net assets with donor restrictions and as a satisfaction of program restrictions.

Donated Assets

Donated investments and other noncash donations are recorded as contributions at their fair values at the date of donation.

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Donated Services

Donated services are recognized as contributions if the services (a) create or enhance nonfinancial assets or (b) require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Organization. Volunteers also provided fund-raising services throughout the year that are not recognized as contributions in the financial statements since the recognition criteria were not met.

Functional Allocation of Expenses

Directly identifiable expenses are charged to programs and supporting services. Expenses related to salaries and wages, payroll taxes, employee benefits, and consultants and contractors are allocated based on actual percentages of time spent in each functional area. Expenses related to rent and occupancy, equipment rental, information technology, insurance, depreciation, repairs and maintenance, supplies, telephone, and certain other expenses are allocated across functional areas based on square footage.

Advertising

The Organization uses advertising to promote its programs among the audiences it serves. The production costs of advertising are expensed as incurred. During the years ended June 30, 2024 and 2023, advertising costs totaled $87,521 and $51,884, respectively.

Income Taxes

Under section 501(c)(3) of the Internal Revenue Code, the Organization is exempt from taxes on income other than unrelated business income. The Organization did not have any unrelated business income during the years ended June 30, 2024 and 2023.

The Organization utilizes the accounting requirements associated with uncertainty in income taxes using the provisions of Financial Accounting Standards Board (FASB) ASC 740*, Income Taxes*. Using that guidance, tax positions initially need to be recognized in the financial statements when it is more-likely-than-not the positions will be sustained upon examination by the tax authorities. It also provides guidance for derecognition, classification, interest and penalties, accounting in interim periods, disclosure and transition. As of June 30, 2024 and 2023, the Organization has no uncertain tax positions that qualify for recognition or disclosure in the financial statements.

Reclassifications

Certain reclassifications were made to prior year balances to conform with current year presentation.

Subsequent Events

Management has evaluated subsequent events through the date that the financial statements were available to be issued, March 10, 2025. See Note 2, *Promises to Give*, for relevant disclosure. No subsequent events occurring after this date have been evaluated for inclusion in these financial statements.

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Recent Accounting Pronouncements

In June 2016, the FASB issued ASU 2016-13, *Financial Instruments-Credit Losses* (Topic 326): *Measurement of Credit Losses on Financial Instruments*, which is often referred to as the CECL model, or current expected credit losses. Among other things, the amendments in this ASU require the measurement of all expected credit losses for financial assets held at the reporting date based on historical experience, current conditions, and reasonable and supportable forecasts. Financial institutions and other organizations will now use forward-looking information to better inform their credit loss estimates. Many of the loss estimation techniques applied today will still be permitted, although the inputs to those techniques will change to reflect the full amount of expected credit losses. In addition, the ASU amends the accounting for credit losses on available-for-sale debt securities and purchased financial assets with credit deterioration.

The Organization adopted ASU 2016-13 on April 1, 2023. The impact of the adoption was not considered material to the financial statements and primarily resulted in enhanced disclosures only.

Note 3: CORRECTION OF A MISSTATMEENT

During fiscal 2024, it was discovered that certain net assets with donor restrictions as of June 30, 2022 and 2023 had not been properly released. Additionally, it was discovered that a present value discount on the property tax commitment liability had not been recorded in accordance with generally accepted accounting principles. This has been corrected as follows:

	Without donor restriction	With donor restriction	Total
Net assets at June 30, 2022, as previously reported	$ 14,032,945	$ 37,405,166	$ 51,438,111
Record additional release of net assets with donor restrictions	707,000	(707,000)	-
Record discount on property tax commitment	154,979	-	154,979
Net assets at June 30, 2022, restated	$ 14,894,924	$ 36,698,166	$ 51,593,090

	Without donor restriction	With donor restriction	Total
Net assets at June 30, 2023, as previously reported	$ 12,451,064	$ 43,609,516	$ 56,060,580
Effect of the restatement for the year ended June 30, 2022	861,979	(707,000)	154,979
Record additional release of net assets with donor restrictions	1,987,184	(1,987,184)	-
Record discount on property tax commitment	466,740	-	466,740
Net assets at June 30, 2023, restated	$ 15,766,967	$ 40,915,332	$ 56,682,299

Note 4: LIQUIDITY AND FINANCIAL ASSET AVAILABILITY

The Organization maintains its financial assets primarily in cash and cash equivalents to provide liquidity to ensure funds are available as the Organization's expenditures come due. The following reflects the Organization's financial assets as of the statement of financial position date, reduced by amounts not available for general use within one year of the statement of financial position date because of contractual, board designated, or donor-imposed restrictions.

June 30,	**2024**	2023
Total assets at year end	**$ 53,479,849**	$ 62,282,613
Less non-financial assets		
Prepaid expenses and other assets	**(46,473)**	(41,638)
Operating lease right-of-use assets, net	**(129,818)**	(186,069)
Construction in progress	**-**	(14,690,313)
Property and equipment, net	**(43,911)**	(3,836)
Financial assets at year-end	**53,259,647**	47,360,757
Less those not available for general expenditures within one year, due to contractual or donor-imposed restrictions		
Board designated operating reserve	**(1,200,000)**	(800,000)
Restricted by donor with time or purpose restrictions	**(41,682,032)**	(40,915,332)
Financial assets available to meet cash needs for general expenditures within one year	**$ 10,377,615**	$ 5,645,425

The Organization is principally supported by contributions. The Organization has an operating reserve of $1,200,000 that could be utilized in the event of an unanticipated liquidity event.

Note 5: PROMISES TO GIVE

Promises to give consist of the following:

June 30,	**2024**	2023
Receivable within one year	**$ 7,720,862**	$ 5,951,259
Receivable in two to five years	**8,767,710**	17,643,150
Total promises to give	**16,488,572**	23,594,409
Discounted at 2%	**(1,077,666)**	(1,771,782)
Promises to give, net	**$ 15,410,906**	$ 21,822,627

Note 6: PROPERTY AND EQUIPMENT

The components of property and equipment consist of the following at June 30, 2024 and 2023:

	Estimated Useful Lives (in years)	2024	2023
Leasehold improvements	5	$ 12,920	$ -
Furniture, fixtures and equipment	5-7	149,195	116,695
Vehicles	5	165,612	165,612
Total depreciable property and equipment		327,727	282,307
Less accumulated depreciation		(283,816)	(278,471)
Total property and equipment, net		$ 43,911	$ 3,836

Depreciation expense for the years ended June 30, 2024 and 2023 amounted to $5,345 and $16,891, respectively.

Construction in progress at June 30, 2023 totaling $14,690,313, represents work done to construct the first phase of Westside Park. The project was completed during fiscal 2024, and all the assets have been donated to the City of Atlanta and, which is reflected in grants expense in the statement of functional expenses. There was no construction in progress at June 30, 2024.

Note 7: LEASES

The Organization has operating leases for office space and equipment. The leases have remaining lease terms of 2 to 3 years. The components of lease expense consist of the following:

For the years ended June 30,	2024	2023
Operating lease cost	$ 69,070	$ 61,763

Weighted average remaining lease term and discount rates consist of the following:

For the years ended June 30,	2024	2023
Weighted average remaining lease term		
Operating leases	2.19 years	3.7 years
Weighted average discount rate		
Operating leases	4.13%	4.13%

Note 7: LEASES (Continued)

Future minimum lease payments under non-cancellable leases as of June 30, 2024, are as follows:

For the years ending June 30,		Operating Leases
2025	$	63,958
2026		65,748
2027		9,629
2028		750
Total future minimum lease payments		140,085
Less imputed interest		(5,961)
Present value of lease liabilities	$	134,124

Reported as of June 30,		**2024**		2023
Operating lease liabilities	**$**	**63,958**	$	62,226
Other long-term liabilities		**70,166**		127,542
Total	**$**	**134,124**	$	189,768

Note 8: LONG-TERM DEBT

In July 2021, a major foundation made a non-interest bearing, unsecured loan of $310,552 to the Organization, which was due in three annual installments. The balance of the note payable at June 30, 2023 was $110,552, which was paid in full during fiscal 2024.

Note 9: PROPERTY TAX COMMITMENT

During fiscal 2021, the Organization launched the Legacy Resident Retention Program (LRRP), which is a resource for eligible homeowners to cover the cost of any increases in property tax bills through 2030 or for as long as program funds are available. Payments are made directly to the County Tax Assessor. The homeowners do not have to repay any of the funds paid on their behalf by the program.

When new participants are enrolled in the program, their projected tax payments through 2030 are recorded in grants expense in the statements of functional expenses, resulting in a property tax commitment liability reflecting anticipated tax payments for future years. The liability is reduced as these future tax payments are made. Additionally, the liability is adjusted at the end of each fiscal year to reflect updated projections based on actual property tax assessments.

The estimated liability for this program based on the number of participants enrolled at June 30, 2024 and 2023. Total cash payments for property taxes under this program were $171,883 and $76,797 during the years ended June 30, 2024 and 2023, respectively.

Note 9: PROPERTY TAX COMMITMENT (Continued)

The property tax commitment consists of the following:

June 30,	2024	2023
Payable within one year	**$ 309,776**	$ 177,929
Payable in two to five years	**1,861,589**	1,114,047
Payable in over five years	**1,396,173**	1,389,277
Total property tax commitment	**3,567,538**	2,681,253
Discounted at 1.45% to 4.33%	**(480,049)**	(621,716)
Property tax commitment, net, as restated	**$ 3,087,489**	$ 2,059,537

As further discussed in Note 10, the Organization has $3,599,341 and $3,561,945 of cash and pledges in net assets with donor restrictions to cover this liability at June 30, 2024 and 2023, respectively. These assets will be released from restriction as property taxes are paid annually through 2030.

Note 10: NET ASSETS

A summary of net assets without donor restrictions consists of the following:

June 30,	2024	2023
Undesignated (deficit)		
Construction in progress	**$ -**	$ 14,690,313
Property tax commitment (deficit)	**(3,087,489)**	(2,059,537)
Other undesignated	**2,940,669**	2,336,191
Board designated		
Operating reserve	**1,200,000**	800,000
Total net assets (deficit) without donor restrictions, as restated	**$ 1,053,180**	$ 15,766,967

A summary of net assets with donor restrictions consists of the following:

June 30,	2024	2023
Time restricted	**$ 3,804,404**	$ 4,857,316
Purpose restricted		
Engage the Public	**110,184**	45,000
Empower the Residents	**1,800**	64,863
Legacy Resident Retention Program cash and pledges	**3,599,341**	3,561,945
Capital campaign cash and pledges - Enable the Project	**34,166,303**	32,386,208
Total net assets with donor restrictions, as restated	**$ 41,682,032**	$ 40,915,332

Note 10: NET ASSETS (Continued)

A summary of the release of donor restrictions consists of the following:

For the years ended June 30,	**2024**	2023
Time releases	**$ 1,375,000**	$ 1,500,000
Purpose releases		
Engage the Public	**36,800**	107,500
Empower the Residents	**583,589**	296,727
Legacy Resident Retention Program	**337,604**	218,101
Capital campaign cash and pledges - Enable the Project	**18,710,915**	8,525,754
Total net assets released from donor restrictions, as restated	**$ 21,043,908**	$ 10,648,082

Note 11: CONTRIBUTIONS OF NON-FINANCIAL ASSETS

All donated services and land were utilized by the Organization's program and supporting services. There were no donor-imposed restrictions associated with the contributed services or land.

The components of donated services and land contributed to the Organization consists of the following:

For the year ended June 30, 2024	Donated services	Donated land	**Total**
Program services			
Enable the Project	$ 9,752	$ 434,817	**$ 444,569**
Supporting services			
General and administrative	39,007	-	**39,007**
Total contributed services and land	$ 48,759	$ 434,817	**$ 483,576**

For the year ended June 30, 2023	Donated services	Donated land	Total
Program services			
Enable the Project	$ -	$ 48,522	$ 48,522
Total contributed services and land	$ -	$ 48,522	$ 48,522

The land received in both years was transferred to ABI and is included in grant expense on the statements of functional expenses.

Donated land is valued based on appraised values. Donated services are valued using the average hourly wage rate of the service provider.

Note 12: CONCENTRATIONS

The Organization maintains cash deposits with financial institutions at June 30, 2024 and 2023 in excess of federally insured limits of $37,240,038 and $25,041,065, respectively.

For the years ended June 30, 2024 and 2023, contributions received from two donors account for 78% and 74%, respectively, of total revenue. Management believes that there are no foreseeable negative contingencies related to this concentration.

Note 13: RELATED PARTIES

The Organization works in partnership with ABI to fulfill the Atlanta BeltLine vision. Payments to ABI during the years ended June 30, 2024 and 2023 totaled $18,304,691 and $4,685,111, respectively. Payments to ABI are given in the form of grants for capital projects on the BeltLine, grants for operating projects, or for shared expenses. The amount due to ABI as of June 30, 2024 and 2023 is $6,697,800 and $2,418,494, respectively.

During fiscal 2021, the Organization promised to pay the balance of a loan incurred by ABI in the amount of $2,700,000. The outstanding balance of this promise to give payable at both June 30, 2024 and 2023 was $720,000. There is no set payment schedule for the outstanding balance.