NEW YORK CITY EDUCATIONAL CONSTRUCTION FUND

A COMPONENT UNIT OF THE CITY OF NEW YORK

Financial Statements
(Together with Independent Auditors' Report)

June 30, 2023 and 2022

NEW YORK CITY EDUCATIONAL CONSTRUCTION FUND
(A Component Unit of The City of New York)

FINANCIAL STATEMENTS
(Together with Independent Auditors' Report)

JUNE 30, 2023 AND 2022

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INDEPENDENT AUDITORS' REPORT

To the Board of Trustees of
New York City Educational Construction Fund

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and governmental funds of the New York City Educational Construction Fund (the "Fund"), a component unit of The City of New York, as of and for the years ended June 30, 2023 and 2022, and the related notes to the financial statements, which collectively comprise the Fund's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above, present fairly, in all material respects, the respective financial position of the governmental activities and governmental funds of the Fund as of June 30, 2023 and 2022, and the respective changes in financial position for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America ("GAAS"). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Fund and to meet our ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the 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 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 Fund's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' 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 auditors' report that includes our opinions. 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 GAAS 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 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 GAAS, we:

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

- Identify and assess the risks of material misstatement 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 audits 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 Fund'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 Fund'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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 11, the schedule of the Fund's proportionate share of the net pension liability on page 42, the schedule of employer contributions on page 43 and the schedule of changes in total OPEB liability and related ratios on page 44 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Mayer Hoffman McCann CPAs

New York, NY
September 28, 2023

OVERVIEW OF THE FINANCIAL STATEMENTS

The following management's discussion and analysis ("MD&A") of the financial position and performance of the New York City Educational Construction Fund (the "Fund") is for the fiscal years ended June 30, 2023 and 2022. This MD&A is intended to serve as an introduction to the Fund's basic financial statements, which have the following components: (1) government-wide financial statements; (2) governmental funds financial statements; and (3) notes to the financial statements.

The MD&A is designed to focus on current activities, resulting changes, and currently known facts with respect to the Fund's financial position. It should be read in conjunction with the accompanying basic financial statements.

The government-wide financial statements use the economic resource measurement focus and accrual basis of accounting. These statements present information about the reporting government as a whole. The following two statements make up the government-wide financial statements:

- The statements of net position present information on all of the Fund's assets, liabilities and deferred outflows and inflows of resources. Net position is the difference between (a) assets and deferred outflows of resources and (b) liabilities and deferred inflows of resources. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Fund has improved or has deteriorated.

- The statements of activities present information showing how the Fund's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in the statement of activities for some items that will only result in cash inflows or outflows in future fiscal periods.

The governmental funds financial statements are presented using the current financial resources measurement focus and the modified accrual basis of accounting. These statements are the governmental funds - balance sheets and the governmental funds - statements of revenues, expenditures and changes in fund balances. Revenue is recognized when it becomes both measurable and available to finance expenditures in the current fiscal year.

The governmental funds financial statements also include a reconciliation between the government-wide and governmental funds statements and the notes to the financial statements, which are an integral part of the financial statements and provide more detailed information to supplement the basic financial statements.

The Fund reports governmental activity using three funds: (1) a General Fund, (2) a Debt Service Fund and (3) a Capital Projects Fund.

OVERVIEW OF THE ORGANIZATION

The Fund was created as a New York State (the "State") public benefit corporation by Article 10 of the Education Law of the State. The Fund was established to develop combined occupancy structures, containing school and non-school portions and is authorized to issue bonds, notes or other obligations to finance those projects. For financial reporting purposes only, the Fund is considered a component unit of The City of New York (the "City").

FINANCIAL HIGHLIGHTS

The Fund generated net operating income (revenues minus operating expenses) of $22.4 million in fiscal year 2023, compared to $17.8 million in fiscal year 2022 and $15.3 million in fiscal year 2021. The Fund's earned rental income and tax equivalency payments from its existing properties of $35.8 million in fiscal year 2023, compared to $36.5 million in fiscal year 2022 and $35 million in fiscal year 2021.

For the Fund's existing project at the Terence Tolbert Campus, the Fund, New York City Department of Housing Preservation and Development ("HPD") and New York City Mayor's Office of Management and Budget ("OMB") agreed to an extension of the lease at 3333 Broadway with the Fund's tenant. This lease now runs 99 years, continues ground lease payments to the Fund and will convert over 500 apartments in the building into affordable units over the lease term. The lease extension agreement closed in August 2022 and included a one-time $3.5 million lease extension fee paid to the Fund. This $3.5 million is included in deferred inflows of resources related to leases and is being amortized across the term of the lease and that annual amortization is included with rental and tax equivalency payments.

The Fund's fiscal year 2023 investment income increased as a result of rising interest rates generating more income from maturing U.S. Treasury investments, as well as the fair value adjustment recognized for certain U.S. Treasury securities. The Fund will hold the U.S. Treasury securities to maturity and receive the full par value and coupons and, accordingly, will not realize interim gains and losses on market fluctuations.

On July 15, 2021, the Fund and the developer, Alloy LLC, closed on the development of a combined occupancy structure in downtown Brooklyn, including a new Khalil Gibran High School and a new K-5 school, and residential and commercial buildings that are planned for the full 80 Flatbush block. As part of the closing, the Fund provided a $10 million development contribution to maintain the area needed to construct the school.

Construction of the 80 Flatbush projects is on track for a school opening in fall 2024. As work proceeds, construction in progress costs grew from $42.5 million as of June 30, 2022 to $104.9 million as of June 30, 2023 with a total budget of $153 million. Accrued expenses and other liabilities due within one year increased from $4.1 million in FY 2022 to $11.2 million in FY 2023 due to construction retainage paid as subcontractors complete their work on the project. The project includes the first "passive house" schools in the City. Passive houses require less energy to achieve a comfortable temperature year-round. The adjoining mixed-use residential building, which includes affordable housing, will be the first all-electric tower in NYC.

Per Fund Statutes, with the debt service fully paid, the Fund worked with the NYC Department of Education ("DOE") and the NYC Law Department to convey ownership of the Norman Thomas High School building and Murry Bergtraum High School building to DOE on May 9, 2023. Construction of these Fund school projects was completed in the mid-1970s. As these school buildings were fully depreciated, this transfer did not impact the assets on the Fund's financial statements.

FINANCIAL HIGHLIGHTS (Continued)

Below is a summary of the total assets, deferred outflows of resources, liabilities, deferred inflows of resources and net position as of June 30:

Statements of Net Position as of June 30, ($ in Thousands):

	2023	2022	2021
ASSETS:			
Capital assets	$ 321,324	$ 265,254	$ 237,458
Leases receivable	349,652	355,034	360,271
Other assets	167,944	206,530	231,582
Total assets	838,920	826,818	829,311
Deferred outflows of resources	1,217	1,283	1,460
LIABILITIES:			
Current liabilities	23,036	14,609	9,291
Long-term liabilities	336,162	347,466	358,104
Total liabilities	359,198	362,075	367,395
Deferred inflows of resources	356,237	363,761	368,881
NET POSITION:			
Net investment in capital assets	46,740	33,190	(122,114)
Restricted for capital projects	61,911	115,793	150,663
Restricted for debt service	50,973	43,862	42,233
Unrestricted	(34,921)	(90,581)	23,713
Total net position	$ 124,703	$ 102,264	$ 94,495

FINANCIAL HIGHLIGHTS (Continued)

Below is a summary of the revenues, expenses and changes in net position for the years ended June 30:

Statements of Activities for the Years Ended June 30, ($ in Thousands):

	2023	2022	2021
Operating Revenues:			
Rental income and tax equivalency payments	$ 35,854	$ 36,483	$ 35,005
Interest - leases	523	334	162
Investment income (loss)	4,745	(599)	520
Total revenues	41,122	36,218	35,687
Operating Expenses:			
General and administrative expenses	8,467	8,638	8,451
Interest	10,218	9,781	10,352
Bond issuance costs	-	29	1,624
Total operating expenses	18,685	18,448	20,427
Operating income	22,437	17,770	15,260
Non-Operating Expenses:			
Development distributions	-	10,000	-
Total non-operating expenses	-	10,000	-
Change in net position	22,437	7,770	15,260
Net position, beginning of year	102,265	94,495	79,235
Net position, end of year	$ 124,702	$ 102,265	$ 94,495

FINANCIAL HIGHLIGHTS (Continued)

Below is a summary of the General Fund total assets, liabilities, deferred inflows of resources and fund balances as of June 30:

Balance Sheets - General Fund as of June 30, ($ in Thousands):

	2023	2022	2021
ASSETS:			
Cash and cash equivalents	$ 10,889	$ 7,828	$ 16,051
Investments	31,985	28,763	16,242
Leases receivable	349,652	355,034	360,271
Other assets	382	356	336
Total assets	392,908	391,981	392,900
LIABILITIES:			
Accrued expenses and other liabilities	5,645	19	150
DEFERRED INFLOWS OF RESOURCES:			
Advance rental receipts	5,853	9,520	7,984
Deferred inflows - leases	348,736	351,991	358,710
	354,589	361,511	366,694
FUND BALANCES:			
Nonspendable	1,298	3,398	336
Unassigned	31,376	27,053	25,720
Total fund balances	$ 32,674	$ 30,451	$ 26,056

The governmental funds balance sheets differ from the statements of net position, for example, by excluding school property and long-term liabilities. Likewise, the governmental funds report the effect of bond premiums and refunding gains when the debt is first issued, whereas these amounts are deferred and amortized in the statements of activities. See pages 16 and 19 for the reconciliation of the governmental funds statements to the statements of net position and activities.

FINANCIAL HIGHLIGHTS (Continued)

Below is a summary of the changes in the General Fund balances for the years ended June 30:

Statements of Revenues, Expenditures and Changes in Fund Balances - General Fund for the Years Ended June 30, ($ in Thousands):

	2023	2022	2021
Revenues:			
Rental income and tax equivalency payments	$ 35,854	$ 36,483	$ 35,005
Interest - leases	523	334	162
Investment income	880	9	20
Total revenues	37,257	36,826	35,187
Expenditures:			
General and administrative	2,249	2,490	1,897
Development distribution	-	10,000	-
Total expenditures	2,249	12,490	1,897
Other Financing Sources (Uses):			
Interfund transfers	(32,785)	(19,941)	(25,720)
	(32,785)	(19,941)	(25,720)
Change in fund balances	2,223	4,395	7,570
Fund balances, beginning of year	30,451	26,056	18,486
Fund balances, end of year	$ 32,674	$ 30,451	$ 26,056

Below is a summary of the Debt Service Fund total assets, liabilities and fund balances as of June 30:

Balance Sheets - Debt Service Fund as of June 30, ($ in Thousands):

	2023	2022	2021
ASSETS:			
Restricted investments	$ 54,890	$ 47,504	$ 45,861
Total assets	54,890	47,504	45,861
LIABILITIES:			
Accrued expenses and other liabilities	357	-	453
Total liabilities	357	-	453
FUND BALANCES:			
Restricted	54,533	47,504	45,408
Total fund balances	$ 54,533	$ 47,504	$ 45,408

FINANCIAL HIGHLIGHTS (Continued)

Below is a summary of the changes in the Debt Service Fund balances for the years ended June 30:

Statements of Revenues, Expenditures and Changes in Fund Balances - Debt Service Fund for the Years Ended June 30, ($ in Thousands):

	2023	2022	2021
Revenues:			
Investment income (loss)	$ 461	$ (187)	$ 255
Total revenues	461	(187)	255
Expenditures:			
Bond principal payments	6,850	4,845	1,845
Interest expense	13,616	12,856	11,062
Bond issuance costs	-	29	1,624
Total expenditures	20,466	17,730	14,531
Other Financing Sources (Uses):			
Principal paid on refunding bonds	-	-	(125,945)
Refunding bond proceeds	-	-	97,855
Premium on refunding bonds	-	-	21,541
Interfund transfers	27,034	20,013	26,219
	27,034	20,013	19,670
Change in fund balances	7,029	2,096	5,394
Fund balances, beginning of year	47,504	45,408	40,014
Fund balances, end of year	$ 54,533	$ 47,504	$ 45,408

FINANCIAL HIGHLIGHTS (Continued)

Below is a summary of the Capital Projects Fund total assets, liabilities and fund balances as of June 30:

Balance Sheets - Capital Projects Fund as of June 30, ($ in Thousands):

	2023	2022	2021
ASSETS:			
Restricted investments	$ 66,906	$ 119,731	$ 151,182
Total assets	66,906	119,731	151,182
LIABILITIES:			
Accrued expenses and other liabilities	4,995	3,937	520
Total liabilities	4,995	3,937	520
FUND BALANCES:			
Restricted	61,911	115,794	150,662
Total fund balances	$ 61,911	$ 115,794	$ 150,662

Below is a summary of the changes in the Capital Projects Fund balances for the years ended June 30:

Statements of Revenues, Expenditures and Changes in Fund Balances - Capital Projects Fund for the Years Ended June 30, ($ in Thousands):

	2023	2022	2021
Revenues:			
Investment income (loss)	$ 2,797	$ (677)	$ (56)
Total revenues	2,797	(677)	(56)
Expenditures:			
Capital expenditures	62,376	34,102	1,280
Site evaluation and development costs	54	18	299
Total expenditures	62,430	34,120	1,579
Other Financing Sources (Uses):			
Proceeds from bonds	-	-	118,410
Premium on bonds	-	-	34,386
Interfund transfers	5,750	(71)	(499)
	5,750	(71)	152,297
Change in fund balances	(53,883)	(34,868)	150,662
Fund balances, beginning of year	115,794	150,662	-
Fund balances, end of year	$ 61,911	$ 115,794	$ 150,662

FINANCIAL HIGHLIGHTS (Continued)

Other Selected Financial Information for the Years Ended June 30,

	2023	2022	(As Restated) 2021
Ratio of revenues to:			
General and administrative expenses	4.86	4.19	4.22
General and administrative expenses, excluding depreciation and OPEB expense	18.04	15.13	19.17
Total assets	0.05	0.04	0.04
Debt related ratios:			
Debt coverage ratio	1.90	1.91	2.62

CURRENT NEW YORK CITY EDUCATIONAL CONSTRUCTION FUND COMPLETED PROJECTS

PS 126[1]	175 West 166th Street	Bronx
Murry Bergtraum HS[1]	411 Pearl Street	Manhattan
Early Childhood Center	577 East 139th Street	Bronx
PS 169	110 East 88th Street	Manhattan
Early Childhood Center	234 Herkimer Street	Brooklyn
PS 99 Annex	82-37 Kew Gardens Road	Queens
Norman Thomas HS[1]	111 East 33rd Street	Manhattan
PS 205	2475 and 2375 Southern Boulevard	Bronx
American Sign Language and English School (J47) Annex	225 East 23rd Street	Manhattan
Terence D. Tolbert Campus	625 West 133rd Street	Manhattan
PS 124	40 Division Street	Manhattan
Park West Campus HS	525 West 50th Street	Manhattan
PS 89/IS 289	201 Warren Street	Manhattan
PS 267	213 East 63rd Street	Manhattan
MS 114	331 East 91st Street	Manhattan
PS 59/HS of Art and Design	250 East 57th Street	Manhattan

PENDING PROJECTS/ IN PROCESS

Khalil Gibran Int. Academy + K-5 school	362 Schermerhorn/80 Flatbush	Brooklyn
COOP Tech	321 East 96th Street	Manhattan

ECONOMIC FACTORS AND FUTURE RESULTS

In fiscal year 2024, the Fund expects insurance premiums to increase upon completion of the 80 Flatbush schools, resulting in moderately higher general and administrative expenses. As part of its operating budget, ECF carries property and liability insurance for its school projects until they have been transferred to the City. While interest on bonds will increase somewhat in future years for the new 2021B bonds, the Fund's total debt service will be covered by the Fund's rent and tax equivalency revenues.

Contact Information

This financial report is designed to provide a general overview of the New York City Educational Construction Fund's finances. Questions concerning any data provided in this report or request for additional information should be directed to Cynthia Wong, Chief Financial Officer, New York City Educational Construction Fund, 30-30 Thomson Avenue, 6th Floor, Long Island City, New York 11101.

[1] Non-school portion is no longer Fund property.

NEW YORK CITY EDUCATIONAL CONSTRUCTION FUND
STATEMENTS OF NET POSITION
AS OF JUNE 30, 2023 AND 2022

	2023	2022
ASSETS		
Cash and cash equivalents (Notes 2C and 3)	$ 10,888,815	$ 7,828,378
Investments (Notes 2D and 3)	31,985,340	28,763,150
Restricted investments (Notes 2D, 2E and 3)	121,796,422	167,234,450
Interest receivable on investments	1,026,567	419,855
Interest subsidy receivable (Note 6)	218,797	224,355
Leases receivable (Notes 2K and 4)	349,652,393	355,034,285
Prepaid expenses and other current assets	381,436	354,794
Net pension asset (Notes 2L and 8)	-	112,361
Site evaluation and development costs (Note 2F)	1,645,836	1,591,436
Capital assets (Notes 2G and 5):		
Nondepreciable	104,895,510	42,519,290
Depreciable, net	216,428,946	222,735,071
TOTAL ASSETS	838,920,062	826,817,425
DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflows - pension (Notes 2L, 2N and 8)	190,694	201,439
Deferred outflows - other postemployment benefits (Notes 2M, 2N and 9)	48,754	2,916
Deferred outflows - bond refunding (Notes 2N and 6)	978,006	1,079,140
TOTAL DEFERRED OUTFLOWS OF RESOURCES	1,217,454	1,283,495
LIABILITIES		
Accrued interest on revenue bonds (Note 6)	3,560,440	3,641,689
Accrued expenses and other liabilities (Note 2J)		
Due within one year	11,181,179	4,117,702
Due in more than one year	78,438	-
Other postemployment benefits liability (Notes 2M and 9)	1,332,795	1,410,649
Net pension liability (Notes 2L and 8)	301,534	-
Revenue bonds, net of unamortized bond discount/premium (Notes 2I, 6 and 11)		
Due within one year	8,215,000	6,850,000
Due in more than one year	334,528,160	346,055,420
TOTAL LIABILITIES	359,197,546	362,075,460
DEFERRED INFLOWS OF RESOURCES		
Advance rental and tax equivalency receipts (Notes 2K and 2N)	5,852,900	9,519,662
Deferred inflows - bond refunding (Notes 2N and 6)	1,370,690	1,560,352
Deferred inflows - pension (Notes 2L, 2N and 8)	19,934	396,834
Deferred inflows - other postemployment benefits (Notes 2M, 2N and 9)	257,777	292,851
Deferred inflows - leases (Notes 2K and 2N)	348,735,985	351,990,851
TOTAL DEFERRED INFLOWS OF RESOURCES	356,237,286	363,760,550
COMMITMENTS AND CONTINGENCIES (Note 10)		
NET POSITION (Notes 2P and 7)		
Net investment in capital assets	46,740,050	33,190,043
Restricted for:		
Capital projects	61,911,033	115,793,518
Debt service	50,972,938	43,861,883
Unrestricted	(34,921,337)	(90,580,534)
TOTAL NET POSITION	$ 124,702,684	$ 102,264,910

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

NEW YORK CITY EDUCATIONAL CONSTRUCTION FUND
STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2023 AND 2022

	2023	2022
OPERATING REVENUES:		
Revenue from leases (Notes 2K and 4)		
Rents and tax equivalency payments, net of refunds	$ 35,854,480	$ 36,483,183
Interest - leases	523,060	334,058
Investment (loss) income (Note 3)	4,745,098	(599,349)
TOTAL OPERATING REVENUES	41,122,638	36,217,892
OPERATING EXPENSES:		
General and administrative expenses, including depreciation expense of $6,306,125 for each year	8,466,850	8,637,698
Interest on bonds (Note 6)	10,218,014	9,780,982
Bond issuance costs (Note 2H)	-	29,000
TOTAL OPERATING EXPENSES	18,684,864	18,447,680
OPERATING INCOME	22,437,774	17,770,212
NON-OPERATING EXPENSES:		
Development distribution (Note 12)	-	10,000,000
TOTAL NON-OPERATING EXPENSES	-	10,000,000
CHANGE IN TOTAL NET POSITION	22,437,774	7,770,212
NET POSITION - BEGINNING OF YEAR	102,264,910	94,494,698
NET POSITION - END OF YEAR	$ 124,702,684	$ 102,264,910

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

NEW YORK CITY EDUCATIONAL CONSTRUCTION FUND
GOVERNMENTAL FUNDS - BALANCE SHEET
JUNE 30, 2023

	General	Capital Projects	Debt Service	Total Governmental Funds
ASSETS:				
Cash and cash equivalents	$ 10,888,815	$ -	$ -	$ 10,888,815
Investments	31,985,340	-	-	31,985,340
Restricted investments	-	66,905,602	54,890,820	121,796,422
Leases receivable	349,652,393	-	-	349,652,393
Prepaid expenses and other current assets	381,436	-	-	381,436
TOTAL ASSETS	$ 392,907,984	$ 66,905,602	$ 54,890,820	$ 514,704,406
LIABILITIES:				
Accrued expenses and other liabilities	$ 5,645,041	$ 4,994,569	$ 357,442	$ 10,997,052
TOTAL LIABILITIES	5,645,041	4,994,569	357,442	10,997,052
DEFERRED INFLOWS OF RESOURCES:				
Advance rental receipts	5,852,900	-	-	5,852,900
Deferred inflows - leases	348,735,985	-	-	348,735,985
TOTAL DEFERRED INFLOWS OF RESOURCES	354,588,885	-	-	354,588,885
FUND BALANCES (Note 2P)**:**				
Nonspendable	1,297,844	-	-	1,297,844
Restricted	-	61,911,033	54,533,378	116,444,411
Unassigned	31,376,214	-	-	31,376,214
TOTAL FUND BALANCES	32,674,058	61,911,033	54,533,378	149,118,469
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 392,907,984	$ 66,905,602	$ 54,890,820	$ 514,704,406

NEW YORK CITY EDUCATIONAL CONSTRUCTION FUND
GOVERNMENTAL FUNDS - BALANCE SHEET
JUNE 30, 2022

	General	Capital Projects	Debt Service	Total Governmental Funds
ASSETS:				
Cash and cash equivalents	$ 7,828,378	$ -	$ -	$ 7,828,378
Investments	28,763,150	-	-	28,763,150
Restricted investments	-	119,730,878	47,503,572	167,234,450
Leases receivable	355,034,285	-	-	355,034,285
Prepaid expenses and other current assets	354,794	-	-	354,794
TOTAL ASSETS	$ 391,980,607	$ 119,730,878	$ 47,503,572	$ 559,215,057
LIABILITIES:				
Accrued expenses and other liabilities	$ 18,744	$ 3,937,360	$ -	$ 3,956,104
TOTAL LIABILITIES	18,744	3,937,360	-	3,956,104
DEFERRED INFLOWS OF RESOURCES:				
Advance rental receipts	9,519,662	-	-	9,519,662
Deferred inflows - leases	351,990,851	-	-	351,990,851
TOTAL DEFERRED INFLOWS OF RESOURCES	361,510,513	-	-	361,510,513
FUND BALANCES (Note 2O)**:**				
Nonspendable	3,398,228	-	-	3,398,228
Restricted	-	115,793,518	47,503,572	163,297,090
Unassigned	27,053,122	-	-	27,053,122
TOTAL FUND BALANCES	30,451,350	115,793,518	47,503,572	193,748,440
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 391,980,607	$ 119,730,878	$ 47,503,572	$ 559,215,057

NEW YORK CITY EDUCATIONAL CONSTRUCTION FUND
RECONCILIATIONS OF THE GOVERNMENTAL FUNDS BALANCE SHEETS
TO THE STATEMENTS OF NET POSITION
JUNE 30, 2023 AND 2022

	2023	2022
Total fund balances - governmental funds	$ 149,118,469	$ 193,748,440
Amounts reported for governmental activities in the statements of net position are different because:		
School property and related costs used in governmental activities are not financial resources and therefore, are not reported in the governmental funds.	321,324,456	265,254,361
Bond premiums/discounts are reported as other financing sources in the governmental funds financial statements. However, in the statements of net position, bond premiums/discounts are reported as a component of bonds payable and amortized over the lives of the related debt.	(52,448,160)	(55,760,420)
Assets that are not measurable or will not become available to finance expenditures in the current period are not reported in the governmental funds financial statements. These assets include:		
Interest receivable on investments	1,026,567	419,855
Interest subsidy receivable	218,797	224,355
Site evaluation and development costs	1,645,836	1,591,436
Long-term liabilities are not due and payable in the current period from currently available financial resources and are therefore not reported in the governmental funds financial statements. These liabilities include:		
Revenue bonds	(290,295,000)	(297,145,000)
Accrued interest on bonds and accrued arbitrage liability	(3,638,878)	(3,641,689)
Accrued vacation and sick pay	(184,127)	(161,598)
Net pension (liability)/asset	(301,534)	112,361
Other postemployment benefits liability	(1,332,795)	(1,410,649)
Governmental funds do not report the effect of gains or losses on refunding bonds and deferred outflows/inflows related to pensions, other postemployment benefits and leases as these amounts are deferred and amortized in the statements of activities.		
Pension	170,760	(195,395)
Other postemployment benefits	(209,023)	(289,935)
Loss/gain on refunding	(392,684)	(481,212)
Net position of governmental activities	$ 124,702,684	$ 102,264,910

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

NEW YORK CITY EDUCATIONAL CONSTRUCTION FUND
GOVERNMENTAL FUNDS - STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2023

	General	Capital Projects	Debt Service	Total Governmental Funds
REVENUES:				
Rental income and tax equivalency payments, net of refunds	$ 35,854,480	$ -	$ -	$ 35,854,480
Interest - leases	523,060	-	-	523,060
Investment income	879,292	2,797,933	461,161	4,138,386
TOTAL REVENUES	37,256,832	2,797,933	461,161	40,515,926
EXPENDITURES:				
General and administrative	2,249,222	-	-	2,249,222
Capital expenditures	-	62,376,220	-	62,376,220
Site evaluation and development costs	-	54,400	-	54,400
Bond principal payments	-	-	6,850,000	6,850,000
Interest expense	-	-	13,616,055	13,616,055
TOTAL EXPENDITURES	2,249,222	62,430,620	20,466,055	85,145,897
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	35,007,610	(59,632,687)	(20,004,894)	(44,629,971)
OTHER FINANCING SOURCES (USES):				
Interfund transfers	(32,784,902)	5,750,202	27,034,700	-
TOTAL OTHER FINANCING SOURCES (USES)	(32,784,902)	5,750,202	27,034,700	-
NET CHANGE IN FUND BALANCES	2,222,708	(53,882,485)	7,029,806	(44,629,971)
FUND BALANCES - BEGINNING OF YEAR	30,451,350	115,793,518	47,503,572	193,748,440
FUND BALANCES - END OF YEAR	$ 32,674,058	$ 61,911,033	$ 54,533,378	$ 149,118,469

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

NEW YORK CITY EDUCATIONAL CONSTRUCTION FUND
GOVERNMENTAL FUNDS - STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2022

	General	Capital Projects	Debt Service	Total Governmental Funds
REVENUES:				
Rental income and tax equivalency payments, net of refunds	$ 36,483,183	$ -	$ -	$ 36,483,183
Interest - leases	334,058	-	-	334,058
Investment income (loss)	9,146	(677,239)	(187,218)	(855,311)
TOTAL REVENUES	36,826,387	(677,239)	(187,218)	35,961,930
EXPENDITURES:				
General and administrative	2,489,798	-	-	2,489,798
Capital expenditures	-	34,102,001	-	34,102,001
Site evaluation and development costs	-	18,472	-	18,472
Bond principal payments	-	-	4,845,000	4,845,000
Interest expense	-	-	12,855,549	12,855,549
Bond issuance costs	-	-	29,000	29,000
Development distribution	10,000,000	-	-	10,000,000
TOTAL EXPENDITURES	12,489,798	34,120,473	17,729,549	64,339,820
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	24,336,589	(34,797,712)	(17,916,767)	(28,377,890)
OTHER FINANCING SOURCES (USES):				
Interfund transfers	(19,941,270)	(71,286)	20,012,556	-
TOTAL OTHER FINANCING SOURCES (USES)	(19,941,270)	(71,286)	20,012,556	-
NET CHANGE IN FUND BALANCES	4,395,319	(34,868,998)	2,095,789	(28,377,890)
FUND BALANCES - BEGINNING OF YEAR	26,056,031	150,662,516	45,407,783	222,126,330
FUND BALANCES - END OF YEAR	$ 30,451,350	$ 115,793,518	$ 47,503,572	$ 193,748,440

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

NEW YORK CITY EDUCATIONAL CONSTRUCTION FUND
RECONCILIATIONS OF THE GOVERNMENTAL FUNDS STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2023 AND 2022

	2023	2022
Net changes in fund balances - governmental funds	$ (44,629,971)	$ (28,377,890)
Amounts reported for governmental activities in the statements of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statements of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the period.		
Capital outlays	62,376,220	34,102,001
Site evaluation and development costs	54,400	18,472
Depreciation expense	(6,306,125)	(6,306,125)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts and similar items when the debt is first issued, whereas these amounts are deferred and and amortized in the statements of activities (except the effects of debt issuance costs). This amount is the net effect of these differences in the treatment of long-term debt and related items.		
Principal payments of bonds	6,850,000	4,845,000
Bond premium/discount	3,312,260	3,394,837
Gain/loss on refunding	88,528	94,780
Investment and interest income	606,712	255,962
Some net expenses reported in the statements of activities do not require the use of current financial resources and therefore, are not reported as expenditures in governmental funds.		
Interest	(2,747)	(415,050)
Pension	(47,740)	69,181
Other postemployment benefits	158,766	102,021
Compensated absences	(22,529)	(12,977)
Change in net position of governmental activities	$ 22,437,774	$ 7,770,212

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

NOTE 1 – ORGANIZATION AND NATURE OF ACTIVITIES

The New York City Educational Construction Fund (the "Fund") was created in 1967 as a New York State (the "State") public benefit corporation by Article 10 of the Education Law of the State. The Fund was established to develop combined occupancy structures, containing school and non-school portions and is authorized to issue bonds, notes or other obligations to finance those projects. Although legally separate from the City, the Fund is a component unit of The City of New York (the "City") and is included in the City's financial statements as a blended component unit in accordance with Governmental Accounting Standards Board ("GASB") standards.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. ***Basis of Accounting***

The government-wide financial statements of the Fund, which include the statements of net position and the statements of activities, are presented to display information about the reporting entity as a whole, in accordance with GASB standards. The government-wide financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

The Fund's governmental funds financial statements are presented using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recognized when it becomes susceptible to accrual, which is when it becomes both measurable and available to finance expenditures in the current fiscal year. Revenues are generally considered available if expected to be received within 60 days after the fiscal year-end. Expenditures are recognized when the related liability is incurred, except for principal and interest on long-term debt and estimated arbitrage rebate liability, which are recognized when due.

The reconciliations of the governmental funds balance sheets to the statements of net position and the reconciliations of the governmental funds statements of revenues, expenditures and changes in the fund balances to the statements of activities are presented to assist the reader in understanding the differences between the government-wide and governmental funds financial statements.

B. ***Use of Estimates***

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America ("U.S. GAAP") requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates include depreciable lives of school buildings, other postemployment healthcare benefit ("OPEB") obligations and contingencies. Actual results could differ from those estimates.

C. ***Cash and Cash Equivalents***

Cash and cash equivalents consist of money market funds as well as highly liquid debt investments with a maturity of three months or less from date of purchase. Cash equivalents are normally held to maturity and are carried at cost plus accrued interest. The Fund's policy is to invest idle cash balances (see Note 3 for details).

D. ***Investments***

Investments are generally limited to: obligations of government sponsored agencies, U.S. Treasury obligations or repurchase agreements collateralized by U.S. Treasury obligations or other government or government sponsored agencies in accordance with the terms of the Fund's Revenue Bond Resolution and the Fund's Policy on Investments. Short-term investments are reported at cost plus accrued interest, which approximates fair value due to the short maturities of these instruments. Long-term investments are reported at fair value.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. ***Restricted Assets***

Restricted assets represent cash and investments maintained in accordance with bond resolutions for the purpose of funding certain debt service payments and construction spending.

F. ***Site Evaluation and Development Costs***

The Fund capitalizes site evaluation and development costs. When the Fund determines that a project is not feasible, all related costs are charged to operations. When the Fund commences construction, all related costs are added to the cost of construction.

G. ***School Property and Related Costs***

Buildings are carried at depreciated cost. Depreciation expense is calculated using the straight-line method based upon the estimated useful lives of the buildings, which are between 45 and 75 years.

Maintenance and repairs of school property are charged to expense in the period incurred.

H. ***Bond Issuance Costs***

Bond issuance costs are recognized as costs in the period incurred.

I. ***Unamortized Bond Premium/Discount***

Bond premiums and discounts are being amortized over the life of the bonds using the effective-interest method.

J. ***Compensated Absences***

Compensated absences for the Fund represent both vacation and sick pay earned by employees. Compensated absences are based on an employee's length of employment and are earned ratably during the span of employment. Upon termination, employees are paid for up to four years of accrued vacation depending upon their length of service and are paid for half of their accrued sick leave up to a maximum of 200 days. Accordingly, the maximum sick leave payment at termination is for 100 days.

Amounts of accumulated compensated absences that are not expected to be liquidated with expendable available financial resources are maintained separately and represent a reconciling item between the governmental fund financial statements and government-wide financial statements.

K. ***Revenue from Leases***

Upon the adoption of GASB Statement No. 87, *Leases*, the Fund has recognized leases receivable measured at the present value of lease payments expected to be received during the lease terms, for those lease payments that are fixed or are variable payments that depend on an index or a rate (such as the Consumer Price Index or a market interest rate). The leases receivable are being amortized with interest revenue being recognized over the terms of the leases. A deferred inflow of resources was recognized in an amount equal to the initial measurement of the leases receivable. Rental revenue is recognized on a straight-line basis over the term of the leases and the deferred inflows of resources is reduced in the same manner.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Rental income and tax equivalency payments that are variable are recognized as revenues in the period to which those payments relate. Advance rental receipts consist of advance rental and tax equivalency payments for the non-school portion of the projects. Such amounts are reported as deferred inflows of resources in the statements of net position and in the governmental funds balance sheets.

L. ***Net Pension Liability***

The net pension liability represents the Fund's proportionate share of the net pension liability of the New York State and Local Employees' Retirement System ("ERS"). Measurement of the total net pension liability, on which the net pension liability is based, requires the use of assumptions made by ERS about numerous future events that affect the benefit payments that will be made to employees in retirement. Pension liability, expense, deferred outflows of resources and deferred inflows of resources are recognized by the Fund for its proportionate share of the collective amounts within the ERS plan, measured based on an allocation methodology (see Note 8).

M. ***Other Postemployment Benefits***

The Fund provides health insurance coverage for retired employees and their spouses and eligible dependents. All of the Fund's employees become eligible for these benefits when they reach normal retirement age while working for the Fund. Health care benefits are provided through an insurance company. See Note 9 for additional information on OPEB.

N. ***Deferred Outflows and Inflows of Resources***

In addition to assets, the statements of net position report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statements of net position and governmental funds – balances sheets report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time.

As of June 30, 2023 and 2022, the Fund reported deferred outflows of resources of $978,006 and $1,079,140, respectively, and deferred inflows of resources of $1,370,690 and $1,560,352, respectively, for a deferred loss/gain on refunding bonds in the statements of net position. These amounts result from the difference in the carrying value of the refunded debt and its reacquisition prices. The amounts are deferred and amortized over the shorter of the life of the refunded or refunding debt (see Note 6).

As of June 30, 2023 and 2022, the Fund has also reported deferred inflows of resources of $5,852,900 and $9,519,662, respectively, for advance rental and tax equivalency payments for the non-school portion of the projects. These amounts are deferred and recognized as an inflow of resources in the period that the amount becomes available.

The Fund has also reported deferred outflows of resources and deferred inflows of resources in relation to its pension and OPEB obligations. These amounts are detailed in the discussion of the pension and OPEB benefit plans in Notes 8 and 9.

As discussed in Note 2K, the Fund recognized deferred inflows of resources relating to its lease revenues. As of June 30, 2023 and 2022, such deferred inflows of resources amounted to $348,735,985 and $351,990,851, respectively.

O. ***Reclassifications***

Certain reclassifications have been made to the amounts reported in the previous period to conform to the current year presentation that had no effect on the financial position of the fund as previously reported.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

P. ***Net Position/Fund Balances***

The Fund's net position is reported in the statements of net position in the following categories:

- Net investment in capital assets
- Restricted for:
  - Capital projects
  - Debt service
- Unrestricted

Net investment in capital assets includes capital assets, net of related debt (excluding unspent capital-related proceeds) and capital-related deferred inflows of resources, site evaluation and development costs and liabilities for related revenue bonds.

General Fund: The General Fund is the principal operating fund. It is used to account for all financial resources except those required to be accounted for in another governmental fund.

Capital Projects Fund: The Capital Projects Fund represents amounts restricted by bond resolution for spending on capital projects. As of June 30, 2023 and 2022, Capital Projects funds amounted to $66,905,602 and $119,730,878, respectively, and consisted of proceeds from the 2021 Series B Revenue Bonds that are restricted for the Khalil Gibran International Academy/80 Flatbush project.

Debt Service Fund: The Debt Service Funds consists mainly of accounts for each debt issuance. Amounts on deposit in the Debt Service Funds are used for the payment of debt service on the Fund's bonds.

The Debt Service Reserve Funds are required to maintain a balance equal to the maximum annual debt service on the bonds. As of June 30, 2023 and 2022, the balances in the Debt Service Reserve Funds totaled $31,516,417 and $30,455,163, respectively, to meet the required minimum.

The Debt Service Fund is funded by specific proceeds from the Revenue Bonds. There is one account for each bond established in the Debt Service Reserve Fund. All revenues are deposited in the operating account. Revenues are required to be disbursed in accordance with the priority set forth in the Series Bond Resolutions.

Fund balances are classified as either: 1) nonspendable, 2) restricted, 3) committed, 4) assigned, or 5) unassigned in accordance with GASB standards.

The Fund reported the fund balances in its governmental funds balance sheets in the following categories: nonspendable, restricted and unassigned.

Nonspendable includes amounts that cannot be spent because they are either in a nonspendable form or legally or contractually required to be maintained intact. This includes fund balances related to prepaid expenses.

Restricted includes amounts that can be spent only for a specific purpose stipulated by a bond resolution. Restricted balances are restricted for capital spending and debt service.

Unassigned includes the residual classification of the general fund and includes all spendable amounts not contained in other classifications.

The Board of Trustees (the "Board") of the Fund constitutes the Fund's highest level of decision-making authority. If and when resolutions are adopted by the Board that constrain fund balances for a specific purpose, such resources are accounted for and reported as committed for such purpose unless and until a subsequent resolution altering the commitment is adopted by the Board.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

If and when fund balances are constrained for use for a specific purpose based on the direction of any officer of the Fund who is duly authorized to direct the movement of such funds, such fund balances are accounted for and reported as assigned for such purpose, unless or until a subsequent authorized action by the same or another duly authorized officer, or by the Board, is taken which removes or changes the assignment.

Resources that are not constrained are reported as unrestricted in the statements of net position and unassigned in the governmental funds balance sheets.

When both restricted and unrestricted resources are available for use for a specific purpose, it is the Fund's policy to use restricted resources first, then unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use for a specific purpose, it is the Fund's policy to use committed resources first, then assigned resources, and then unassigned resources as they are needed.

Q. ***Recent Accounting Pronouncements***

As a component unit of the City, the Fund implements new GASB standards in the same fiscal year as they are implemented by the City. The following are discussions of the standards requiring implementation in the current year and standards which may impact the Fund in the future years.

- GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements ("Arrangements")* ("GASB 94"), is effective for fiscal years beginning after June 15, 2022. Arrangements in which a government contracts with an operator to provide public services by conveying the right to operate or use a nonfinancial asset for a period of time is considered a Public-Private or Public-Public Partnership. Arrangements in which a government compensates an operator for services that may include designing, constructing, financing, maintaining, or operating a nonfinancial asset is considered an Availability Payment Arrangement ("APA"). The accounting for Public-Private or Public-Public Partnerships is defined in GASB 94 and will vary depending on whether the arrangement meets the definition of a service concession arrangement. APAs where ownership transfers by the end of the contract will be accounted for as a financed purchase of that underlying asset. This does not impact the Fund's financial statements since it does not enter into PPPs or APAs.

- GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*, ("GASB 96") is effective for fiscal years beginning after June 15, 2022. Similar to the principles used in GASB 87, GASB 96 provides the guidance for accounting and financial reporting for subscription-based information technology arrangements or "SBITAs". The Statement defines SBITAs as a contract that conveys control of the right to use another party's information technology software, either alone or in combination with tangible capital assets, as specified in the contract for a period of time in an exchange or exchange-like transaction. The accounting will result in the recognition of a right-to-use subscription asset (an intangible asset) and a corresponding subscription liability. GASB 96 also provides guidance for other costs that are not subscription payments, such as implementation costs, and requires certain note disclosures regarding SBITAs. The Fund did not have any agreements meeting the definition of an SBITA under GASB 96, and therefore has no effect on the Fund's financial statements.

- GASB Statement No. 99, *Omnibus 2022,* has multiple effective dates depending on the Statement of the standard. This Statement addresses numerous accounting and financial reporting issues identified during the implementation and application of certain GASB pronouncements or during the due process on other pronouncements. The requirements related to extension of the use of LIBOR, accounting for SNAP distributions, disclosures of nonmonetary transactions, pledges of future revenues by pledging governments, clarification of certain provisions in Statement 34, as amended, and terminology updates related to Statement 53 and Statement 63 are effective upon issuance. The requirements related to leases, PPPs, and SBITAs are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter. The requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter. The Fund considered the provisions effective for the year ended June 30, 2023 which had no effect on their financial statements. For the remaining provisions of GASB 99 the Fund has not completed their evaluation of GASB 99 but does not anticipate any material impact.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- GASB Statement No. 100, *Accounting Changes and Error Corrections – An Amendment of GASB Statement No. 62* (“GASB 100”), has been issued to help enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent and comparable information for making decisions or assessing accountability. GASB 100 defines accounting changes, addresses corrections of errors in previously issued financial statements, and prescribes accounting and financial reporting for both. GASB 100 also addresses how information that is affected by a change in accounting or error correction should be presented in the required supplementary information explaining that the information should be restated for error corrections but not for changes in accounting principles. The requirements of GASB 100 are effective for fiscal years beginning after June 15, 2023. The Fund has not completed their evaluation of GASB 100 but does not anticipate any material impact.

- GASB Statement No. 101, *Compensated Absences* (“GASB 101”), has been issued to align the recognition and measurement guidance of compensated absences. GASB 101 requires that liabilities for compensated absences be recognized for leave that has not been used and leave that has been used but not yet paid in cash or settled otherwise. GASB 101 also establishes guidance for measuring a liability for leave that has not been used, generally using an employee’s pay rate as of the date of the financial statements. The requirements of GASB 101 are effective for fiscal years beginning after December 15, 2023. The Fund has not completed their evaluation of GASB 101 but does not anticipate any material impact.

NOTE 3 – CASH AND CASH EQUIVALENTS AND INVESTMENTS

The Fund invests monies held in any funds or accounts not required for immediate use or disbursement. Such funds are invested in obligations of the State or the United States government or obligations the principal of and interest on which are guaranteed by the City, the State or the United States government or obligations of agencies or instrumentalities of the United States government which may from time to time be legally purchased by savings banks of the State as investments of funds belonging to them or in their control.

The Fund maintains cash balances at several banks. Accounts at each bank are insured by the Federal Deposit Insurance Corporation (“FDIC”) up to $250,000. At June 30, 2023 and 2022, uninsured bank balances of approximately $4,800,000 and $2,700,000, respectively, and were fully collateralized with securities held by several banks in the Fund’s name.

The Fund’s total cash, cash equivalents and investments at June 30, 2023 and 2022 were $164,670,577 ($42,874,155 unrestricted and $121,796,422 restricted) and $203,825,978 ($36,591,528 unrestricted and $167,234,450 restricted), respectively. Investments consisted primarily of U.S. treasury bills and notes and U.S. government agency securities.

NOTE 3 – CASH AND CASH EQUIVALENTS AND INVESTMENTS (Continued)

Cash, cash equivalents, investments, and restricted investments were as follows as of June 30:

	2023	2022
Insured	$ 75,769	$ 119,642
Collateralized:		
Bank of NY Investment Surplus	31,985,340	28,763,150
Chase Investment Administrative	2,873,373	734,700
Bank of NY - Cash Surplus	5,858,115	4,912,429
Bank of NY Debt Service 2010A	5,421,416	5,919,854
Bank of NY Debt Service Reserve 2010A	3,985,117	3,946,764
Bank of NY Debt Service 2018A	8,289,530	5,137,490
Bank of NY Debt Service Reserve 2018A	5,625,464	5,622,365
Bank of NY Debt Service 2021A	9,029,343	7,881,876
Bank of NY Debt Service Reserve 2021A	5,976,000	5,883,879
Bank of NY 2021A - COI Cash	-	54,609
Bank of NY Debt Service 2021B	9,663,457	5,918,736
Bank of NY Debt Service Reserve 2021B	6,900,493	7,120,279
Bank of NY 2021B - COI Cash	-	17,720
Bank of NY 2021B Construction Investment	66,905,602	119,730,878
Chase Investment 96th Street	2,081,558	2,061,607
Total Deposits	$ 164,670,577	$ 203,825,978

Custodial Credit Risk – Deposits/Investments. Custodial credit risk for deposits exists when, in the event of the failure of a depository financial institution, a government entity may be unable to recover deposits or recover collateral securities that are in possession of an outside agency. All deposits/investments are registered and are held by the Fund's agent in the Fund's name.

Credit Risk. New York State Education Law authorizes the Fund to invest in obligations of the U.S. Treasury and federal agencies along with municipal obligations, commercial or finance company paper, repurchase obligations, securities bearing interest or sold at a discount that are issued by domestic corporations, and units of taxable money market funds rated in the highest rating category by Standard & Poor's and Moody's, and investment agreements or guaranteed investment contracts with a financial institution, corporation, registered broker/dealer or domestic commercial bank whose senior long-term debt obligations are rated in one of the two highest long-term rating categories by at least two rating services.

Concentration of Credit Risk. The Fund places no limit on the amount invested in any one issuer. As of June 30, 2023 and 2022, all investments were in obligations of the U.S. Treasury and federal agencies.

Interest Rate Risk. The Fund manages its exposure to declines in fair values of its investment portfolio due to increases in interest rates by limiting the weighted average maturity of its non-restricted investments to less than one year. As of June 30, 2023 and 2022, all investment maturities were less than one year, except for a U.S. Treasury note held which matures in June 2026.

NOTE 3 – CASH AND CASH EQUIVALENTS AND INVESTMENTS (Continued)

Information about the carrying values and fair values of restricted investments by type of investment was as follows as of June 30:

	June 30, 2023		June 30, 2022	
	Carrying Value	Fair Value	Carrying Value	Fair Value
U.S. Government securities	$ 120,872,798	$ 121,450,883	$ 115,574,218	$ 115,658,560
U.S. Government agency obligations	847,796	862,396	885,203	904,986
Cash and money market funds	75,828	75,828	50,775,029	50,775,029
Total restricted investments	$ 121,796,422	$ 122,389,107	$ 167,234,450	$ 167,338,575

The Fund categorizes its fair value measurements within the fair value hierarchy established by U.S. GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The Fund had the following recurring fair value measurements as of June 30, 2023 and 2022:

- U.S. Treasury securities of approximately $6,800,000 and $76,200,000, respectively, were valued using quoted market prices (Level 1 inputs).

NOTE 4 – LEASES RECEIVABLE

The Fund is reporting lease receivables of $349,652,393 and $355,034,285 at June 30, 2023 and 2022, respectively. The leases receivable were discounted to present value using the Fund’s estimated borrowing rate of 3.14% at the time of the adoption of GASB 87 (July 1, 2020). All the Fund’s leases relate to the various properties under management as described in Note 5. The lease terms vary and are specific to each of the individual tenants.

NOTE 4 – LEASES RECEIVABLE (Continued)

Future rental payments due to the Fund under non-cancelable agreement are as follows for the years ending June 30:

Fiscal Years	Principal	Interest	Total
2024	$ 5,456,633	$ 718,314	$ 6,174,947
2025	5,724,141	956,928	6,681,069
2026	5,624,902	1,146,486	6,771,388
2027	5,612,973	1,356,226	6,969,199
2028-2032	28,270,517	10,299,998	38,570,515
2033-2037	39,315,070	23,750,112	63,065,182
2038-2042	40,461,078	34,431,990	74,893,068
2043-2047	34,244,771	40,008,175	74,252,946
2048-2052	28,888,447	43,925,396	72,813,843
2053-2057	23,975,637	46,714,592	70,690,229
2058-2062	23,113,163	56,828,338	79,941,501
2063-2067	23,305,014	70,297,110	93,602,124
2068-2072	20,078,509	74,047,168	94,125,677
2073-2077	19,156,598	86,148,022	105,304,620
2078-2082	19,082,449	102,783,783	121,866,232
2083-2087	16,458,493	106,223,418	122,681,911
2088-2092	6,407,699	47,172,808	53,580,507
2093-2097	784,223	7,194,489	7,978,712
2098-2102	778,915	8,470,599	9,249,514
2103-2107	773,643	9,949,079	10,722,722
2108-2112	768,406	11,662,167	12,430,573
2113-2117	763,205	13,647,236	14,410,441
2118-2121	607,907	12,581,816	13,189,723
	$ 349,652,393	$ 810,314,250	$ 1,159,966,643

NOTE 5 – CAPITAL ASSETS

The City conveyed land to the Fund at no cost for the development of eighteen schools. The land for fifteen schools is being used for combined schools and housing units and the land for two schools is being used for combined schools and commercial buildings. One building was sold in 2012. All of the schools, except for the 80 Flatbush Avenue schools, are completed, in use, and classified as school buildings. Of the eighteen schools, seven were financed by the 1972 Series A Revenue Bonds, which have been defeased; eight were financed by the 1989 Series A Revenue Bonds, which were refunded with the 1994 Series Revenue Bonds (1994 Bonds); one was financed by the 2007A Series Revenue Bonds, which were refunded with the 2018A Series Bonds; and one was financed by the 2010A and 2011A Series Revenue Bonds. The 2005A Series Bonds, which have been defeased, were used to refinance the 1994 and 1996 Series Revenue Bonds. The 2011A Series Bonds were refunded by the 2021A Series Bonds. In June 2021, the Fund issued $118.4 million in 2021B Series Bonds for the construction of the school portion of the 80 Flatbush project.

NOTE 5 – CAPITAL ASSETS (Continued)

The school's portion of these locations has been leased by the Fund to the City for a period of 30 or 40 years. The leases expire on various dates through 2054. In the event that the Fund's revenues from the non-school portion of the properties are not sufficient to pay the debt service requirements of the bonds, then the school leases provide for payments from the City sufficient to support payment of an allocable portion of the debt service requirements of the bonds. The Fund has derived sufficient revenue from the non-school portion, combined with investment income, to meet the debt service requirements of the bonds. Accordingly, the City has not been required to make payments under the school leases.

The Fund has agreed to re-convey to the City, the land and improvements relating to assets classified as school property financed by the bonds without consideration at various dates pursuant to the lease agreements with the City.

In July 2021, the Fund began construction of the 80 Flatbush project which includes a new Khalil Gibran High School and a new K-5 school in downtown Brooklyn. Construction is progressing, and the Fund is on track to reach substantial completion by spring/summer 2024, with the school opening in fall 2024. Construction in progress costs amounted to approximately $104.9 million and $42.5 million, respectively, as of June 30, 2023 and 2022, with a total budget of $153 million.

A summary of the changes in capital assets is as follows for the years ended June 30:

	June 30, 2022	Additions	Deletions	June 30, 2023
Nondepreciable:				
Construction in progress	$ 42,519,290	$ 62,376,220	$ -	$ 104,895,510
Depreciable:				
School buildings, at cost	$ 400,732,577	$ -	$ -	$ 400,732,577
Less: accumulated depreciation	177,997,506	6,306,125	-	184,303,631
School buildings, net	$ 222,735,071	$ (6,306,125)	$ -	$ 216,428,946

	June 30, 2021	Additions	Deletions	June 30, 2022
Nondepreciable:				
Construction in progress	$ 8,417,289	$ 34,102,001	$ -	$ 42,519,290
Depreciable:				
School buildings, at cost	$ 400,732,577	$ -	$ -	$ 400,732,577
Less: accumulated depreciation	171,691,381	6,306,125	-	177,997,506
School buildings, net	$ 229,041,196	$ (6,306,125)	$ -	$ 222,735,071

Depreciation expense for both the years ended June 30, 2023 and 2022 was $6,306,125.

NOTE 6 – REVENUE BONDS

On January 18, 2007, the Fund issued the 2007A Bond ("2007A Bonds") series in the amount of $51,340,000 to finance the construction of MS 114 located at 1765 1st Avenue, New York, New York. The 2007A Bonds were issued pursuant to the New York City Educational Construction Fund Act, which is Article 10 of the New York State Education Law, as amended (the "Act") and pursuant to the Fund's Revenue Bond Resolution adopted by the Fund on December 20, 2004 (the "Resolution"), and to the Fund's Revenue Bond resolution adopted by the Fund on December 8, 2006, for the purposes of (i) financing the costs of constructing the school portion of a combined occupancy structure; (ii) funding the Debt Service Reserve Fund; and (iii) paying the Costs of Issuance of the 2007A Bonds, all as described herein.

NOTE 6 – REVENUE BONDS (Continued)

On April 28, 2010, the Fund issued the 2010A Bond ("2010A Bonds") series in the amount of $53,810,000 to finance phase 1 of the construction of PS 59/HS of Art and Design located at 250 East 57th Street, New York, New York. The 2010A Bonds were issued pursuant to the Act and the Resolution, and to the Fund's Revenue Bond resolution adopted by the Fund on February 26, 2010, for the purpose of (i) financing the costs of constructing the school portion of a combined occupancy structure; (ii) funding the Debt Service Reserve Fund; and (iii) paying the Costs of Issuance of the 2010A Bonds, all as described herein.

The 2010A Bonds were issued as "Build America Bonds" and the Fund elected to receive cash subsidy payments from the United States Treasury equal to 35% of the interest payable on the bonds. The payments from the United States Treasury were reduced by budget sequestration cuts ranging from 5.7% to 8.7% from 2013 through 2021. For 2022 and 2023, the sequestration rate reduction was 5.7%.

On January 25, 2011, the Fund issued the 2011A Bond ("2011A Bonds") series in the amount of $137,525,000 to finance phase 2 of the construction of 250 East 57th Street. The 2011A Bonds were issued pursuant to the Act and the Resolution, and to the Fund's Revenue Bond resolution adopted by the Fund on December 23, 2010 for the purpose of; (i) financing the costs of constructing the school portion of a combined occupancy structure; (ii) funding the Debt Service Reserve Fund; and (iii) paying the costs of issuance of the 2011A Bonds, all as described herein.

On October 25, 2018, the Fund issued the Revenue Bonds 2018, Series A ("2018A Bonds") in the amount of $40,350,000, the proceeds of which were used to refund the 2007A Bonds, originally issued in the aggregate principal amount of $51,340,000. The 2018A Bonds bear interest from 4.00% to 5.00% with annual maturities from April 1, 2019 through April 2037. This refunding was undertaken to reduce total debt service payments over the next nineteen (19) years by $10,421,217 and resulted in an economic gain (difference between the present value of the debt service on the 2007A Bonds and the 2018A Bonds) of $6,961,584.

During fiscal year 2019, as a result of the refunding of the 2007A Bonds, the Fund recognized a deferred inflow of resources of $2,364,649 for the deferred gain on refunding. This amount results from the difference in the carrying value of the refunded debt and the reacquisition price. This amount is deferred and amortized into interest expense over the shorter of the life of the refunded or refunding debt. As of June 30, 2022 and 2021, the deferred gain on refunding, net of accumulated amortization, amounted to $1,560,352 and $1,759,772, respectively.

On March 23, 2021, the Fund issued the Revenue Bonds 2021, Series A ("2021A Bonds") in the amount of $97,855,000, the proceeds of which were used to refund the 2011A Bonds, originally issued in the aggregate principal amount of $137,525,000. The 2021A Bonds bear interest from 4.00% to 5.00% with annual maturities from April 1, 2022 through April 2041. This refunding was undertaken to reduce total debt service payments over the next twenty (20) years by $63,155,443 and resulted in an economic gain (difference between the present value of the debt service on the 2011A Bonds and the 2021A Bonds) of $54,143,519.

During fiscal year 2021, as a result of the refunding of the 2011A Bonds, the Fund recognized a deferred outflow of resources of $1,291,662 for the deferred loss on refunding. This amount results from the difference in the carrying value of the refunded debt and the reacquisition price. This amount is deferred and amortized into interest expense over the shorter of the life of the refunded or refunding debt. As of June 30, 2023 and 2022, the deferred loss on refunding, net of accumulated amortization, amounted to $978,006 and $1,079,140, respectively.

On June 11, 2021, the Fund issued the Revenue Bonds, 2021 Series B Bond ("2021B Bonds") in the amount of $118,410,000 to finance the construction of the Khalil Gibran International Academy/80 Flatbush project. The 2021B Bonds were issued pursuant to the Act and the Resolution for the purpose of; (i) financing the costs of constructing the school portion of a combined occupancy structure; (ii) funding the Debt Service Reserve Fund; and (iii) paying the costs of issuance of the 2021B Bonds, all as described herein. The 2021B Bonds bear interest at 5.00% with annual maturities from April 1, 2024 through April 2052.

NOTE 6 – REVENUE BONDS (Continued)

The Fund's Bond indentures include provisions that in the event of a payment default, or of any other of the covenants, conditions, agreements or provisions contained in the bond resolutions, the trustee may, upon the written request of the bondholders of not less than 25% in principal amount of the outstanding bonds, shall, by a notice in writing to the Fund, declare the principal of and interest on all of the outstanding bonds to be due and payable. At the expiration of 30 days after such notice is given, such principal and interest shall become and be immediately due and payable.

The following is a summary of changes in bonds payable for the year ended June 30, 2023:

	June 30, 2022	Additions	Deletions	June 30, 2023
2010A Bonds	$ 44,480,000	$ -	$ 1,745,000	$ 42,735,000
2018A Bonds	39,340,000	-	1,925,000	37,415,000
2021A Bonds	94,915,000	-	3,180,000	91,735,000
2021B Bonds	118,410,000	-	-	118,410,000
	297,145,000	-	6,850,000	290,295,000
Less/add: unamortized bond (discount) premium	55,760,420	-	3,312,260	52,448,160
	352,905,420	-	10,162,260	342,743,160
Less: current portion	(6,850,000)	-	1,365,000	(8,215,000)
Long-term portion	$ 346,055,420	$ -	$ 11,527,260	$ 334,528,160

The following is a summary of changes in bonds payable for the year ended June 30, 2022:

	June 30, 2021	Additions	Deletions	June 30, 2022
2010A Bonds	$ 46,165,000	$ -	$ 1,685,000	$ 44,480,000
2018A Bonds	39,560,000	-	220,000	39,340,000
2021A Bonds	97,855,000	-	2,940,000	94,915,000
2021B Bonds	118,410,000	-	-	118,410,000
	301,990,000	-	4,845,000	297,145,000
Less/add: unamortized bond (discount) premium	59,155,257	-	3,394,837	55,760,420
	361,145,257	-	8,239,837	352,905,420
Less: current portion	(4,845,000)	-	2,005,000	(6,850,000)
Long-term portion	$ 356,300,257	$ -	$ 10,244,837	$ 346,055,420

As of June 30, 2023 and 2022, the Fund recorded accrued interest on revenue bonds of $3,560,440 and $3,641,689, respectively, representing interest for the periods from April 1 to June 30, 2023 and 2022 due to be paid in October 2023 and 2022, respectively.

NOTE 6 – REVENUE BONDS (Continued)

Debt service requirements on bond indebtedness at June 30, 2023 were as follows:

	2010A Bonds		
Fiscal Years	Principal	Interest	Total
2024	$ 1,805,000	$ 2,544,960	$ 4,349,960
2025	1,875,000	2,450,198	4,325,198
2026	1,945,000	2,347,073	4,292,073
2027	2,020,000	2,238,153	4,258,153
2028	2,105,000	2,126,043	4,231,043
2029-2033	11,870,000	8,679,430	20,549,430
2034-2038	14,470,000	4,806,230	19,276,230
2039-2041	6,645,000	622,170	7,267,170
	$ 42,735,000	$ 25,814,257	$ 68,549,257

	2018A Bonds			2021A Bonds		
Fiscal Years	Principal	Interest	Total	Principal	Interest	Total
2024	$ 2,000,000	$ 1,738,350	$ 3,738,350	$ 3,340,000	$ 4,037,950	$ 7,377,950
2025	2,075,000	1,658,350	3,733,350	3,510,000	3,870,950	7,380,950
2026	2,160,000	1,575,350	3,735,350	3,690,000	3,695,450	7,385,450
2027	2,245,000	1,488,950	3,733,950	3,865,000	3,510,950	7,375,950
2028	2,335,000	1,399,150	3,734,150	4,065,000	3,317,700	7,382,700
2029-2033	13,340,000	5,355,500	18,695,500	23,570,000	13,330,250	36,900,250
2034-2038	13,260,000	1,697,250	14,957,250	29,215,000	7,693,000	36,908,000
2039-2041	-	-	-	20,480,000	1,659,800	22,139,800
	$ 37,415,000	$ 14,912,900	$ 52,327,900	$ 91,735,000	$ 41,116,050	$ 132,851,050

	2021B Bonds			Total		
Fiscal Years	Principal	Interest	Total	Principal	Interest	Total
2024	$ 1,070,000	$ 5,920,500	$ 6,990,500	$ 8,215,000	$ 14,241,760	$ 22,456,760
2025	1,130,000	5,867,000	6,997,000	8,590,000	13,846,498	22,436,498
2026	2,125,000	5,810,500	7,935,500	9,920,000	13,428,373	23,348,373
2027	2,230,000	5,704,250	7,934,250	10,360,000	12,942,303	23,302,303
2028	2,345,000	5,592,750	7,937,750	10,850,000	12,435,643	23,285,643
2029-2033	13,600,000	26,083,750	39,683,750	62,380,000	53,448,930	115,828,930
2034-2038	17,350,000	22,326,750	39,676,750	74,295,000	36,523,230	110,818,230
2039-2044	22,150,000	17,532,500	39,682,500	49,275,000	19,814,470	69,089,470
2044-2048	28,265,000	11,414,000	39,679,000	28,265,000	11,414,000	39,679,000
2049-2052	28,145,000	3,604,000	31,749,000	28,145,000	3,604,000	31,749,000
	$ 118,410,000	$ 109,856,000	$ 228,266,000	$ 290,295,000	$ 191,699,207	$ 481,994,207

NOTE 7 – NET POSITION

The Fund's net position consisted of the following as of June 30:

	2023	2022
Net investment in capital assets		
Capital assets, net and site evaluation and development costs	$ 322,970,292	$ 266,845,797
Less: Revenue bonds payable, net	(342,743,160)	(352,905,420)
Less: Deferred items from bond refundings, net	(392,684)	(481,212)
Add: Unspent capital related bond proceeds	66,905,602	119,730,878
Net investment in capital assets	$ 46,740,050	$ 33,190,043
Restricted for capital projects		
Restricted assets	$ 66,905,602	$ 119,730,878
Less: Current liabilities paid from capital projects funds:		
Accrued expenses	(4,994,569)	(3,937,360)
	$ 61,911,033	$ 115,793,518
Restricted for debt service		
Restricted assets	$ 54,890,820	$ 47,503,572
Less: Current liabilities paid from debt service funds:		
Accrued interest on revenue bonds	(3,560,440)	(3,641,689)
Accrued expenses	(357,442)	-
	$ 50,972,938	$ 43,861,883
Unrestricted	$ (34,921,337)	$ (90,580,534)

NOTE 8 – PENSION PLAN

PLAN DESCRIPTION

The Fund participates in the ERS (see Note 2L). This is a cost-sharing, multiple-employer defined benefit pension plan. ERS provides retirement benefits as well as death and disability benefits. The net position of the ERS is held in the New York State Common Retirement Fund, which was established to hold all net assets and record changes in plan net position. The Comptroller of the State of New York serves as the trustee of the New York State Common Retirement Fund and is the administrative head of the ERS. The Comptroller is an elected official determined in a direct statewide election and serves a four-year term. Obligations of employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law ("NYSRSSL"). Once a public employer elects to participate in the ERS, the election is irrevocable. The New York State Constitution provides that pension membership is a contractual relationship and plan benefits cannot be diminished or impaired. Benefits can be changed for future members only by enactment of a State statute. The ERS provides retirement benefits as well as death and disability benefits. ERS is included in the State's financial report as a pension trust fund. That report, including information with regard to benefits provided may be found at www.osc.state.ny.us/retire/publications/index.php or obtained by writing to the New York State and Local Retirement System, 110 State Street, Albany, NY 12236.

BENEFITS

The benefits employees will receive are governed by the NYSRSSL. Employees are placed in tiers depending on when they last became members. The benefits in all tiers are 1.67% of the final average salary for each year of service if members retire with less than 20 years. If members retire with more than 20 years of service, the percentages vary according to the tier they are in. The minimum service requirements and minimum age requirement vary according to the tier the employee is in.

NOTE 8 – PENSION PLAN (Continued)

Annual cost of living adjustments are provided to pensioners after waiting periods defined in the plan. The adjustments are a percentage of the annual retirement benefit as computed on a base benefit amount not to exceed $18,000 of the annual retirement benefit. The cost-of-living percentage is 50% of the Consumer Price Index but not less than 1% or more than 3%.

Ordinary disability benefits are usually one third of salary and are provided to eligible members after ten years or, in some cases, five years of service. Accidental disability benefits are either 75% of salary with an offset for any workers' compensation benefits received or the ordinary disability benefit with the year of service eligibility requirement dropped, depending on the tier. Death benefits are payable upon the death, before retirement, of a member who meets the eligibility requirements as set forth by law. The benefit is generally three times the member's annual salary.

CONTRIBUTIONS

The ERS is noncontributory except for employees who joined after July 27, 1976, who contribute 3% of their salary for the first ten years of membership, and employees who joined on or after January 1, 2010, who generally contribute between 3% and 6% depending on salary levels for their entire length of service. Under the authority of the NYSRSSL, the Comptroller annually certifies the actuarially determined rates expressly used in computing the employers' contributions based on salaries paid during the ERS's fiscal year ending March 31.

The actual contributions were equal to the actuarially required amounts. The required contributions to the ERS for the fiscal years ended June 30, 2023 and 2022 were $52,533 and $65,892, respectively. The total pension expense for the fiscal years ended June 30, 2023 and 2022 was $101,153 and $(3,371), respectively.

As of June 30, 2023 and 2022, the Fund's proportionate share of ERS amounted to 0.0014061% and 0.0013745%, respectively.

ACTUARIAL ASSUMPTIONS

The total pension liability for the March 31, 2023 and 2022 valuation dates were determined by using actuarial valuations as of April 1, 2022 and 2021, with update procedures used to roll forward the total pension liability to March 31, 2023 and 2022. The actuarial valuations used the following actuarial assumptions:

	April 1, 2022	April 1, 2021
Inflation	2.9%	2.7%
Salary increases	4.4%	4.4%
Investment rate of return (net of investment expense, including inflation)	5.9%	5.9%
Cost of living adjustments	1.5%	1.4%

Annuitant mortality rates for the April 1, 2022 valuation were based on the April 1, 2015 through March 31, 2020 System experience with adjustments for mortality improvements using the Society of Actuaries' Scale MP-2021. The previous actuarial valuation as of April 1, 2021 used the same assumptions to measure the total pension liability.

The actuarial assumptions used in the April 1, 2022 valuation are based on the results of an actuarial experience study for the period April 1, 2015 through April 1, 2020.

NOTE 8 – PENSION PLAN (Continued)

SENSITIVITY OF THE EMPLOYER'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY DUE TO CHANGES IN THE DISCOUNT RATE

The following presents the employer's proportionate share of the net pension liability calculated using the discount rate of 5.9%, as well as what the employer's proportionate share of net pension liability would be if it were calculated using a discount rate that is one percentage point lower (4.9%) or one percentage point higher (6.9%) than the current rate as of June 30, 2023:

	1% Decrease (4.9%)	Current Discount Rate (5.9%)	1% Increase (6.9%)
Employer's proportionate share of net pension liability (asset)	$ 728,678	$ 301,534	$ (55,395)

The following presents the employer's proportionate share of the net pension liability calculated using the discount rate of 5.9%, as well as what the employer's proportionate share of net pension liability would be if it were calculated using a discount rate that is one percentage point lower (4.9%) or one percentage point higher (6.9%) than the current rate as of June 30, 2022:

	1% Decrease (4.9%)	Current Discount Rate (5.9%)	1% Increase (6.9%)
Employer's proportionate share of net pension liability (asset)	$ 289,215	$ (112,361)	$ (448,260)

DEFERRED OUTFLOWS AND INFLOWS OF RESOURCES

Balances of deferred outflows of resources were as follows at June 30:

	2023	2022
Differences between expected and actual experience	$ 32,116	$ 8,509
Changes of assumptions	146,444	187,518
Net difference between projected and actual investment earnings on pension plan investments	-	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	8,762	2,921
Employer contributions subsequent to the measurement date	3,372	2,491
	$ 190,694	$ 201,439

NOTE 8 – PENSION PLAN (Continued)

Balances of deferred inflows of resources were as follows at June 30

	2023	2022
Differences between expected and actual experience	$ 8,468	$ 11,037
Changes of assumptions	1,618	3,164
Net difference between projected and actual investment earnings on pension plan investments	1,771	367,934
Changes in proportion and differences between employer contributions and proportionate share of contributions	8,077	14,699
	$ 19,934	$ 396,834

The amounts of deferred outflows and inflows of resources related to pensions (except for the payments made subsequent to the measurement date) will be recognized in pension expense as follows for each of the years ending June 30:

2024	$ (37,277)
2025	16,824
2026	(63,327)
2027	(83,608)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected return, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class for the March 31, 2023 and 2022 actuarial valuations are summarized in the following table:

	March 31, 2023		**March 31, 2022**	
Asset Class	Target Allocation	Long-Term Expected Real Rate of Return	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	32 %	4.30 %	32 %	3.30
International Equity	15	6.85	15	5.85
Private Equity	10	7.50	10	6.50
Real Estate	9	4.60	9	5.00
Opportunistic/Absolute Return Strategy	3	5.38	3	4.10
Credit	4	5.43	4	3.78
Real Assets	3	5.84	3	5.80
Fixed Income	23	1.50	23	-
Cash	1	-	1	(1.00)
	100 %		100 %	

NOTE 8 – PENSION PLAN (Continued)

The discount rates used to calculate the total pension liability was 5.9% as of both June 30, 2023 and 2022. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based upon those assumptions, ERS's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The components of the collective net pension liability of ERS were as follows as of the measurement dates ended March 31 (in thousands):

	2023	2022
Total pension liability	$ 232,627,259	$ 223,874,888
Fiduciary net position	(211,183,223)	(232,049,473)
Employers' net pension liability (asset)	$ 21,444,036	$ (8,174,585)
ERS fiduciary net position as a percentage of total pension liability	90.78%	103.65%

NOTE 9 – OTHER POSTEMPLOYMENT BENEFITS

PLAN DESCRIPTION

The Fund's defined benefit post-employment healthcare plan (the "Plan") which is provided under the New York State Health Insurance Program (the "NYSHIP"), provides medical and dental insurance benefits to eligible employees, retirees and their dependents. As of both June 30, 2023 and 2022, three active employees and six retirees were eligible to receive benefits under the Plan. NYSHIP is administered by the Department of Civil Service of the State of New York. According to the Department of Civil Service, NYSHIP is a cost sharing multiple-employer healthcare plan that is not administered as a trust or trust equivalent and is therefore treated as an agent multiple-employer plan for purposes of analysis of postemployment benefit costs. The Fund has the authority to establish and amend benefit provisions of the Plan. NYSHIP issues a publicly available financial report that includes financial statements and required supplementary information. The report may be obtained by writing to The Department of Civil Service, The State Campus, Albany, New York 12239.

FUNDING POLICY

The combined contribution requirements of Plan members and the Fund are established and may be amended by the Department of Civil Service. The Fund determines the portion of contributions required by retirees, subject to maximum limits established by the Department of Civil Service. The Fund currently provides coverage under the Plan at no cost to its retired members.

At this time, there is no New York State statute providing local governments with the requisite authority for establishing another postemployment benefits trust; therefore, the benefits are funded on a pay-as-you-go basis. No assets are accumulated for payment of OPEB benefits. The total OPEB expense represents a level of funding that, if paid on an ongoing basis, is projected to cover the normal cost each year and amortize any unfunded actuarial liabilities (or funding excess).

NOTE 9 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

ANNUAL OTHER POSTEMPLOYMENT BENEFITS COST AND NET OBLIGATION

For the years ended June 30, 2023 and 2022, the Fund's OPEB expense was ($117,724) and ($61,305), respectively, and the Fund made $41,042 and $40,716 respectively, in pay-as-you-go employer contributions.

ACTUARIAL METHODS AND ASSUMPTIONS

An actuarial valuation of an ongoing plan involves estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided as of the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point.

The OPEB liability as of June 30, 2023 was determined by using an actuarial valuation as of June 30, 2022, with update procedures used to roll forward the total OPEB liability to June 30, 2023. The actuarial valuation used the following actuarial assumptions:

Actuarial cost method	Entry Age Normal cost method, level percent of pay calculated on an individual basis.
Discount rate	4.13% - Since the OPEB plan is not pre-funded, the discount rate was obtained by discounting future benefit payments funded on a pay-as-you-go basis at the Municipal Bond 20-year Index Rate.
Salary increases	3.00% per annum which includes an inflation rate of 2.50% and a general wage increase rate of 0.50%.
General inflation	2.50% assumed long-term inflation.
Mortality	MP-2015 applied on a generational basis.
Healthcare cost trend	Annual healthcare cost trend rate for medical coverage of 7.0 percent initially, reduced by decrements to a rate of 4.5 percent after 8 years.

The OPEB liability as of June 30, 2022 was determined by using an actuarial valuation as of June 30, 2021, with update procedures used to roll forward the total OPEB liability to June 30, 2022. The actuarial valuation used the following actuarial assumptions:

Actuarial cost method	Entry Age Normal cost method, level percent of pay calculated on an individual basis.
Discount rate	4.09% - Since the OPEB plan is not pre-funded, the discount rate was obtained by discounting future benefit payments funded on a pay-as-you-go basis at the Municipal Bond 20-year Index Rate.
Salary increases	3.00% per annum which includes an inflation rate of 2.50% and a general wage increase rate of 0.50%.
General inflation	2.50% assumed long-term inflation.
Mortality	MP-2015 applied on a generational basis.
Healthcare cost trend	Annual healthcare cost trend rate for medical coverage of 6.50 percent initially, reduced by decrements to a rate of 4.5 percent after 8 years.

The actuarial valuations assumed that no assets will be set aside by the Fund to pre-fund its retiree medical liabilities.

NOTE 9 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

SENSITIVITY OF NET OPEB LIABILITY TO CHANGES IN HEALTHCARE COST TREND RATE AND DISCOUNT RATE

The following shows how net OPEB liability at June 30, 2023 would change based on changes in the discount rate and healthcare cost trend rate:

	1% Decrease	Current Rate	1% Increase
Discount rate	$ 1,540,858	$ 1,332,795	$ 1,165,008
Healthcare cost trend rate	1,143,066	1,332,795	1,569,362

The following shows how net OPEB liability at June 30, 2022 would change based on changes in the discount rate and healthcare cost trend rate:

	1% Decrease	Current Rate	1% Increase
Discount rate	$ 1,626,510	$ 1,410,649	$ 1,236,810
Healthcare cost trend rate	1,217,251	1,410,649	1,650,991

CHANGES IN TOTAL OPEB LIABILITY AND ADDITIONAL INFORMATION

The following shows the changes in the total OPEB liability during the years ended June 30:

	2023	2022
Total OPEB liability - beginning of year	$ 1,410,649	$ 1,802,605
Changes in net OPEB liability:		
Service cost	42,656	64,120
Interest	58,609	40,253
Differences between expected and actual experience	(215,458)	4,582
Changes in assumptions	77,381	(460,195)
Benefit payments	(41,042)	(40,716)
Total OPEB liability - end of year	$ 1,332,795	$ 1,410,649

Changes in assumptions were primarily changes in the discount rate. The Fund is required to use a yield or index rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher (or equivalent quality on another rating scale). Discount rates of 4.13% and 4.09% were applied to June 30, 2023 and 2022, respectively.

Balances of deferred outflows/inflows of resources related to OPEB were as follows at June 30, 2023:

	Outflows	Inflows
Differences between expected and actual experience	$ 1,250	$ 132,270
Changes of assumptions	47,504	125,507
	$ 48,754	$ 257,777

NOTE 9 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

Balances of deferred outflows/inflows of resources related to OPEB were as follows at June 30, 2022:

	Outflows	Inflows
Differences between expected and actual experience	$ 2,916	$ -
Changes of assumptions	-	292,851
	$ 2,916	$ 292,851

The amounts of deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows for each of the years ending June 30:

2024	$ (177,568)
2025	(31,455)

NOTE 10 – COMMITMENTS AND CONTINGENCIES

A. ***Tax Equivalency Adjustments***

Individual tenants may receive tax equivalency adjustments as a result of filing for assessment reductions with the City. Additionally, residences may receive shelter rent adjustments. The result of these adjustments, if any, cannot be estimated until settlement is made and, accordingly, no provisions can be made.

B. ***Rent***

The Fund occupies, rent free, office space located in a building owned by the City. The fair market value of the rent is not considered material and therefore rent expense has not been recorded for the years ended June 30, 2023 and 2022, respectively.

C. ***Litigation***

The Fund experiences routine litigation and claims incidental to the construction of its projects, the conduct of its affairs and the ownership of its properties. Such litigation is being defended either by insurance companies on behalf of the Fund or other counsel retained by the Fund. As of June 30, 2023, the probable recoveries and the estimated costs and expenses of the defense of such litigation will, in the opinion of the Fund, be entirely within the Fund's applicable insurance policy limits (subject to applicable deductibles) and, accordingly, will not have a material adverse effect on the Fund's operations or financial condition.

NOTE 11 – ARBITRAGE REBATE PROGRAM

To maintain the exemption from federal income tax of interest on the Fund's tax-exempt debt, the Fund will fund amounts required to be rebated to the federal government pursuant to Section 148 of the IRC. The IRC requires the payment to the United States Treasury of the excess of the amount earned on all obligations over the amount that would have been earned if the gross proceeds of the issue were invested at a rate equal to the yield on the issue, together with any earnings attributable to such excess. Construction funds, debt service funds or any other funds or accounts funded with proceeds of such bonds, including earnings, or pledged to or expected to be used to pay interest on such bonds are subject to this requirement. Payment is to be made after the end of the fifth bond year and after every fifth bond year thereafter, or within 60 days after retirement of the bonds. An arbitrage liability of $435,880 has been recognized as of June 30, 2023. For the year ended June 30, 2022, no arbitrage rebate liability was required.

NOTE 12 – DEVELOPMENT DISTRIBUTION

In July 2021, the Fund and its developer, Alloy LLC, closed on their project for the construction of the Khalil Gibran High School, new elementary school, and residential and commercial buildings. Construction of the project is estimated to be completed in the years 2024-2027. During the City approval process, the project did not receive the total square footage needed to meet the student seat need obligations. As such, for the July 2021 closing, the Fund provided a $10 million contribution to maintain the area needed to construct the school. There was no similar transaction during the year ended June 30, 2023.

NEW YORK CITY EDUCATIONAL CONSTRUCTION FUND
REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)
SCHEDULE OF THE FUND'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (1)
AS OF JUNE 30,

New York State and Local Employees' Retirement System

	2023	2022	2021	2020	2019	2018	2017	2016
The Fund's proportion of the net pension liability (asset)	0.0014061%	0.0013745%	0.0014027%	0.0015142%	0.0015569%	0.0016074%	0.0016502%	0.20710%
The Fund's proportionate share of the net pension liability (asset)	$ 301,534	$ (112,361)	$ 1,397	$ 400,977	$ 110,313	$ 51,877	$ 155,053	$ 332,440
The Fund's covered payroll	$ 381,363	$ 365,595	$ 330,402	$ 291,441	$ 287,333	$ 277,315	$ 273,033	$ 261,656
The Fund's proportionate share of the net pension liability (asset) as a percentage of covered payroll	79.07%	-30.73%	0.42%	137.58%	38.39%	18.71%	56.79%	127.05%
Plan fiduciary net position as a percentage of the total pension liability	90.78%	103.65%	99.95%	86.39%	96.27%	98.24%	94.70%	90.68%

NOTES TO THE SCHEDULE:

(1) This schedule is intended to present the 10 most current fiscal years of data. However, information for fiscal year 2015 and prior years is not available prior to the implementation of GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*.

NEW YORK CITY EDUCATIONAL CONSTRUCTION FUND
REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)
SCHEDULE OF EMPLOYER CONTRIBUTIONS (1)
FOR THE YEARS ENDED JUNE 30,

New York State and Local Retirement System

	2023	2022	2021	2020	2019	2018	2017	2016
The Fund's actuarially determined contribution (2)	$ 52,533	$ 65,892	$ 56,917	$ 54,934	$ 52,582	$ 53,039	$ 64,406	$ 88,712
The Fund's contribution in relation to the actuarially determined contribution (3)	52,533	65,892	56,917	54,934	52,582	53,039	64,406	88,712
The Fund's covered payroll (4)	381,363	365,595	330,402	291,441	287,333	277,315	273,033	261,656
The Fund's contribution as a percentage of covered payroll	13.78%	18.02%	17.23%	18.85%	18.30%	19.13%	23.59%	33.90%

NOTES TO THE SCHEDULE:

(1) This schedule is intended to present the 10 most current fiscal years of data. However, information for fiscal year 2015 and prior years is not available prior to the implementation of GASB Statement No. 68, *Accounting and Financial Reporting for Pensions.*

(2) The actuarially determined contribution includes normal costs, adjustments made to record the reconciliation of projected salary to actual salary and other adjustments.

(3) The contributions in relation to the actuarially determined contribution reflects the actual payments made during the fiscal year.

(4) In accordance with GASB Statement No. 82, *Pension Issues* , which was adopted by the Fund in fiscal year 2016, covered payroll is defined as the payroll on which contributions to a pension plan are based. Prior to the issuance of GASB Statement No. 82, the GASB required presentation of covered employee payroll, which is defined as the payroll of employees that are provided with pensions through the pension plan.

NEW YORK CITY EDUCATIONAL CONSTRUCTION FUND
REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS (1)
FOR THE YEARS ENDED JUNE 30,

	2023	2022	2021	2020	2019	2018	2017	2016
Total OPEB liability - beginning of year (2)	$ 1,410,649	$ 1,802,605	$ 2,049,922	$ 2,150,915	$ 3,879,030	$ 3,541,815	$ 1,747,963	$ 1,953,942
Changes in total OPEB liability:								
Service cost	42,656	64,120	67,125	69,235	77,208	78,627	76,223	92,498
Interest	58,609	40,253	55,762	61,223	117,136	113,500	108,370	54,890
Differences between expected and actual experience	(215,458)	4,582	(36,015)	(54,387)	(1,824,770)	37,345	2,178,629	20,054
Changes in assumptions (3)	77,381	(460,195)	(292,426)	(44,437)	(46,326)	166,200	(509,720)	(311,118)
Benefit payments	(41,042)	(40,716)	(41,763)	(51,900)	(51,363)	(58,457)	(59,650)	(62,303)
Other changes	-	-	-	(80,727)	-	-	-	-
Net change in total OPEB liability	(77,854)	(391,956)	(247,317)	(100,993)	(1,728,115)	337,215	1,793,852	(205,979)
Total OPEB liability - end of year (2)	$ 1,332,795	$ 1,410,649	$ 1,802,605	$ 2,049,922	$ 2,150,915	$ 3,879,030	$ 3,541,815	$ 1,747,963
Covered payroll (4)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 483,451
Total OPEB liability as a percentage of covered payroll (4)	-	-	-	-	-	-	-	362%

NOTES TO THE SCHEDULE:

(1) This schedule is intended to present the 10 most current fiscal years of data. However, information for fiscal year 2015 and prior years is not available prior to the implementation of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.*

(2) No assets are accumulated in a trust that meet the criteria in paragraph 4 of GASB Statement No. 75.

(3) Changes in assumptions were primarily changes in the discount rate. The Fund is required to use a yield or index rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher (or equivalent quality on another rating scale). Discount rates were as follows for the years ended June 30:

2023	2022	2021	2020	2019	2018	2017	2016
4.13%	4.09%	2.18%	2.66%	2.79%	2.98%	3.13%	2.71%

(4) As per GASB Statement No. 85, which was adopted by the Fund in fiscal year 2017, the definition of covered payroll is the "payroll on which contributions to the OPEB plan are based." However, "if contributions to the OPEB plan are not based on a measure of pay, no measure of payroll should be presented." The Fund funds OPEB benefits on a pay-as-you-go basis and contributions are not based on payroll. Payments are only made to the OPEB plan as benefit payments are made to the retirees (or their spouses or dependents). Therefore, the Fund has omitted the disclosure of covered payroll in the above schedule for fiscal year 2017 and subsequent years.

(5) The Fund funds OPEB benefits on a pay-as-you-go basis and contributions are not actuarially determined. Therefore, the required supplementary information related to actuarially determined contributions for the 10 most current fiscal years is not applicable.