

# Consolidated Financial Statements

U.S. General Services Administration

## Consolidated Balance Sheets

As of September 30, 2020, and September 30, 2019

(Dollars in Millions)

	2020	2019
<b>ASSETS</b>		
Intragovernmental Assets:		
Fund Balance with Treasury (Notes 1 - D, 2)	\$14,643	\$13,875
Accounts Receivable - Federal, Net (Note 4)	3,852	3,487
Capital Lease Payments Receivable (Note 8)	29	38
Unamortized Deferred Charges and Prepayments	96	109
Prepaid Expenses and Advances - Federal	90	122
<b>Total Intragovernmental Assets</b>	<b>18,710</b>	<b>17,631</b>
Accounts Receivable - Non-Federal, Net (Note 4)	125	125
Other Assets (Note 5)	75	73
Property and Equipment: (Notes 1 - E, 6)		
Buildings	51,205	49,136
Leasehold Improvements	234	290
Motor Vehicles	6,474	6,200
Equipment and Other Property	305	503
Less: Accumulated Depreciation and Amortization	(34,170)	(32,398)
<b>Subtotal</b>	<b>24,048</b>	<b>23,731</b>
Land	1,867	1,719
Construction in Process and Software in Development	1,446	1,402
<b>Total Property and Equipment, Net</b>	<b>27,361</b>	<b>26,852</b>
<b>TOTAL ASSETS</b>	<b>\$46,271</b>	<b>\$44,681</b>
<b>LIABILITIES AND NET POSITION</b>		
Intragovernmental Liabilities:		
Accounts Payable and Accrued Expenses - Federal	\$55	\$27
Judgment Fund Liability	524	507
Deferred Revenues and Advances - Federal	644	704
Amounts Owed to the General Fund	38	16
Other Intragovernmental Liabilities (Note 9)	57	55
<b>Total Intragovernmental Liabilities</b>	<b>1,318</b>	<b>1,309</b>
Accounts Payable and Accrued Expenses - Non-Federal	4,054	3,810
Environmental and Disposal Liabilities (Notes 6, 10 - B)	1,960	1,786
Capital Lease and Installment Purchase Liability	694	711
Unamortized Rent Abatement Liability	559	521
Workers' Compensation Actuarial Liability (Note 7)	123	116
Annual Leave Liability (Note 1 - F)	135	113
Deposit Fund Liability	27	19
Other Liabilities (Note 9)	96	88
<b>Total Liabilities (Note 11)</b>	<b>8,966</b>	<b>8,473</b>
Net Position:		
Unexpended Appropriations	933	680
Cumulative Results of Operations (Note 14)	36,372	35,528
<b>Total Net Position</b>	<b>37,305</b>	<b>36,208</b>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<b>\$46,271</b>	<b>\$44,681</b>

The accompanying notes are an integral part of these statements.

U.S. General Services Administration

**Consolidated Statements of Net Cost**

For the Fiscal Years Ended September 30, 2020, and September 30, 2019

(Dollars in Millions)

		2020	2019
<b>Manage Building Operations</b>	Earned Revenues	<b>\$12,099</b>	\$11,785
	Less: Operating Expenses	<b>11,646</b>	11,241
	Net Revenues from Operations	<b>453</b>	544
<b>Provide Acquisition Services</b>	Earned Revenues	<b>16,811</b>	14,474
	Less: Operating Expenses	<b>16,545</b>	14,237
	Net Revenues from Operations	<b>266</b>	237
<b>Working Capital and General Programs</b>	Earned Revenues	<b>55</b>	44
	Less: Operating Expenses	<b>390</b>	289
	Net Costs of Operations	<b>(335)</b>	(245)
<b>GSA Consolidated Net Results</b>	Earned Revenues	<b>28,965</b>	26,303
	Less: Operating Expenses	<b>28,581</b>	25,767
	Net Revenues from Operations	<b>\$384</b>	\$536

The accompanying notes are an integral part of these statements.

U.S. General Services Administration

**Consolidated Statements of Changes in Net Position**

For the Fiscal Years Ended September 30, 2020, and September 30, 2019

*(Dollars in Millions)*

	2020	2019
<b>BEGINNING BALANCE OF NET POSITION :</b>		
Unexpended Appropriations	\$680	\$429
Cumulative Results of Operations	<u>35,528</u>	<u>34,487</u>
<b>Net Position Beginning Balance</b>	<u>36,208</u>	<u>34,916</u>
<b>CHANGES IN UNEXPENDED APPROPRIATIONS :</b>		
Appropriations Received	581	390
Appropriations Used	(319)	(258)
Appropriations Adjustments and Transfers (To) From Other Agencies or Funds	<u>(9)</u>	<u>119</u>
<b>Net Change in Unexpended Appropriations</b>	<u>253</u>	<u>251</u>
<b>RESULTS OF OPERATIONS :</b>		
Net Revenues From Operations	384	536
Appropriations Used (Note 1 - C)	319	258
Non - Exchange Revenue (Notes 1 - C , 1 - D)	79	71
Imputed Financing Provided By Others	96	201
Transfers of Financing Sources (To) From the U . S . Treasury	(78)	(18)
Transfers of Net Assets and Liabilities (To) From Other Federal Agencies	46	14
Other	(2)	(21)
<b>Net Results of Operations</b>	<u>844</u>	<u>1,041</u>
<b>ENDING BALANCE OF NET POSITION :</b>		
Unexpended Appropriations	933	680
Cumulative Results of Operations	<u>36,372</u>	<u>35,528</u>
<b>Net Position Ending Balance</b>	<u>\$37,305</u>	<u>\$36,208</u>

The accompanying notes are an integral part of these statements.

U.S. General Services Administration

**Combined Statements of Budgetary Resources**

For the Fiscal Years Ended September 30, 2020, and September 30, 2019

(Dollars in Millions)

	2020	2019
<b>BUDGETARY RESOURCES</b>		
Unobligated Balance from Prior Year Budget Authority , Net (Note 13)	<b>\$8,022</b>	\$6,927
Appropriations	<b>608</b>	532
Spending Authority from Offsetting Collections	<b>31,676</b>	29,401
<b>Total Budgetary Resources</b>	<b>40,306</b>	36,860
<b>STATUS OF BUDGETARY RESOURCES</b>		
New Obligations and Upward Adjustments	<b>33,275</b>	29,696
Unobligated Balance , End of Period		
Apportioned , Unexpired Accounts	<b>5,779</b>	6,051
Unapportioned , Unexpired Accounts	<b>1,205</b>	1,060
Unexpired Unobligated Balance , End of Period	<b>6,984</b>	7,111
Expired Unobligated balance , End of Period	<b>47</b>	53
Unobligated Balance , End of Period , Total	<b>7,031</b>	7,164
<b>Total Status of Budgetary Resources</b>	<b>40,306</b>	36,860
<b>OUTLAYS, NET</b>		
Net Outlays from Operating Activity	<b>(198)</b>	(1,054)
Distributed Offsetting Receipts	<b>(67)</b>	(38)
<b>Total Net Outlays</b>	<b>(\$265)</b>	(\$1,092)

The accompanying notes are an integral part of these statements.