CONSOLIDATED FINANCIAL STATEMENTS

JUNE 30, 2023

CONSOLIDATED FINANCIAL STATEMENTS

YEARS ENDED JUNE 30, 2023 AND 2022

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INDEPENDENT AUDITOR'S REPORT

To the Audit Committee of the American Federation of Teachers, AFL-CIO

Opinion

We have audited the accompanying consolidated financial statements of American Federation of Teachers, AFL-CIO and related controlled entities (the Federation), which comprise the consolidated statements of financial position as of June 30, 2023 and 2022, and the related consolidated statements of activities, functional expenses, changes in fund balances, changes in net assets, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of the Federation as of June 30, 2023 and 2022, 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 Consolidated Financial Statements section of our report. We are required to be independent of the Federation 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.

Responsibilities of Management for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated 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 Federation's ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 misstatement of the consolidated 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 consolidated 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 Federation'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 consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Federation'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.

Report on Consolidating Information

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating information on 36 and 37 and supplemental fund information on pages 4 through 6 and 9 through 12 are presented for purposes of additional analysis of the consolidated financial statements rather than to present the financial position, changes in net assets, and cash flows of the individual entities and funds, and are not a required part of the consolidated financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The consolidating information has been subjected to the auditing procedures applied in the audits of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the consolidated financial statements as a whole.

Calibre CPA Group, PLLC

Bethesda, MD February 23, 2024

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

JUNE 30, 2023 AND 2022 (WITH SUPPLEMENTAL FUND INFORMATION AT JUNE 30, 2023)

	 General Fund	Militancy/ Defense Fund	Solidarity Funds	Building Fund	Postretireme Benefits Fund	ent -	Committee on Political Education	Disaster Relief Fund	June 30, 2023 Total	June 30, 2022 Total
Assets										
Current assets										
Cash and cash equivalents	\$ 7,807,145	\$ 5,563,144	\$ 544	\$ 2,028,189	\$ -		\$ 3,485,477	\$ 54,776	\$ 18,939,275	\$ 82,324,559
Due from (to) other funds	(3,296,809)	(10,201,231)	14,239,244	(741,204)	-		-	-	-	-
Receivables										
Per capita taxes	39,842,769	-	-	-	-		-	-	39,842,769	23,700,113
Other	1,525,310	468,124	-	235,675	-		-	-	2,229,109	1,633,268
Prepaid expenses	 2,186,465	83,818		5,960		_			2,276,243	3,233,543
Total current assets	48,064,880	(4,086,145)	14,239,788	1,528,620	-		3,485,477	54,776	63,287,396	110,891,483
Investments at fair value	42,508,092	7,488,826	-	11,889,995	-		-	-	61,886,913	34,318,294
Property and equipment net of accumulated depreciation of \$62,744,433 and \$59,955,184 as of June 30, 2023 and 2022	3,503,400	-	-	10,454,399	-		-	-	13,957,799	14,179,245
Other assets										
Interest rate swap	_	_	-	849,480	-		_	-	849,480	445,972
Right-of-use asset - operating leases	136,042	-	-	-	-		_	-	136,042	=
Right-of-use asset - finance leases	560,383	-	-	-	-		-	-	560,383	-
Loans receivable, net of allowance of \$1,603,239										
as of June 30, 2023 and 2022	 3,618,221					_			3,618,221	3,868,135
Total assets	\$ 98,391,018	\$ 3,402,681	\$ 14,239,788	\$ 24,722,494	\$ -	_	\$ 3,485,477	\$ 54,776	\$ 144,296,234	\$ 163,703,129

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (CONTINUED)

JUNE 30, 2023 AND 2022 (WITH SUPPLEMENTAL FUND INFORMATION AT JUNE 30, 2023)

	General Fund	Militancy/ Defense Fund	Solidarity Funds	Building Fund	Postretirement Benefits Fund	Committee on Political Education	Disaster Relief Fund	June 30, 2023 Total	June 30, 2022 Total
Liabilities and Net Assets									
Current liabilities									
Accounts payable	\$ 13,658,370	\$ 7,455,486	\$ -	\$ 464,553	\$ -	\$ -	\$ -	\$ 21,578,409	\$ 22,737,927
Current maturities of mortgage note payable	-	-	-	768,898	-	-	-	768,898	768,898
Current portion of lease liability - operating leases	36,581	-	-	-	-	-	-	36,581	-
Current portion of lease liability - finance leases	180,530	-	-	-	-	-	-	180,530	-
Accrued vacation, severance and welfare benefits	13,607,652	-	-	-	-	-	-	13,607,652	12,608,001
Accrued expenses and other liabilities	6,845,159	-	-	-	-	-	-	6,845,159	6,463,324
Advanced per capita taxes	72,378	-	-	-	-	-	-	72,378	103,438
Estimated self-insurance reserve - members'									
liability insurance	-	1,000,000	-	-	-	-	-	1,000,000	1,000,000
Postretirement healthcare costs - current portion					635,960			635,960	818,919
Total current liabilities	34,400,670	8,455,486	-	1,233,451	635,960	-	-	44,725,567	44,500,507
Long-term liabilities									
Lease liability - operating leases	101,520	-	-	-	-	-	-	101,520	-
Lease liability - finance leases	386,272	-	-	-	-	-	-	386,272	-
Mortgage note payable, excluding current									
maturities, net of unamortized debt issuance cost	-	-	-	17,034,968	-	-	-	17,034,968	19,814,622
Postretirement healthcare costs - long term	-	-	-	-	19,667,200	-	-	19,667,200	18,560,865
Excess of pension benefit obligation									
over plan assets - long term					11,314,978			11,314,978	11,710,904
Total liabilities	34,888,462	8,455,486		18,268,419	31,618,138			93,230,505	94,586,898
Net assets (deficit)									
Without donor restrictions									
Designated	_	3,000,000	(10,425,386)	_	_	_	_	(7,425,386)	4,059,766
_	63.502.556	(8,052,805)	24,665,174	6,454,075	(31,618,138)			54,950,862	55,817,173
Undesignated									
Total	63,502,556	(5,052,805)	14,239,788	6,454,075	(31,618,138)	-	-	47,525,476	59,876,939
With donor restrictions						3,485,477	54,776	3,540,253	9,239,292
Total net assets (deficit)	63,502,556	(5,052,805)	14,239,788	6,454,075	(31,618,138)	3,485,477	54,776	51,065,729	69,116,231
Total liabilities and net assets (deficit)	\$ 98,391,018	\$ 3,402,681	\$ 14,239,788	\$ 24,722,494	\$ -	\$ 3,485,477	\$ 54,776	\$ 144,296,234	\$ 163,703,129

CONSOLIDATED STATEMENTS OF ACTIVITIES

YEARS ENDED JUNE 30, 2023 AND 2022 (WITH SUPPLEMENTAL FUND INFORMATION FOR THE YEAR ENDED JUNE 30, 2023)

	General Fund	Militancy/ Defense Fund	Solidarity Funds	Building Fund	Postretirement Benefits Fund	Committee on Political Education	Disaster Relief Fund	Eliminations	2023 Total	2022 Total
Revenue										
Per capita taxes (net of agency fee										
rebates of \$97,834 in 2023										
and \$79,638 in 2022)	\$ 166,025,363	\$ 9,320,370	\$ 26,977,171	\$ 980,641	\$ -	\$ -	\$ -	\$ -	\$ 203,303,545	\$ 198,581,240
Members' liability insurance	-	1,513,864	-	-	-	-	-	-	1,513,864	1,537,311
Investment revenue (net of investment										
expenses of \$87,974 in 2023 and										
\$105,762 in 2022)	1,213,956	317,963	-	321,657	-	-	-	-	1,853,576	941,446
Net appreciation (depreciation) in fair value										
of investments	513,865	250,333	-	823,614	-	-	-	-	1,587,812	(6,014,930)
Appreciation in fair value of										
swap agreement		-	-	403,508	-	-	-	-	403,508	1,755,806
Program administration and royalties	2,337,744	-	-		-	-	-	-	2,337,744	2,065,888
Net rental income		-	-	572,351	-	-	-	-	572,351	290,532
State AFL-CIO collection rebate	1,975,986	-		-	-				1,975,986	2,415,354
Contributions	-		2,842,308	-	-	8,502,893	254,721	(2,842,308)	8,757,614	7,769,656
Other revenue	757,146	69,237		5,516					831,899	632,163
Total revenue	172,824,060	11,471,767	29,819,479	3,107,287		8,502,893	254,721	(2,842,308)	223,137,899	209,974,466
Expenses										
Program services										
National Officers/Governance	33,921,047	-	-	-	-	-	-	-	33,921,047	30,574,560
Mobilization and organizing	49,899,482	-	-	-	-	-	-	-	49,899,482	44,611,547
Political, legislation and advocacy	13,228,684	-	35,804,528	-	-	14,006,797	-	(2,842,308)	60,197,701	47,390,976
Constituency, community and										
professional issues	22,979,459	-	-	-	-	-	-	-	22,979,459	22,127,094
Strategic priorities and support	39,073,687	13,040,845					449,856		52,564,388	48,777,731
Total program services	159,102,359	13,040,845	35,804,528	-	-	14,006,797	449,856	(2,842,308)	219,562,077	193,481,908
Supporting services										
General and administrative	14,513,334			6,585,540	(926,212)				20,172,662	21,780,201
Total supporting services	14,513,334			6,585,540	(926,212)				20,172,662	21,780,201
Total expenses	173,615,693	13,040,845	35,804,528	6,585,540	(926,212)	14,006,797	449,856	(2,842,308)	239,734,739	215,262,109
Change in net assets from operating activities	(791,633)	(1,569,078)	(5,985,049)	(3,478,253)	926,212	(5,503,904)	(195,135)	-	(16,596,840)	(5,287,643)
Other components of defined benefit										
net periodic benefit costs										
Pension benefits					(564,435)				(564,435)	(416,996)
Postretirement health care benefits					267,635				267,635	(146,925)
	_	_	_	_	207,033	_	-	-	207,000	(140,720)
Defined benefit related changes										
other than net periodic benefit costs										
Pension benefits	-	-	-	-	(258)	-	-	-	(258)	1,438,724
Postretirement health care benefits					(1,156,604)				(1,156,604)	6,798,027
Change in net assets	\$ (791,633)	\$ (1,569,078)	\$ (5,985,049)	\$ (3,478,253)	\$ (527,450)	\$ (5,503,904)	<u>\$ (195,135)</u>	\$ -	<u>\$ (18,050,502)</u>	\$ 2,385,187

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES

YEAR ENDED JUNE 30, 2023

		Program Services					Supp	Support Services						
							Col	nstituency,						
	National Officers/ Governance			Mobilization and Organizing		Political, Legislation and Advocacy		Community and Professional Issues		Strategic Priorities and Support		eneral and ministrative	Total	
Salaries, benefits and payroll tax	\$	4,459,722	\$	11,206,427	\$	5,285,990	\$	14,192,090	\$	16,372,219	\$	12,056,564	\$	63,573,012
Professional fees	т	1,611,828	*	441,485	*	1,353,756	*	382,432	т.	15,361,076	*	1,571,757	т.	20,722,334
Travel, meetings, conferences and convention		3,594,682		4,236,399		732,994		4,077,231		1,064,833		26,055		13,732,194
Assistance and state rebates		4,715,604		32,202,832		-		-		2,609,039		770,544		40,298,019
Contributions and donations		1,718,891		80,000		51,256,234		1,610,087		5,100,746		5,000		59,770,958
Marketing and promotion		463,004		9,141		164,500		159,958		3,076,913		297,991		4,171,507
Publications		-		-		-		-		2,008,434		-		2,008,434
Affiliation fees		10,825,995		-		-		-		-		9,180		10,835,175
Subscriptions and memberships		465,731		26,929		1,647		187,225		968,286		24,013		1,673,831
Office supplies and expenses		2,564,501		39,758		137,385		112,545		54,622		782,583		3,691,394
Printing and postage		121,007		29,389		411,596		31,547		478,598		264,242		1,336,379
Information technology		1,258		1,631		38		351,730		148,193		244,847		747,697
Software and equipment rental		96,113		8,095		719		31,713		495,400		841,353		1,473,393
Capitol Place I operating expenses		312,658		785,649		370,585		994,965		1,147,806		845,250		4,456,913
Interest		-		-		-		-		-		657,173		657,173
Occupancy		158,326		185,572		-		17,365		200		-		361,463
Insurance		(56,082)		2,560		-		50,285		2,765,492		720,247		3,482,502
Depreciation and amortization Other		220,941 2,646,868		555,183 88,432		261,876 220,381		703,097 77,189		811,103 101,428		597,298 458,565		3,149,498 3,592,863
Total operating expenses		33,921,047	-	49,899,482		60,197,701	-	22,979,459		52,564,388		20,172,662		239,734,739
Other components of postretirement														
net periodic benefit cost		20,821		52,319		24,679		66,258		76,436		56,287		296,800
Total expenses	<u>\$</u>	33,941,868	\$	49,951,801	\$	60,222,380	\$	23,045,717	\$	52,640,824	\$	20,228,949	\$	240,031,539

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES

YEAR ENDED JUNE 30, 2022

	Program Services							Supp	oort Services					
							Со	nstituency,						
		onal Officers/		lobilization	Political, Legislation		Community and		Strategic Priorities			eneral and		
	G	overnance	<u>an</u>	d Organizing	and	d Advocacy	Profe	essional Issues	a	nd Support	Ad	ministrative		Total
Salaries, benefits and payroll tax	\$	4,412,570	\$	11,292,808	\$	4,791,885	\$	14,364,187	\$	17,127,426	\$	11,671,361	\$	63,660,237
Professional fees		1,380,487		499,823		9,077,879		974,170		15,032,136		1,801,969		28,766,464
Travel, meetings, conferences and convention		1,696,395		3,822,220		45,228		2,786,246		1,024,832		430,338		9,805,259
Assistance and state rebates		4,316,976		27,477,607		-		-		1,788,128		765,427		34,348,138
Contributions and donations		2,739,217		-		32,888,715		1,694,897		5,354,815		-		42,677,644
Marketing and promotion		983,694		8,031		-		83,090		1,159,686		157,345		2,391,846
Publications		-		1,594		-		-		1,392,141		-		1,393,735
Affiliation fees		10,557,250		-		-		-		-		-		10,557,250
Subscriptions and memberships		335,847		18,904		285		138,210		743,257		30,380		1,266,883
Office supplies and expenses		1,082,777		22,608		2,694		101,569		136,395		1,102,534		2,448,577
Printing and postage		119,173		24,313		467		56,392		124,416		391,960		716,721
Information technology		453,570		2,656		15		261,739		135,887		296,201		1,150,068
Software and equipment rental		8,606		8,439		307		26,853		502,844		1,511,021		2,058,070
Capitol Place I operating expenses		290,286		742,911		315,240		944,965		1,126,748		767,814		4,187,964
Interest		-		-		-		-		-		839,092		839,092
Occupancy		105,519		172,823		-		3,200		86		-		281,628
Insurance		192,608		1,420		-		-		2,233,888		822,461		3,250,377
Depreciation		193,708		495,745		210,360		630,576		751,880		512,362		2,794,631
Other		1,705,877		19,645		57,901		61,000		143,166		679,936		2,667,525
Total operating expenses		30,574,560		44,611,547		47,390,976		22,127,094		48,777,731		21,780,201		215,262,109
Other components of postretirement														
net periodic benefit cost	-	39,088		100,035		42,447		127,242		151,719	-	103,390		563,921
Total expenses	\$	30,613,648	\$	44,711,582	\$	47,433,423	\$	22,254,336	\$	48,929,450	\$	21,883,591	\$	215,826,030

CONSOLIDATED STATEMENTS OF CHANGES IN FUND BALANCES

YEARS ENDED JUNE 30, 2023 AND 2022 (WITH SUPPLEMENTAL FUND INFORMATION FOR THE YEAR ENDED)

Militancy/ Militancy/

	General Fund	Designated	Defense Fund - Undesignated	Solidarity Fund Designated	Solidarity Fund Undesignated	Solidarity Fund Designated	Building Fund	Postretirement Benefits Fund	Committee on Political Education	Disaster Relief Fund	Total
Net assets, June 30, 2021 Without donor restrictions With donor restrictions Total net assets	\$ 61,190,911	\$ 3,000,000	\$ (3,084,683)	\$ 4,070,149 - 4,070,149	\$ 12,812,392 - 12,812,392	\$ 2,699	\$ 15,349,335 - 15,349,335	\$ (38,846,929) - (38,846,929)	\$ - 11,832,062 11,832,062	\$ - 405,108 405,108	\$ 54,493,874 12,237,170 66,731,044
Change in net assets, year ended June 30, 2022	3,103,278	(24,005)	(3,375,039)	(608,106)	6,352,679	(2,404,976)	(5,417,007)	7,756,241	(2,842,681)	(155,197)	2,385,187
Board approved transfer of designated funds		24,005	(24,005)								
Net assets, June 30, 2022 Without donor restrictions With donor restrictions Total net assets	64,294,189	3,000,000	(6,483,727) ———————————————————————————————————	3,462,043 	19,165,071 - 19,165,071	(2,402,277)	9,932,328 	(31,090,688)	8,989,381 8,989,381	249,911 249,911	59,876,939 9,239,292 69,116,231
Change in net assets, year ended June 30, 2023	(791,633)	496,974	(2,066,052)	462,997	5,500,103	(11,948,149)	(3,478,253)	(527,450)	(5,503,904)	(195,135)	(18,050,502)
Board approved transfer of designated funds		(496,974)	496,974								
Net assets, June 30, 2023 Without donor restrictions With donor restrictions Total net assets	63,502,556 - \$ 63,502,556	3,000,000	(8,052,805) - \$ (8,052,805)	3,925,040 - \$ 3,925,040	24,665,174 - \$ 24,665,174	(14,350,426)	6,454,075 - \$ 6,454,075	(31,618,138)	3,485,477 \$ 3,485,477	54,776 \$ 54,776	47,525,476 3,540,253 \$ 51,065,729

CONSOLIDATED STATEMENTS OF CHANGES IN NET ASSETS

YEARS ENDED JUNE 30, 2023 AND 2022 (WITH SUPPLEMENTAL FUND INFORMATION FOR THE YEAR ENDED JUNE 30, 2023)

	Net Assets	Committee	Disaster	Total Net Assets	
	Without Donor	on Political	Relief	With Donor	Total
	Restrictions	Education	Fund	Restrictions	Net Assets
Net assets, July 1, 2021	\$ 54,493,874	\$ 11,832,062	\$ 405,108	\$ 12,237,170	\$ 66,731,044
Revenues	202,204,810	7,506,577	263,079	7,769,656	209,974,466
Net assets released from restrictions	10,767,534	(10,349,258)	(418,276)	(10,767,534)	-
Expenses	(215,262,109)	-	-	-	(215,262,109)
Other changes in defined benefit plan obligations					
other than expense	7,672,830				7,672,830
Net assets, June 30, 2022	59,876,939	8,989,381	249,911	9,239,292	69,116,231
Revenues	214,380,285	8,502,893	254,721	8,757,614	223,137,899
Net assets released from restrictions	14,456,653	(14,006,797)	(449,856)	(14,456,653)	-
Expenses	(239,734,739)	-	-	-	(239,734,739)
Other changes in defined benefit plan obligations	, ,				,
other than expense	(1,453,662)				(1,453,662)
Net assets, June 30, 2023	<u>\$ 47,525,476</u>	\$ 3,485,477	<u>\$ 54,776</u>	\$ 3,540,253	\$ 51,065,729

CONSOLIDATED STATEMENTS OF CASH FLOWS

YEARS ENDED JUNE 30, 2023 AND 2022 (WITH SUPPLEMENTAL FUND INFORMATION FOR THE YEAR ENDED JUNE 30, 2023)

	General Fund	Militancy/ Defense Fund	Solidarity Fund	Building Fund	Postretirement Benefits Fund	Committee on Political Education	Disaster Relief Fund	2023 Total	2022 Total
Cash flows from operating activities									
Change in net assets	\$ (791,633)	\$ (1,569,078)	\$ (5,985,049) \$	(3,478,253)	\$ (527,450)	\$ (5,503,904)	\$ (195,135) \$	(18,050,502)	\$ 2,385,187
Adjustments to reconcile change in net assets to net									
cash provided by (used in) operating activities									
Depreciation and amortization	1,678,045	-	-	1,471,454	-	-	-	3,149,499	2,794,631
Amortization of debt issuance costs	-	-	-	31,888	-	-	-	31,888	31,288
Change in measurement of leases	20,579	-	-	-	-	-	-	20,579	-
Gain on disposal of property and equipment	(18,000)	-	-	-	-	-	-	(18,000)	(11,000)
Net (appreciation) depreciation in fair value of investments	(513,865)	(250,333)	-	(823,614)	-	-	-	(1,587,812)	6,014,930
Appreciation in fair value of swap agreement	-	-	-	(403,508)	-	-	-	(403,508)	(1,755,806)
Decrease (increase) in assets									
Due from (to) other funds	(12,893,459)	(144,886)	5,718,492	7,319,853	-	-	-	-	-
Per capita taxes receivable	(16,142,656)	-	-	-	-	-	-	(16,142,656)	9,713,830
Loans receivable	249,914	-	-	-	-	-	-	249,914	747,723
Other receivables	(406,087)	(88,539)	-	(101,215)	-	-	-	(595,841)	260,959
Prepaid expenses	1,021,613	(64,313)	-	-	-	-	-	957,300	(1,758,012)
Increase (decrease) in liabilities									
Accounts payable	477,268	(371,844)	-	(149,942)	-	(1,040,000)	(75,000)	(1,159,518)	4,689,179
Accrued vacation and severance pay	999,651	-	-	-	-	-	-	999,651	(767,033)
Accrued expenses and other liabilities	381,835	-	-	-	-	-	-	381,835	14,210
Advance per capita taxes	(31,060)	-	-	-	-	-	-	(31,060)	(54,371)
Accrued postretirement health care costs	-	-	-	-	923,376	-	-	923,376	(5,810,901)
Accrued pension liability	-	-	-	-	(395,926)	-	-	(395,926)	(1,945,340)
Bank overdraft	-	-	-	-	-	-	-	-	(35,110)
Deferred revenue									
Net cash provided by (used in) operating activities	(25,967,855)	(2,488,993)	(266,557)	3,866,663		(6,543,904)	(270,135)	(31,670,781)	14,514,364

CONSOLIDATED STATEMENTS OF CASH FLOWS (CONTINUED)

YEARS ENDED JUNE 30, 2023 AND 2022 (WITH SUPPLEMENTAL FUND INFORMATION FOR THE YEAR ENDED JUNE 30, 2023)

	General Fund	Militancy/ Defense Fund	Solidarity Fund	Building Fund	Postretirement Benefits Fund	Committee on Political Education	Disaster Relief Fund	2023 Total	2022 Total
Cash flows from investing activities									
Purchases of property and equipment	\$ (723,691)	\$ -	\$ -	\$ (1,844,634)	\$ -	\$ -	\$ - \$	(2,568,325)	\$ (1,141,056)
Proceeds from the sale of property and equipment	-	=	=	=	-	=	=	-	11,000
Purchases of investments	(54,585,311)	(9,247,647)	-	(7,140,300)	-	-	-	(70,973,258)	(8,794,478)
Proceeds from the sale of investments	25,604,201	11,161,388		8,226,862			<u>-</u>	44,992,451	9,358,945
Net cash provided by (used in) investing activities	(29,704,801)	1,913,741	-	(758,072)			<u> </u>	(28,549,132)	(565,589)
Cash flows from financing activities									
Advances on line of credit	2,500,000	-	=	=	=	=	=	2,500,000	=
Repayments of line of credit	(2,500,000)	=	=	=	=	=	=	(2,500,000)	=
Repayments of principal on finance leases	(353,829)	=						(353,829)	=
Principal payments on mortgage note payable				(2,811,542)				(2,811,542)	(739,958)
Net cash (used in) provided by financing activities	(353,829)	-	-	(2,811,542)			<u> </u>	(3,165,371)	(739,958)
Net change in cash and									
cash equivalents	(56,026,485)	(575,252)	(266,557)	297,049	-	(6,543,904)	(270,135)	(63,385,284)	13,208,817
Cash and cash equivalents									
Beginning of year	63,833,630	6,138,396	267,101	1,731,140	<u> </u>	10,029,381	324,911	82,324,559	69,115,742
End of year	\$ 7,807,145	\$ 5,563,144	\$ 544	\$ 2,028,189	\$ -	\$ 3,485,477	\$ 54,77 <u>6</u> \$	18,939,275	\$ 82,324,559

Supplemental disclosure:

AFT paid \$679,555 and \$808,904 in interest during the years ended June 30, 2023 and 2022, respectively.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

YEARS ENDED JUNE 30, 2023 AND 2022

NOTE 1. DESCRIPTION OF THE ORGANIZATION

The American Federation of Teachers, AFL-CIO (the Federation) is committed to advancing an agenda that provides educational opportunity, lifts the disadvantaged, rebuilds the middle class, improves the American economy and public infrastructure, and fosters the democratic principles of respect, dignity and economic security for all those who call America home and seek the American dream.

The Federation, working with local and state affiliates, seeks to ensure that the educators, healthcare providers and public employees who make up our membership have the tools and resources they need to make this vision a reality. The major source of revenue to the Federation is per capita taxes paid by locals.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Fund Accounting and Principles of Consolidation - To ensure observance of limitations and restrictions placed on the use of resources available to the Federation, the accounts of the Federation are maintained in accordance with the principles of fund accounting. This is the procedure by which resources for various purposes are classified for accounting and reporting purposes into funds established according to their nature and purposes. Separate accounts are maintained for each fund. The Building Fund also includes the consolidated accounts of 555 New Jersey Avenue, N.W., Inc. (555 New Jersey), and a controlled limited partnership - Capitol Place I Associates Limited Partnership (Capitol Place I Associates) (see Note 5). All significant intercompany transactions have been eliminated in consolidation.

The assets, liabilities and net assets of the Federation are reported in seven self-balancing, net asset fund groups, as follows:

General Fund

Undesignated - records all activity not accounted for in the other

funds.

Designated - to engage members and provide services to assist

locals in crisis.

Militancy/Defense Fund

Undesignated - the undesignated portion of net assets is to

financially support members and locals involved in strikes and in legal matters concerning job security

and other issues.

Militancy/Defense Fund

Designated - established to account for the reserve activity of the

Federation's occupational liability insurance plan for

members.

Building Fund - established to account for the Federation's sub-

leasing activities and its consolidated investment in 555 New Jersey Avenue, N.W., Inc., and in a limited partnership, Capitol Place I Associates Limited

Partnership.

Solidarity Funds

Undesignated - established to assist the Federation and its affiliates

in participating in legislative and political activities with significant potential impact on members and

the institutions where they work.

Designated - The State Solidarity Fund net assets are amounts designated for state affiliates with similar funds. The

527 Solidarity Fund net assets are amounts

designated for electoral activities.

Postretirement Benefit Fund

- established to record the unfunded liabilities and

expenses associated with providing healthcare and life insurance benefits to the Federation's retirees and pension benefits to the retired officers of the

Federation.

Committee on Political Education

- established to improve public education through

involvement in political activities. The Committee on Political Education is financed by contributions. Funds are disbursed via procedures established by

the Executive Committee.

Disaster Relief Fund - established to provide assistance to persons

affected by natural and man-made disasters.

Consolidated Financial Statement Presentation - Consolidated financial statement presentation follows the recommendations of U.S. generally accepted accounting principles in accordance with Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC), Not-for-Profit Entities - Presentation of Financial Statements. Under those principles, the Federation is required to report information regarding its financial position and activities according to two classes of net assets - net assets without donor restrictions and net assets with donor restrictions.

Net assets without donor restrictions - These net assets are available to finance the general operations of the Federation. The only limits on the use of net assets without donor restrictions are the broad limits resulting from the nature of the Federation, the environment in which it operates, and the purposes specified in its organizing documents.

Net assets with donor restrictions - These net assets result from contributions and other inflows of assets, the use of which by the Federation is limited by donor-imposed time or purpose restrictions that are either temporary or perpetual. The net assets of the Disaster Relief Fund and the Committee on Political Education are considered net assets with donor restriction and have been restricted for purpose.

Cash and Cash Equivalents - For the purposes of the consolidated statements of cash flows, the Federation considers all cash on hand, held in bank demand deposit accounts and money market and highly liquid monetary instruments purchased with a maturity of three months or less to be cash and cash equivalents.

Accounts Receivable - Accounts receivable consists of amounts due from locals and others for which the Federation has an unconditional right to receive payment. Accounts receivable are stated at the amount management expects to collect from outstanding balances. Due to the large number of locals and their dispersion across different geographic areas, there are no significant economic factors that might impact the nature, timing and uncertainty of cash collections. Management provides for probable uncollectable amounts through a provision for bad debt expense based on its assessment of the current status of individual accounts. There is no allowance for doubtful accounts as of June 30, 2023 and 2022.

Investment Valuation and Income Recognition - Investments are reported at fair value, which is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Purchases and sales of securities are reported on a trade-date-basis. Interest income is reported on the accrual basis. Dividends are reported on the ex-dividend date. Net appreciation (depreciation) includes the Federation's gains and losses on investments bought and sold, as well as held during the year.

Property and Equipment - Property and equipment is carried at cost less accumulated depreciation and amortization. Major additions are capitalized while replacements, maintenance, and repairs which do not improve or extend the lives of respective assets are expensed. Depreciation is computed using the straight-line method over the estimated useful lives of the assets as follows:

Building 40 years
Building renovations and improvements 15 years
Furniture and equipment 5 to 10 years

Accrued Vacation, Severance and Welfare Benefits - The Federation recognizes accrued vacation and severance expense and employees' welfare benefits as earned by its employees under various contracts and agreements.

Finance and Operating Leases - In its consolidated statements of financial position, the Federation records right-of-use assets and lease liabilities, initially measured at the present value of total lease payments using a risk-free rate that approximates the remaining term of the lease. The Federation considers the likelihood of exercising renewal or termination clauses (if any) in measuring its right-of-use assets and lease liabilities. A single lease cost is calculated so that the cost of the lease is allocated over the lease term on straight-line basis. Short-term leases (those with an initial term of twelve months or less and no purchase option) are expensed over their terms, with no corresponding right-of-use asset or lease liability recorded. The Federation does not separate non-lease components (if any) from lease components in determining the lease payments for its leases.

Estimated Self-Insurance Health Claims Incurred but Not Reported - The Federation provides its employees with health insurance coverage under a self-insured plan. Self-insurance claims incurred but not reported represent amounts estimated for claims incurred but not reported at year end under the Federation's group health insurance plan for employees.

Per Capita Taxes - The Federation assesses each local a monthly per capita tax for each member. Annual per capita tax assessments and the allocation to the various funds are determined by the Federation's Executive Council pursuant to the Federation's constitution. Per capita taxes are recognized monthly as assessments become due from the various local organizations; taxes received in advance are deferred. With the exception of the State and National Solidarity Funds which are recorded directly, the General Fund initially records all per capita tax receipts and receivables and allocates the portion due to other funds and the AFL-CIO on a monthly basis.

Effective September 1, 2021, the monthly per capita tax is \$19.98 per member per month. Of the monthly per capita tax, within the general fund, \$1.20 has been designated to engage members and provide services to assist locals in crisis for the years ended June 30, 2023 and 2022. All monies had been spent from this designation at June 30, 2023 and 2022. Further, the monthly per capita tax allocated to the Solidarity Fund is \$2.70 effective September 1, 2021. Of the amount allocated to the Solidarity Fund, the portion of this amount designated for state affiliates with similar funds is \$1.04 effective September 1, 2021. Additionally, effective September 1, 2021, the amount allocated to the Militancy/Defense Fund is \$0.95. The amount allocated to the Building Fund has remained \$0.10 for the years ended June 30, 2023 and 2022.

The Federation has allocated \$0.10 to the Albert Shanker Institute, a separate unconsolidated entity, for the years ended June 30, 2023 and 2022, which is reported as a contribution from the Federation, and \$0.05 to the AFT Innovation Fund, a restricted fund within the AFT Educational Foundation, a separate, unconsolidated entity. These have also been reported as contributions from the Federation for the years ended June 30, 2023 and 2022. Pursuant to the Federation's constitution, a rebate of per capita taxes of \$0.20 per member per month is provided to each chartered state federation based on the number of dues paying members.

Rental Income, **Net** - Net rental income represents the rental income of Capitol Place I Associates. Net rental income is recognized on a straight-line basis over the term of the respective leases, shown net of concessions.

Revenue Recognition - Revenue is derived from both exchange transactions and contribution transactions. Revenue from exchange transactions is recognized when control of promised goods or services is transferred to our members and customers, in an amount that reflects the consideration we expect to be entitled to in exchange for those goods or services. Except for goods and services provided in connection with per capita taxes and State AFL-CIO collections, which are transferred over the period of membership, members' liability insurance premiums, which are recognized over the coverage period, and royalties, which are recognized ratably over the period of the license agreement, all goods and services are transferred at a point in time.

Payments are generally required in advance and are reported as deferred revenue until the related revenue is recognized. Unconditional contributions are recognized upon receipt of cash or other assets, or when a donor promises to transfer cash or other assets in the future. Conditional promises to give, that is, those with a measurable performance or other barrier and a right of return or release, are not recognized until the conditions on which they depend have been substantially met.

Per capita taxes and State AFL-CIO collections - Per capita taxes and State AFL-CIO collections entitle members to a bundle of goods and services that are considered a single performance obligation provided ratably over the membership period.

Members' liability insurance premiums - The premiums entitle participating affiliates to occupational liability insurance coverage. Premiums are used to pay for a liability insurance policy. A reserve has been established which is to be used for the payment of benefits in excess of the policy. There are no distinct performance obligations, and these are considered a bundled group of performance obligations that are delivered to participating affiliates throughout the coverage period.

Program administration and royalties - The Federation has licensed the use of its name, logo and certain other intangible assets to third parties wishing to market products and services to our members and customers, in exchange for a royalty payment. Royalty revenue is generally recognized based on underlying sales made by the licensee.

Conference and meeting registration income - Conference and meeting registration income is recognized when the related events are held. Conference and meeting registration income is included in other revenue in the consolidated statements of activities.

Publication revenue - Publication revenue is recognized as periodical issues are published and distributed.

Estimates - The preparation of consolidated financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures in the consolidated financial statements. Actual results could differ from those estimates.

Functional Allocation of Expenses - The costs of providing various programs and supporting activities of the Federation have been summarized on a functional basis in the consolidated statements of activities and of functional expenses. Costs that can be specifically identified with a final cost objective are charged directly to that activity. Other costs are allocated among program and supporting services benefited based on management's best estimates.

The expenses of the Federation are in the following functional programs:

- National Officers/Governance: This program area represents the offices of the president, secretary-treasurer, and executive vice president and their work to lead the Federation in all areas including policy, program, administration, member benefits and staff. Specific directives set forth by the Federation constitution and bylaws fall within Federation's governance programs including executive council meetings, convention, formula assistance and rebates, as well as Federation's affiliation with the AFL-CIO.
- Mobilization and Organizing: This program area focuses on organizing new affiliates, recruiting new members, engaging and mobilizing current members including retirees, and securing effective collective bargaining agreements. This area also manages discretionary assistance programs to organizing projects and Federation affiliates.
- Political, Legislative, and Advocacy: This program area coordinates the political activity of the Federation at the local, state, and national levels by raising awareness and activism around key policies and legislation in support of candidates and elected officials who address issues of concern to Federation members. The Federation's political action committee and electoral campaign program is also represented within this service area.
- Constituency, Community and Professional Issues: This program area supports all
 constituency groups including PreK 12 public teachers; paraprofessionals and
 school-related personnel; higher education; nurses and health professionals; and
 public employees to enrich the lives of Federation members and their communities
 both domestically and abroad through innovation, research, professional
 development, and capacity building.
- Strategic Priorities and Support: This program area accounts for the strategic activities necessary to both advance the mission of the Federation and its members, and help affiliates navigate through crises. The Funding Our Priorities program is reflected within this classification along with the support Federation officers and affiliate leaders receive from communications; legal and defense support; membership, data and analytics; research and strategic initiatives; and the union leadership institute. The occupational liability and union officials' insurance programs are also represented within this service area.
- General and Administrative: This support area represents the day-to-day operations
 of the Federation including administration and infrastructure; finance; human
 resources; and meetings and travel.

Reclassification - Certain amounts previously reported for the year ended June 30, 2022 have been reclassified to conform with the 2023 presentation.

New Accounting Pronouncement Adopted - In February 2016, the FASB issued ASU 2016-02, Leases (Topic 842). ASU 2016-02 requires lessees to report a right-of-use asset along with a lease liability and requires lessors to classify leases as a sales-type, direct financing, or operating lease. Additionally, in July 2018, the FASB issued ASU 2018-11, Leases (Topic 842) – Targeted Improvements, which, among other things, provides an additional transition method that would allow entities to not apply the guidance in ASU 2016-02 in the comparative periods presented in the consolidated financial statements and instead recognize a cumulative-effect adjustment to the opening balance of net assets in the period of adoption.

The Federation adopted ASU 2016-02 and its related amendments as of July 1, 2022, which resulted in the recognition of operating and finance right-of-use assets totaling \$172,496 and \$920,631, respectively, as well as operating and finance lease liabilities totaling \$172,496 and \$920,631, respectively, as a lessee. The Federation elected to adopt the transition relief provisions from ASU 2018-11 and recorded the impact of adoption as of July 1, 2022, without restating any prior-year amounts or disclosures. The additional lease disclosures can be found in Notes 18 and 19. There was no cumulative effect adjustment to the opening balance of net assets required.

The Federation elected to apply all practical expedients available under the ASU, allowing it to 1) not reassess whether any expired or existing contracts previously assessed as not containing leases are, or contain, leases; 2) not reassess the lease classification for any expired or existing leases; 3) not reassess initial direct costs for any existing leases; and 4) risk-free interest rate for all underlying classes of assets. The Federation also elected to apply the practical expedient to use hindsight in determining the lease term which in the year of implementation the Federation has determined to be the remaining lease term.

NOTE 3. TAX STATUS

The Federation is exempt from federal income taxes, except on net income, if any, from unrelated business activities, under Section 501(c)(5) of the Internal Revenue Code (IRC). The Disaster Relief Fund is exempt from Federal income taxes, except on net income, if any, from unrelated business activities, under Section 501(c)(3) of the IRC. 555 New Jersey is exempt from Federal income taxes, except on net income, if any, from unrelated business activities, under Section 501(c)(2) of the IRC. Capitol Place I Associates, as a partnership, passes all net income (loss) tax amounts through to the individual partners in accordance with the Partnership agreement and the IRC. For state tax purposes, the District of Columbia imposes unincorporated business income taxes on any net income of the partnership.

NOTE 3. TAX STATUS (CONTINUED)

The Federation accounts for income taxes in accordance with ASC Topic *Income Taxes*. These provisions provide consistent guidance for the accounting for uncertainty in income taxes recognized in an entity's consolidated financial statements and prescribe a threshold of "more likely than not" for recognition and derecognition of tax positions taken or expected to be taken in a tax return. The Federation performed an evaluation of uncertain tax positions for the years ended June 30, 2023 and 2022, and determined that there were no matters that would require recognition or disclosure in the consolidated financial statements.

NOTE 4. LIQUIDITY AND AVAILABILITY OF FINANCIAL RESOURCES

As part of the Federation's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. In addition, the Federation invests cash in excess of its current requirements in a portfolio of investments designed to maximize long-term earnings with acceptable risk to investment principal.

Financial assets available for general expenditures within one year of June 30, 2023 and 2022 consist of the following:

		2023	 2022
Total assets at end of year	\$	144,296,234	\$ 163,703,129
Less: nonfinancial assets			
Prepaid expenses		(2,276,243)	(3,233,543)
Right-of-use assets		(696,425)	-
Net property and equipment		(13,957,799)	 (14,179,245)
Total financial assets at end of year		127,365,767	146,290,341
Less: amounts not available to meet general			
expenditures coming due within one year			
Loans receivables due in more than one year		(3,618,221)	(3,868,135)
ULLICO common stock		(237,671)	(237,671)
Interest rate swap		(849,480)	(445,972)
Amounts subject to donor-imposed restrictions	_	(3,540,253)	 (9,239,292)
Total financial assets available for general			
expenditures coming due in the next year	\$	119,120,142	\$ 132,499,271

The Federation also has the ability to draw upon an available line of credit in the amount of \$10,000,000.

NOTE 5. INVESTMENT IN CAPITOL PLACE I ASSOCIATES LIMITED PARTNERSHIP

The Federation is a limited partner in Capitol Place I Associates Limited Partnership, a partnership established in 1982, for the purpose of building and owning an office building that was completed in 1984. From 1984 to October 29, 1992, the Federation had a non-controlling 66 percent interest in Capitol Place I Associates, and in distribution of profits and losses and cash flow of the office building. During 1992 and 1994, the Federation purchased the remaining interests in the partnership and established 555 New Jersey as the managing general partner with a 1% interest in the partnership. The purchase price or cost of assets exchanged in acquiring the remaining interests, plus the deficit balances in the former remaining partners' capital accounts, have been allocated to the cost of the land and building. These amounts are being amortized on a straight-line basis over the remaining useful life of the building, from the date of acquisition.

NOTE 6. INVESTMENTS AND FAIR VALUE MEASUREMENTS

Investments by fund at June 30, 2023 and 2022 consisted of:

	20)23	20	22	
	Cost	Cost Fair Value		Fair Value	
General Fund Militancy/Defense Fund Building Fund	\$ 41,952,632 7,359,393 11,246,277	\$ 42,508,092 7,488,826 11,889,995	\$ 13,036,788 9,573,443 11,993,436	\$ 13,013,117 9,152,234 12,152,943	
	\$ 60,558,302	\$ 61,886,913	\$ 34,603,667	\$ 34,318,294	

Realized net gains (losses) on investments for the years ended June 30, 2023 and 2022 totaled \$(819,936) and \$166,905, respectively.

Accounting standards provide the framework for measuring fair value which provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets (Level 1) and the lowest priority to unobservable inputs (Level 3). The Federation uses the three levels of the fair value hierarchy described as follows:

- Level 1 Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Federation has the ability to access.
- Level 2 Inputs to the valuation methodology include other significant observable inputs including:
 - Quoted prices for similar assets or liabilities in active markets;
 - Quoted prices for identical or similar assets or liabilities in inactive markets;
 - Inputs other than quoted prices that are observable for the asset or liability;
 and
 - Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

NOTE 6. INVESTMENTS AND FAIR VALUE MEASUREMENTS (CONTINUED)

If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The asset's or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques maximize the use of relevant observable inputs and minimize the use of unobservable inputs.

The following table sets forth by level, within the fair value hierarchy, the Federation's assets and liabilities at fair value as of June 30, 2023:

	06/30/23 Total	Quoted Market Price for Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Assets				
Investments				
Equity investments				
Common stock	\$ 6,914,028	\$ 6,914,028	\$ -	\$ -
Privately held stock	1,153,526	-	-	1,153,526
Mutual funds	22,449,666	22,449,666	-	-
Exchange traded and closed end funds	4,908,189	4,908,189	-	-
Corporate bonds and asset backed securities				
Corporate bonds - domestic	16,048,228	-	16,048,228	-
Mortgage backed securities	103,903	-	103,903	-
U.S. Government agency securities				
U.S. Treasury obligations	1,702,134	1,702,134	-	-
U.S. Government agency obligations	8,457,239	-	8,457,239	-
Foreign bond - State of Israel	150,000			150,000
Ü	61,886,913	35,974,017	24,609,370	1,303,526
Interest rate swap	849,480		849,480	
Total assets	\$ 62,736,393	\$ 35,974,017	\$ 25,458,850	\$ 1,303,526

NOTE 6. INVESTMENTS AND FAIR VALUE MEASUREMENTS (CONTINUED)

The following table sets forth by level, within the fair value hierarchy, the Federation's assets and liabilities at fair value as of June 30, 2022:

Description Assets	06/30/22 Total	Quoted Market Price for Assets (level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Investments				
Equity investments				
Common stock	\$ 10,844,639	\$ 10,844,639	\$ -	\$ -
Privately held stock	2,728,997	2,728,997	-	· -
Preferred stocks	1,038,568	-	-	1,038,568
Mutual funds	7,021,521	7,021,521	-	-
Exchange traded and closed end funds	514,279	514,279	-	-
Corporate bonds and asset backed securities				
Corporate bonds - domestic	9,296,147	-	9,296,147	-
Corporate bonds - foreign	179,330	-	179,330	-
Fixed rate securities	458,880	-	458,880	-
Mortgage backed securities U.S. Government agency securities	18,336	-	18,336	-
U.S. Treasury obligations	465,576	465,576	-	-
U.S. Government agency obligations	1,602,021	-	1,602,021	-
Foreign bond - State of Israel	150,000			150,000
	34,318,294	21,575,012	11,554,714	1,188,568
Interest rate swap	445,972		445,972	
Total assets	\$ 34,764,266	\$ 21,575,012	\$ 12,000,686	\$ 1,188,568

Following are descriptions of the valuation methodologies used for assets measured at fair value. There have been no changes in the methodologies used at June 30, 2023 and 2022.

Common and preferred stocks, mutual funds, exchange traded and closed end funds and U.S. Treasury obligations: Valued at the closing price reported on the active market on which the individual securities are traded.

Corporate bonds and asset backed securities, U.S. Government and agency obligations and municipal bonds: Valued using pricing models maximizing the use of observable inputs for similar securities. This includes basing value on yields currently available on comparable securities of issuers with similar credit ratings.

Foreign bonds: Estimated at cost due to their limited salability.

Corporate stocks: The Federation's holdings in corporate stocks are comprised of two investments. One is estimated at fair value based upon the entity's annual, audited share price. The second is at cost due to its limited salability.

Interest rate swap: The fair value is based on Capitol Place I's floating interest rate on the mortgage note payable compared to the hedged fixed rate as reported by the lender.

There were no purchases, issuances, settlements or transfers in or out of Level 3 investments for the years ended June 30, 2023 and 2022.

NOTE 7. LOANS RECEIVABLE

The Federation has entered into signed loan agreements with various locals which are carried at cost, plus interest, less an estimate made for uncollectible amounts. Terms of the loans call for monthly payments. As of June 30, 2023 and 2022, the Federation had total loans receivable, including interest, of \$5,221,460 and \$5,471,374, respectively. Of this amount, management has estimated an allowance of \$1,603,239 as of June 30, 2023 and 2022. This estimate is based on management's analysis of historical data.

NOTE 8. RELATED PARTY TRANSACTIONS

The Federation established the American Federation of Teachers Benefit Trust (the Trust), as a separate organization which is exempt from federal income taxes under Section 501(c)(5) of the IRC. The purpose of the Trust was originally to provide various medical, life and disability insurance benefits to participating Federation members as an enhancement to collectively bargained benefits. In 2015, Union Privilege became the primary third-party provider in use by the Trust. Certain Federation Executive Council members and officers serve as trustees of the Trust. In addition, the Federation provides facilities and administration assistance for which the Trust reimburses the Federation.

The Federation recognized \$15,967 and \$33,964 of reimbursements for services provided to the Trust for the years ended June 30, 2023 and 2022, respectively. The Federation also made contributions of \$2,525,239 and \$2,430,294 to the Trust for the years ended June 30, 2023 and 2022, respectively, which is included in contributions and donations in the consolidated statements of functional expenses. These contributions were to pay insurance premiums for accidental death and dismemberment coverage for members and identity theft protection. As of June 30, 2023, and 2022, the amount owed to the Federation was \$-0- and \$33,809, respectively, which is included in other receivables in the consolidated statements of financial position.

The Federation established the AFT Education Foundation (AFTEF) as a separate organization which is exempt from federal income taxes under Section 501(c)(3) of the IRC. AFTEF is principally financed by grant funds received and contributions from donors. The officers and directors of AFTEF are comprised of the Federation's officers and select members of the Executive Council. The Federation provides accounting and administrative services to the Foundation without charge, the value of which has not been separately identified in these consolidated financial statements. For the years ended June 30, 2023 and 2022, the Federation was reimbursed \$409,320 and \$390,304, respectively, for salaries, fringe benefits and other expenses incurred on behalf of AFTEF. The Federation also advances funds for payment of AFTEF expenses until AFTEF receives reimbursements under the grants. At June 30, 2023 and 2022, the Federation was owed \$-0- and \$2,835, respectively, from the AFTEF. These amounts are included in other receivables in the consolidated statements of financial position. During the years ended June 30, 2023 and 2022, the Federation also made contributions to AFTEF of \$-0- and \$500,000, respectively, which are included in contributions and donations in the consolidated statements of functional expenses. As discussed in Note 2, the Federation also allocates a portion of per capita taxes to the AFTEF. The amount allocated for the years ended June 30, 2023 and 2022 was \$498,548 and \$496,880, respectively.

NOTE 8. RELATED PARTY TRANSACTIONS (CONTINUED)

The Federation established The Albert Shanker Institute (the Institute) as a separate organization which is exempt from federal income taxes under Section 501 (c) (3) of the IRC. The purpose of the Institute is to promote quality public education as a cornerstone of democracy. The Institute reimbursed all administrative costs for the years ended June 30, 2023 and 2022. As discussed in Note 2, the Federation allocates a portion of per capita taxes to the Institute. The amount allocated for the years ended June 30, 2023 and 2022 was \$926,655 and \$994,827, respectively.

NOTE 9. PROPERTY AND EQUIPMENT

Property and equipment consisted of the following at June 30, 2023 and 2022:

	2023	2022
Land Office building and improvements	\$ 5,084,148 47,856,848	\$ 5,084,148 46,034,615
Furniture and equipment	<u>23,761,236</u> 76,702,232	<u>23,015,666</u> 74,134,429
Less: accumulated depreciation and amortization	(62,744,433)	(59,955,184)
3.1.3 3.1.23.1.3.1	\$ 13,957,799	\$ 14,179,245

Depreciation and amortization expense for the years ended June 30, 2023 and 2022 was \$2,789,251 and \$2,794,631, respectively.

NOTE 10. MORTGAGE NOTE PAYABLE, SWAP AGREEMENT AND GUARANTEE

In December 2015, Capitol Place I Associates refinanced its property with a \$25,000,000 mortgage loan with a portion of the proceeds being used to repay a previous mortgage loan and interest rate swap agreement. The mortgage loan is payable over 10 years with a balloon payment due in December 2025. Interest accrues at a per annum rate equal to Secured Overnight Financing Rate (SOFR) (prior to September 2022, LIBOR) plus 1.60%. Capitol Place I Associates has entered into an interest rate hedge agreement with the lender to provide for a fixed rate hedge against increases in SOFR effectively fixing Capitol Place I Associates interest rate exposure on its floating rate mortgage loan to 3.21%.

The interest rate swap agreement matures at the time the mortgage loan matures. In the event of default by the counterparty, Capitol Place I Associates may be exposed to increased interest rates. Capitol Place I Associates does not anticipate default by the counterparty. In the event that Capitol Place I Associates pays off the mortgage loan before the full term, it could be liable for a yield differential payment to the lender based on the remaining term of the loan. At June 30, 2023 and 2022, the fair value of the asset under the interest rate swap agreement was \$849,480 and \$445,972, respectively.

NOTE 10. MORTGAGE NOTE PAYABLE, SWAP AGREEMENT AND GUARANTEE (CONTINUED)

The details of the mortgage note payable maturing December 10, 2025 are as follows:

Fixed rate	3.21%
Variable rate	SOFR
Original note payable balance covered	
by agreement (notional amount)	\$25,000,000
Notional amount outstanding at June 30, 2023	\$17,879,479
Debt issuance costs, less accumulated amortization	\$ 75,613
Note payable, net	\$17,803,866

The mortgage note payable contains certain financial and non-financial covenants. The Federation has complied with these covenants. The loan is secured by a deed of trust, assignment and security agreement, creating a first lien on the property and all related improvements, fixtures and equipment, all leases and rents with respect thereto, and all contracts and intangible property related thereto. In addition, the lender has required that all amounts payable to the partnership under the interest rate hedge agreement be assigned as additional security under the loan.

Future minimum principal obligations under the agreement are due as follows:

Year Ending June 30,	2024	\$ 876,996
	2025	913,135
	2026	 16,089,348
	Total	\$ 17,879,479

NOTE 11. ACCRUED EXPENSES AND OTHER LIABILITIES

Accrued expenses and other liabilities consisted of the following at June 30, 2023 and 2022:

		2022		2022	
Assistance payable to state and local federations	\$	2,035,215	(}	1,491,838
State federation per capita taxes payable		2,160,210			2,317,881
Affiliation fees payable		917,789			952,701
Estimated self-insurance health claims					
incurred but not reported		556,171			556,171
AFL-CIO collections payable		665,760			665,760
Other accrued expenses		510,014			478,973
	\$	6,845,159	·	5	6,463,324

NOTE 12. CONTRACT BALANCES

The timing of billings, cash collections, and revenue recognition result in contract assets and contract liabilities associated with revenue from exchange transactions. All of the Federation's contract assets are considered accounts receivable and are included within the per capita taxes and other receivables balances in the consolidated statements of financial position. The Federation's contract liabilities are included with deferred revenues in the consolidated statements of financial position.

Balances in these accounts as of the beginning and end of the years ended June 30, 2023 and 2022 are as follows.

	 2023	 2022	 2021
Assets	_		
Accounts receivable			
Per capita taxes	\$ 39,842,769	\$ 23,700,113	\$ 33,417,423
Royalties	 355,961	 190,636	 363,988
	\$ 40,198,730	\$ 23,890,749	\$ 33,781,411
Liabilities			
Deferred revenue			
Advanced per capita taxes	\$ 72,378	\$ 103,438	\$ 157,809
	\$ 72,378	\$ 103,438	\$ 157,809

NOTE 13. OTHER REVENUE

Other revenue consisted of the following for the years ended June 30, 2023 and 2022:

		2023		2022
Conference and meeting registration Locals insurance reimbursements	\$	160,147 -	\$	180,555 10,242
Union Privilege benefits program		195,455		205,796
Miscellaneous income		476,297		235,570
	<u>\$</u>	831,899	\$	632,163

NOTE 14. AFFINITY CARD AGREEMENT

The Federation has entered into a multi-year License Agreement and a List Use Agreement with the AFL-CIO, under which the AFL-CIO has obtained rights to use certain intangible property belonging to the Federation, including the right to use the name, logo, trademarks, and membership lists of the Federation, in exchange for specified royalty payments to be paid to the Federation by the AFL-CIO. In turn, the AFL-CIO has sub-licensed the rights to use the Federation's intangible property to a financial institution, for use by the institution, in connection with its marketing of credit card and certain other financial products to members of the Federation.

NOTE 14. AFFINITY CARD AGREEMENT (CONTINUED)

For the years ended June 30, 2023 and 2022, the Federation received affinity card royalties from the AFL-CIO which totaled \$328,644 and \$325,005, respectively. These amounts are included in program administration and royalties in the consolidated statements of activities.

NOTE 15. RETIREMENT PLANS

The Federation contributed between 21% and 22% of eligible employees' salaries to defined contribution retirement plans during the years ended June 30, 2023 and 2022, respectively. Total retirement plan expense was \$8,631,160 and \$8,597,290 for the years ended June 30, 2023 and 2022, respectively.

The Federation adopted a defined benefit plan for officers of the Federation who have completed 5 years of service in the capacity of President, Executive Vice President, or Secretary-Treasury, and have served the Federation or any of its state or local affiliates for a period of at least 20 years. The benefit, payable upon retirement, is equal to 60% of final annual compensation and is adjusted annually for an amount equal to Social Security cost of living increases. The surviving spouse of an eligible officer will receive a benefit of 50% of the officer's benefit. Normal retirement age is 62, with a reduction of 6% per year for retirement benefits beginning prior to age 62. Additionally, the monthly benefit is offset by 1/60th of the amount contributed by the Federation on behalf of each eligible officer under the AFT Management Retirement Plan, one of the defined contribution plans maintained by the Federation for its employees.

The plan was closed to new participants and the pay used for benefit calculation purposes was frozen as of June 30, 2016. Contributions to the AFT Management Retirement Plan, which offset the benefit in the plan have resumed. This freeze in benefits is reflected in the June 30, 2023 and 2022 valuations.

The plan's obligations and funded status as of June 30, 2023 and 2022 is summarized as follows:

	2023	2022
Fair value of plan assets Projected benefit obligation Funded status of the plan	\$ - <u>11,314,978</u> <u>\$ (11,314,978</u>)	\$ - 11,710,904 \$ (11,710,904)
Accumulated benefit obligation Benefit payments Employer contributions	\$ (11,314,978) \$ (960,619) \$ 960,619	\$ (11,710,904) \$ (923,612) \$ 923,612

NOTE 15. RETIREMENT PLANS (CONTINUED)

The net accrued pension liability is based on the following weighted average assumptions at the end of the year:

	2023	2022
Discount rate	4.75%	4.25%
Cost of living increase	2.50%	2.50%

Information on net periodic pension cost and other amounts recognized as of June 30, 2023 and 2022 is as follows:

	 2023	2022
Service cost recognized in salaries, benefits and payroll tax	\$ -	\$
Other components of net periodic benefit costs Interest cost	477,300	329,861
Amortization of prior service cost	 87,135	 87,13 <u>5</u>
	 564,43 <u>5</u>	 416,996
Total net periodic pension cost	\$ 564,435	\$ 416,996
	 2023	 2022
Items not yet recognized as a component of net		
periodic benefit cost		
Unrecognized net (gain) loss	\$ 87,393	\$ (1,351,589)
Unrecognized prior service cost	(87,13 <u>5</u>)	 (87,13 <u>5</u>)
	\$ 258	\$ (1,438,724)

The net periodic pension cost is based on the following weighted-average assumptions at the beginning of the year:

	2023	2022
Discount rate	4.25%	2.50%

Amounts that have not yet been recognized as components of net periodic benefit cost that will be amortized over the next fiscal year are estimated as follows:

	 2023	 2022
Net prior service cost	\$ 87,135	\$ 87,135

NOTE 15. RETIREMENT PLANS (CONTINUED)

Estimated future benefits expected to be paid in each of the next five fiscal years and in the aggregate for the five years thereafter are as follows:

Year Ending June 30,	2024 2025 2026 2027 2028	\$ 1,024,448 997,699 999,810 970,662 937,290
	2029-2033	 4,321,636
	Total	\$ 9,251,545

The plan is unfunded and benefits will be paid from the General Fund of the Federation. Total expected employer contributions for the year ending June 30, 2024 are approximately \$1,024,000.

Changes in assumptions and methods since the last valuation:

• The discount rate was adjusted from 4.25% to 4.75%.

NOTE 16. POSTRETIREMENT MEDICAL AND LIFE INSURANCE BENEFITS

In addition to providing pension benefits, the Federation also provides certain medical and life insurance benefits for retired employees meeting certain minimum age and years of service requirements, based on benefits negotiated in various collective bargaining agreements. Generally, medical and dental benefits are provided until age 65, prescription drugs are provided until death, and life insurance is provided until age 70. Substantially all of the Federation's employees may become eligible for certain of these benefits if they retire while working for the Federation.

The plan's obligations and funded status as of June 30, 2023 and 2022 are as follows:

	 2023	 2022
Fair value of plan assets Projected benefit obligation Funded status of the plan	\$ 20,303,160	\$ 19,379,784
	 (20,303,160)	 (19,379,784)
Accumulated postretirement benefit obligation	\$ (20,303,160)	\$ (19,379,784)
Benefits paid	\$ (818,919)	\$ (691,750)
Employer contributions	\$ 818,919	\$ 691,750

NOTE 16. POSTRETIREMENT MEDICAL AND LIFE INSURANCE BENEFITS (CONTINUED)

Postretirement benefit costs for the years ended June 30, 2023 and 2022 include the following components:

		2023		2022
Service cost recognized in salaries, benefits and payroll tax	\$	853,326	\$	1,531,951
Other components of net periodic benefit cost Interest cost		853,665		683,232
Loss Prior service cost Transition costs		(1,314,926)		471,226 (1,201,155)
	_	193,626 (267,635)		193,622 146,925
Total net periodic postretirement benefit costs Items not yet recognized as a component of net postretirement costs	<u>\$</u>	585,691	<u>\$</u>	1,678,876
Unrecognized net (gain) loss Unrecognized net transition obligation Unrecognized prior service cost	\$	35,304 (193,626) 1,314,926	\$	(7,805,560) (193,622) 1,201,155
Total other postretirement adjustments	\$	1,156,604	\$	(6,798,027)

Weighted-average assumptions used to determine benefit obligations at end of year:

	2023	2022
Discount rate	5.00%	4.50%

Estimated future benefits expected to be paid in each of the next five fiscal years and in the aggregate for the five years thereafter are as follows:

Year Ending June 30,	2024	\$ 984,052
	2025	1,075,406
	2026	1,079,023
	2027	1,024,147
	2028	1,117,019
	2029-2033	 5,382,102
	Total	\$ 10,661,749

The plan is unfunded and benefits will be paid from the General Fund of the Federation. The amount expected to be required in contributions to the plan during the year ending June 30, 2024 is approximately \$984,000.

Amounts that have not yet been recognized as components of net periodic benefit cost that will be amortized over the next fiscal year are estimated as follows:

	 2023	 2022
Service cost	\$ 853,326	\$ 1,531,951
Other components of net periodic benefit cost	\$ (267,635)	\$ 146,925

NOTE 16. POSTRETIREMENT MEDICAL AND LIFE INSURANCE BENEFITS (CONTINUED)

The assumed health care cost trend rates used to measure the expected cost of medical, prescription, and dental benefits for the years ended June 30, 2023 and 2022 were as follows:

	Assumed rate as of		
	<u>June 30, 2023</u>	Decreasing to	As of
Pre-65 Medical	8.00%	5.00%	2029
Pre-65 perscription drugs	9.00%	5.00%	2031
Dental	5.75%	3.00%	2029
Post-65 officer medial	5.75%	4.50%	2028
EDWP	6.00%	4.50%	2029
	Assumed rate as of		
	June 30, 2022	Decreasing to	As of
Pre-65 Medical	8.00%	5.00%	2028
Pre-65 perscription drugs	9.00%	5.00%	2030
Dental	5.75%	3.00%	2028
Post-65 officer medial	5.75%	4.50%	2027
EDWP	6.00%	4.50%	2028

Change in Accumulated Post-Retirement Benefit Obligation - The plan's accumulated post-retirement benefit obligation changed due to changes in assumptions related to the discount rate, the per capita health care costs and assumed administrative fees.

NOTE 17. BORROWINGS AND CONTINGENT LIABILITIES

The Federation has a line of credit with a financial institution at June 30, 2023. It is a 364-day revolving line of credit up to \$10,000,000. Interest on this line of credit is payable monthly at LIBOR plus 1.44%. Effective September 2022, LIBOR was replaced by SOFR. The line of credit is secured by cash and investments held by the financial institutions.

The Federation obtained advances on the line of credit totaling \$2,500,000 and \$-0-during the years ended June 30, 2023 and 2022, respectively. The Federation had no outstanding balance on the lines of credit at June 30, 2023 and 2022.

At June 30, 2023, the Federation has guaranteed loans obtained by an affiliate not to exceed \$1,133,383.

NOTE 18. LEASES

The Federation entered into various leasing arrangements for office space and office equipment with expiration dates through 2028. The Federation had no variable or short-term lease expense during the year ended June 30, 2023.

NOTE 18. LEASES (CONTINUED)

Operating and finance lease costs consisted of the following for the year ended June 30, 2023:

Operating lease cost			
	Fixed rent expense	\$	40,974
Finance lease cost	of right-of-use assets	\$	360,248
ATTOTIZATIO	· ·	φ	360,240
	Interest expense		18,520
		\$	378,768

Supplemental qualitative information related to the Federation's leases is as follows:

	ar Ended e 30, 2023
Cash paid for amounts included in the measurement of lease liabilities - operating cash flows Operating leases Finance leases	\$ 2,059 18,520
Right-of-use assets obtained in exchange for lease obligations Operating leases Finance leases	172,496 920,631
Weighted-average remaining lease term (in years) - finance leases Weighted-average remaining lease term (in years) - operating leases	3.50 3.78
Weighted-average discount rate - finance leases Weighted-average discount rate - operating leases	2.88% 3.32%

The maturity of the lease liabilities under the Federation's operating and finance leases as of June 30, 2023 is as follows:

	perating Leases	-	inance Leases
Year ended December 31,			
2024	\$ 40,083	\$	195,973
2025	41,285		125,631
2026	42,524		125,631
2027	21,575		123,091
2028	 		34,651
Undiscounted future cash flows	145,467		604,977
Less: discount to present value	 (7,36 <u>6</u>)		(38,175)
Total lease liability	\$ 138,101	\$	566,802

NOTE 19. RENTAL INCOME

Leases of space in the office building owned by Capitol Place I Associates (Capitol Place) provide for base rentals plus provisions for escalation in the event of increased operating expenses, real estate taxes, and changes in the Consumer Price Index. These leases are for varying lease terms, which extend through September 2032.

Lease income for the years ended June 30, 2023 and 2022 was \$572,351 and \$290,532, respectively.

The maturity of the minimum lease revenue related to all non-cancellable operating leases as of June 30, 2023 is as follows:

Year Ending June 30,	2024	\$ 584,702
	2025	660,385
	2026	554,734
	2027	426,946
	2028	353,190
	Thereafter	 1,458,472
		\$ 4,038,429

NOTE 20. COMMITMENTS AND CONTINGENCIES

The Federation has been named as a defendant in a number of actions, none of which, based on currently available information, appear to present significant potential liability in relation to the Federation's total net assets. The Federation intends to defend itself vigorously against pending litigation and maintains that it has no liability.

NOTE 21. UNINSURED CASH AND CASH EQUIVALENTS

The Federation maintains its cash accounts primarily with two banks in the United States which at times may exceed the federally insured limits per bank. Bank deposits in excess of Federal Deposit Insurance Corporation (FDIC) insured limits at June 30, 2023 were approximately \$7.3 million. Additionally, the Federation had approximately \$864,000 in money market accounts held by investment custodians which are not insured by the FDIC. The Federation has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk in cash and cash equivalents.

NOTE 22. RISKS AND UNCERTAINTIES

The Federation invests in various investment securities. Investment securities are exposed to various risks such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and that such change could materially affect the amounts reported in the consolidated statements of financial position.

NOTE 23. SUBSEQUENT EVENTS

Subsequent events have been evaluated through February 23, 2024, which is the date the consolidated financial statements were available to be issued. This review and evaluation revealed no material event or transaction which would require an adjustment to or disclosure in the accompanying consolidated financial statements.



CONSOLIDATING SCHEDULE – BUILDING FUND SCHEDULE OF FINANCIAL POSITION JUNE 30, 2023

Assets	Building Fund		555 New Jersey Avenue N.W., Inc.		Capitol Place I Associates Limited Partnership		Elimination Entries		Consolidated Building Fund	
Current assets										
Cash and cash equivalents	\$	3,440	\$	-	\$	2,024,749	\$	-	\$	2,028,189
Due (to) from other funds Other receivables		(628,463)		(112,741)		235,675		-		(741,204) 235,675
Prepaid expenses		-		-		235,675 5,960		-		233,673 5,960
Total current assets		(625,023)		(112,741)		2,266,384	-	-		1,528,620
Investments		-		-		11,889,995		-		11,889,995
Interest rate swap agreement		-		-		849,480		-		849,480
Property and equipment		-		-		8,521,136	1	,933,263		10,454,399
Other assets										
Investment in Capitol Place I Associates Limited Partnership	_	15,472,362	_	(197,485)		<u> </u>	(15	<u>,274,877</u>)	_	
Total assets	\$	14,847,339	\$	(310,226)	\$	23,526,995	<u>\$ (13</u>	,341,614)	\$	24,722,494
Liabilities and Net Assets										
Current ligibilities										
Accounts payable	\$	3,399	\$	-	\$	461,154	\$	-	\$	464,553
Current maturities of mortgage note						768,898				768,898
Total current liabilities		3,399		-		1,230,052		-		1,233,451
Mortgage note payable, excluding current										
maturities, net of unamortized debt issuance cost						17,034,968				17,034,968
Total liabilities		3,399		-		18,265,020		-		18,268,419
Net assets and partners' equity		14,843,940		(310,226)		5,261,975	(13	<u>,341,614</u>)		6,454,075
Total liabilities and net assets	\$	14,847,339	\$	(310,226)	\$	23,526,995	\$ (13	<u>,341,614</u>)	\$	24,722,494

CONSOLIDATING SCHEDULE – BUILDING FUND SCHEDULE OF ACTIVITIES YEAR ENDED JUNE 30, 2023

	Building Fund		555 New Jersey Avenue N.W., Inc.		Capitol Place I Associates Limited Partnership		Elimination Entries		Consolidated Building Fund	
Revenue										
Per capita taxes	\$	980,641	\$	-	\$	-	\$	-	\$	980,641
Investment revenue, net of expenses										
of \$59,173		-		-		321,657		-		321,657
Net appreciation in fair value										
of investments		-		-		823,614		-		823,614
Rental income, net		-		-		572,351		-		572,351
Appreciation in fair value of swap agreement		-		-		403,508		-		403,508
Equity in (loss) income of Capitol Place I		((41.001)				4 100 107		
Associates Limited Partnership - AFT Other		(4,148,205)		(41,901)		- 		4,190,106		-
	_	(2.1/7.5/4)		- (41,001)	-	5,516	_	4 100 107	-	5,516
Total revenue	-	(3,167,564)		(41,901)	-	2,126,646	_	4,190,106		3,107,287
Expenses										
General operations - depreciation and										
amortization						1,202,666		268,788		1,471,454
Operating expenses		-		-		4.456.913		200,700		4,456,913
Interest expense		-		-		657,173		-		657,173
•	_		_		-	6,316,752	_	268,788	-	6,585,540
Total expenses	-			-	-	6,316,/32	-	200,700	-	6,383,340
Excess (deficiency) of revenue over expenses		(3,167,564)		(41,901)		(4,190,106)		3,921,318		(3,478,253)
Net assets and partners' equity,										
Beginning of year		18.011.504		(268,325)		1,151,587		(8,962,438)		9.932.328
beginning of year		10,011,004		(200,023)		1,101,007		(0,702,430)		1,102,020
Net partnership transactions affecting equity						8,300,494		(8,300,494)		
Net assets and partners' equity, end of year	\$	14,843,940	\$	(310,226)	\$	5,261,975	\$	(13,341,614)	\$	6,454,075