TIAA-CREF LIFE INSURANCE COMPANY

Audited Statutory – Basis Financial Statements
as of December 31, 2019 and 2018 and for the
three years ended December 31, 2019

TIAA-CREF LIFE INSURANCE COMPANY
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DECEMBER 31, 2019

Report of Independent Auditors

To the Board of Directors of
TIAA-CREF Life Insurance Company

We have audited the accompanying statutory-basis financial statements of TIAA-CREF Life Insurance Company, which comprise the statutory-basis statements of admitted assets, liabilities and capital and surplus as of December 31, 2019 and 2018, and the related statutory-basis statements of operations, of changes in capital and surplus, and of cash flows for each of the three years in the period ended December 31, 2019.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of the statutory-basis financial statements in accordance with the accounting practices prescribed or permitted by the New York State Department of Financial Services. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of statutory-basis financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on the statutory-basis financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the statutory-basis financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the statutory-basis financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the statutory-basis financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the Company's preparation and fair presentation of the statutory-basis financial statements 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 Company's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the statutory-basis financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles

As described in Note 2 to the statutory-basis financial statements, the statutory-basis financial statements are prepared by the Company on the basis of the accounting practices prescribed or permitted by the New York State Department of Financial Services, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

The effects on the statutory-basis financial statements of the variances between the statutory basis of accounting described in Note 2 and accounting principles generally accepted in the United States of America, although not reasonably determinable, are presumed to be material.

Adverse Opinion on U.S. Generally Accepted Accounting Principles

In our opinion, because of the significance of the matter discussed in the "Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles" paragraph, the statutory-basis financial statements referred to above do not present fairly, in accordance with accounting principles generally accepted in the United States of America, the financial position of the Company as of December 31,2019 and 2018, or the results of its operations or its cash flows for each of the three years in the period ended December 31, 2019.

Opinion on Statutory Basis of Accounting

In our opinion, the statutory-basis financial statements referred to above present fairly, in all material respects, the admitted assets, liabilities and capital and surplus of the Company as of December 31, 2019 and 2018, and the results of its operations and its cash flows for each of the three years in the period ended December 31, 2019, in accordance with the accounting practices prescribed or permitted by the New York State Department of Financial Services described in Note 2.

Emphasis of Matters

As discussed in Note 10 to the statutory-basis financial statements, the Company has entered into significant transactions with affiliated entities. As discussed in Note 1 to the statutory-basis financial statements, effective December 31, 2019, the Company no longer manufactures life insurance products for new customers and will continue to service all existing life insurance contracts. Our opinion is not modified with respect to these matters.

PricewaterhouseCoopers LLP

New York, New York
March 11, 2020

TIAA-CREF LIFE INSURANCE COMPANY
STATUTORY- BASIS STATEMENTS OF ADMITTED ASSETS, LIABILITIES AND CAPITAL AND SURPLUS

	December 31, 2019	December 31, 2018
	(in thousands, except share amounts)	
ADMITTED ASSETS		
Bonds	$ 8,666,133	$ 7,913,172
Preferred stocks	183	183
Cash, cash equivalents and short-term investments	279,379	171,753
Contract loans	39,827	33,771
Other long-term investments	4,689	4,707
Investment income due and accrued	75,394	69,960
Federal income tax recoverable from TIAA	—	2,184
Net deferred federal income tax asset	17,544	16,773
Reinsurance amounts receivable	8,601	14,227
Other assets	24,013	23,997
Separate account assets	4,022,073	5,016,425
TOTAL ADMITTED ASSETS	$ 13,137,836	$ 13,267,152
LIABILITIES, CAPITAL AND SURPLUS		
Liabilities		
Reserves for life and health, annuities and deposit-type contracts	$ 8,486,611	$ 7,651,764
Asset valuation reserve	52,681	52,486
Interest maintenance reserve	16,160	11,169
Federal income tax payable to TIAA	3,223	—
Other amounts payable on reinsurance	9,432	16,071
Other liabilities	50,021	33,231
Separate account liabilities	4,009,171	5,001,547
TOTAL LIABILITIES	12,627,299	12,766,268
Capital and Surplus		
Capital (2,500 shares of $1,000 par value common stock issued and outstanding)	2,500	2,500
Additional paid-in capital	777,500	557,500
Surplus (deficit)	(269,463)	(59,116)
TOTAL CAPITAL AND SURPLUS	510,537	500,884
TOTAL LIABILITIES, CAPITAL AND SURPLUS	$ 13,137,836	$ 13,267,152

TIAA-CREF LIFE INSURANCE COMPANY
STATUTORY - BASIS STATEMENTS OF OPERATIONS

	For the Years Ended December 31,		
	2019	2018	2017
		(in thousands)	
REVENUES			
Insurance and annuity premiums and other considerations	$ 627,093	$ 692,435	$ 736,413
Net investment income	306,108	270,010	240,395
Commissions and expense allowances on reinsurance ceded	15,729	18,777	24,169
Reserve adjustments on reinsurance ceded	6,029	16,144	32,733
Separate account fees and other revenues	24,455	26,613	25,936
TOTAL REVENUES	$ 979,414	$ 1,023,979	$ 1,059,646
EXPENSES			
Policy and contract benefits	$ 382,263	$ 340,270	$ 246,649
Increase in policy and contract reserves	400,597	244,207	327,489
Insurance expenses and taxes (excluding Federal income taxes)	148,245	148,568	129,053
Commissions on premiums	18,919	24,437	27,375
Interest on deposit-type contracts	83,936	65,250	49,155
Net transfers to separate accounts	140,213	214,334	241,681
TOTAL EXPENSES	$ 1,174,173	$ 1,037,066	$ 1,021,402
Income (loss) before federal income tax and net realized capital gains (losses)	(194,759)	(13,087)	38,244
Federal income tax expense	3,653	2,364	10,907
Net realized capital gains (losses) less capital gains taxes, after transfers to the interest maintenance reserve	(9,371)	819	1,900
NET INCOME (LOSS)	$ (207,783)	$ (14,632)	$ 29,237

See notes to statutory - basis financial statements

TIAA-CREF LIFE INSURANCE COMPANY
STATUTORY - BASIS STATEMENTS OF CHANGES IN CAPITAL AND SURPLUS

	Capital Stock	Additional Paid-In Capital	Surplus (Deficit)	Total
		(in thousands)		
Balance, December 31, 2016	$ 2,500	$ 457,500	$ (50,326)	$ 409,674
Net income (loss)	—	—	29,237	29,237
Change in net unrealized capital gains (losses) on investments	—	—	(574)	(574)
Change in asset valuation reserve	—	—	(6,090)	(6,090)
Change in surplus in separate accounts	—	—	(4,094)	(4,094)
Change in liability for reinsurance in unauthorized companies	—	—	(10,828)	(10,828)
Change in net deferred income tax	—	—	(26,980)	(26,980)
Change in non-admitted assets:				
Deferred federal income tax asset	—	—	22,610	22,610
Deferred premium asset limitation	—	—	(1,137)	(1,137)
Other assets	—	—	(277)	(277)
Balance, December 31, 2017	$ 2,500	$ 457,500	$ (48,459)	$ 411,541
Net income (loss)	—	—	(14,632)	(14,632)
Change in net unrealized capital gains (losses) on investments	—	—	(202)	(202)
Change in asset valuation reserve	—	—	(5,570)	(5,570)
Change in surplus in separate accounts	—	—	(349)	(349)
Change in liability for reinsurance in unauthorized companies	—	—	10,648	10,648
Change in net deferred income tax	—	—	4,947	4,947
Change in non-admitted assets:				
Deferred federal income tax asset	—	—	(5,180)	(5,180)
Deferred premium asset limitation	—	—	(1,927)	(1,927)
Other assets	—	—	1,608	1,608
Capital contribution	—	100,000	—	100,000
Balance, December 31, 2018	$ 2,500	$ 557,500	$ (59,116)	$ 500,884
Net income (loss)	—	—	(207,783)	(207,783)
Change in asset valuation reserve	—	—	(195)	(195)
Change in surplus in separate accounts	—	—	(2,422)	(2,422)
Change in liability for reinsurance in unauthorized companies	—	—	(1,575)	(1,575)
Change in net deferred income tax	—	—	49,276	49,276
Change in non-admitted assets:				
Deferred federal income tax asset	—	—	(48,505)	(48,505)
Deferred premium asset limitation	—	—	830	830
Other assets	—	—	27	27
Capital contribution	—	220,000	—	220,000
Balance, December 31, 2019	$ 2,500	$ 777,500	$ (269,463)	$ 510,537

See notes to statutory - basis financial statements

TIAA-CREF LIFE INSURANCE COMPANY
STATUTORY - BASIS STATEMENTS OF CASH FLOWS

	For the Years Ended December 31,		
	2019	2018	2017
		(in thousands)	
CASH FROM OPERATIONS			
Insurance and annuity premiums and other considerations	$ 619,203	$ 687,300	$ 736,564
Net investment income	298,580	261,013	231,848
Separate account fees and other revenues	41,853	43,854	49,060
Total receipts	959,636	992,167	1,017,472
Policy and contract benefits	375,875	304,039	223,773
Commissions and expenses paid	167,402	173,344	156,463
Federal income tax expense	1,047	5,621	15,545
Net transfers to separate accounts	141,797	217,883	240,597
Total disbursements	686,121	700,887	636,378
Net cash from operations	273,515	291,280	381,094
CASH FROM INVESTMENTS			
Proceeds from long-term investments sold, matured, or repaid:			
Bonds	874,143	638,932	572,415
Stocks	—	—	346
Other invested assets	—	1,000	5,313
Net gains on cash, cash equivalents and short-term investments	1	—	—
Miscellaneous proceeds	15,198	399	161
Cost of investments acquired:			
Bonds	1,626,571	1,312,893	1,694,574
Net increase in contract loans	6,055	6,755	3,159
Net losses on cash, cash equivalents and short-term investments	—	—	2
Miscellaneous applications	1	—	—
Net cash used in investments	(743,285)	(679,317)	(1,119,500)
CASH FROM FINANCING AND OTHER			
Additional paid in capital	220,000	100,000	—
Net deposits on deposit-type contracts funds	353,547	339,319	816,788
Other cash provided (applied)	3,849	17,825	(3,867)
Net cash from financing and other	577,396	457,144	812,921
NET CHANGE IN CASH, CASH EQUIVALENTS & SHORT-TERM INVESTMENTS	107,626	69,107	74,515
CASH, CASH EQUIVALENTS & SHORT-TERM INVESTMENTS, BEGINNING OF YEAR	171,753	102,646	28,131
CASH, CASH EQUIVALENTS & SHORT-TERM INVESTMENTS, END OF YEAR	$ 279,379	$ 171,753	$ 102,646

See notes to statutory - basis financial statements

Note 1 – Organization and Operations

TIAA-CREF Life Insurance Company commenced operations as a legal reserve life insurance company under the insurance laws of the State of New York on December 18, 1996, under its former name, TIAA Life Insurance Company, and changed its name to TIAA-CREF Life Insurance Company ("TIAA Life" or the "Company") on May 1, 1998. TIAA Life is a direct wholly-owned subsidiary of Teachers Insurance and Annuity Association of America ("TIAA" or the "Parent"), a legal reserve life insurance company established under the insurance laws of the State of New York in 1918.

The Company issues non-qualified annuity contracts with fixed and variable components, funding agreements, and single premium immediate annuities.

Effective December 31, 2019, the Company no longer manufactures life insurance products for new customers, but will continue to offer an existing universal life policy as a permanent life insurance conversion option for owners of TIAA Life term life insurance policies with conversion privileges. The Company will also continue to service all existing contracts on life insurance products.

Note 2 – Significant Accounting Policies

Basis of Presentation:

The accompanying financial statements have been prepared on the basis of statutory accounting principles prescribed or permitted by the New York State Department of Financial Services ("NYDFS" or the "Department"); a comprehensive basis of accounting that differs from accounting principles generally accepted in the United States ("GAAP"). The Department requires insurance companies domiciled in the State of New York to prepare their statutory-basis financial statements in accordance with the National Association of Insurance Commissioners' ("NAIC") Accounting Practices and Procedures Manual ("NAIC SAP"), subject to any deviation prescribed or permitted by the Department ("New York SAP").

The table below provides a reconciliation of the Company's net income and capital and surplus between NAIC SAP and the New York SAP annual statement filed with the Department.

	SSAP#	F/S Line	For the Years Ended December 31, 2019	2018	2017 (as revised)
				(in thousands)	
Net income (loss), New York SAP			$ (207,783)	$ (14,632)	$ 29,237
New York SAP Prescribed Practices that are an increase/(decrease) to NAIC SAP:					
Additional reserves for term conversions	51R	Increase in policy and contract reserves	1,381	1,140	1,534
Net income (loss), NAIC SAP			$ (206,402)	$ (13,492)	$ 30,771
Capital and surplus, New York SAP			$ 510,537	$ 500,884	$ 411,541
New York SAP Prescribed Practices that are an increase/(decrease) to NAIC SAP:					
Deferred premium asset limitation	51R, 61R	Other assets	466	63	343
Separate Account Assets	56	Separate account assets	6,845	(33,873)	(13,365)
Separate Account Liabilities	56	Separate account liabilities	(8,414)	28,900	8,885
Additional reserves for term conversions	51R	Reserves for life and health insurance, annuities and deposit-type contracts	7,114	5,734	4,594
Capital and surplus, NAIC SAP			$ 516,548	$ 501,708	$ 411,998

The deferred premium asset limitation results from the NYDFS Circular Letter No. 11 (2010), which prescribed the calculation and clarified the accounting for deferred premium assets when reinsurance is involved.

The deferred premium asset limitation in the 2017 presentation of the reconciliation of the Company's net income and capital and surplus between NAIC SAP and practices prescribed or permitted by the State of New York was revised.

This revision had no effect on the statements of admitted assets, liabilities and capital and surplus, or the related statements of operations or changes in capital and surplus, or of cash flows. The impact of the revision was limited to the calculation of the amounts in the footnote disclosure.

The Stable Value Separate Account ("SVSA") products are accounted for at book value in accordance with New York Insurance Law ("NYIL") Section 1414. The separate account liabilities for the benefits guaranteed under the contracts are carried at book value in accordance with NYIL section 4217, NYDFS Regulation No. 151.

The additional reserve for the term conversions results from the Department requiring in Regulation No. 147 (11NYCRR 98) Valuation of Life Insurance Reserves Section 98.4 for any policy which guarantees renewal, or conversion to another policy, without evidence of insurability, additional reserves shall be held that account for excess mortality due to anti-selection with appropriate margins to cover expenses and risk of moderately adverse deviations in experience.

The Company's risk based capital as of December 31, 2019 and 2018 would not have triggered a regulatory event without the use of the New York SAP prescribed practices.

Accounting Principles Generally Accepted in the United States: The Financial Accounting Standards Board ("FASB") dictates the accounting principles for financial statements that are prepared in conformity with GAAP with applicable authoritative accounting pronouncements. As a result, the Company cannot refer to financial statements prepared in accordance with NAIC SAP and New York SAP as having been prepared in accordance with GAAP.

The primary differences between GAAP and NAIC SAP can be summarized as follows:

Under GAAP:

- Investments in bonds considered to be "available for sale" are carried at fair value rather than at amortized cost under NAIC SAP;

- Impairments on securities (other than loan-backed and structured securities) due to credit losses are recorded as other-than-temporary impairments ("OTTI") through earnings for the difference between amortized cost and discounted cash flows when a security is deemed impaired. Other declines in fair value related to factors other than credit are recorded as other comprehensive income, which is a separate component of stockholder's equity. Under NAIC SAP, an impairment for such securities is recorded through earnings for the difference between amortized cost and fair value;

- For loan-backed and structured securities that are other-than-temporarily impaired, declines in fair value related to factors other than credit are recorded as other comprehensive income, which is a separate component of stockholder's equity. Under NAIC SAP, such declines in fair value are not recorded until a credit loss occurs;

- If in the aggregate, the Company has a net negative cash balance, the negative cash is recorded as a liability rather than as a negative asset under NAIC SAP;

- Changes in the allowance for estimated uncollectible amounts related to mortgage loans are recorded through earnings rather than as unrealized losses on impairments included in the Asset Valuation Reserve, which is a component of surplus under NAIC SAP;

- Changes in the value of certain other long-term investments accounted for under the equity method of accounting are recorded through earnings rather than as unrealized gains (losses), which is a component of surplus under NAIC SAP;

- Investments in wholly-owned subsidiaries, other entities under the control of the parent, and certain variable interest entities are consolidated in the parent's financial statements rather than being carried at the parent's share of the underlying GAAP equity or statutory surplus of a domestic insurance subsidiary under NAIC SAP;

- Contracts that contain an embedded derivative are bifurcated from the host contract and accounted for separately under GAAP, whereas under NAIC SAP, the embedded derivative is not bifurcated between components and is accounted for as part of the host contract;

- Certain assets designated as “non-admitted assets” and excluded from assets in the statutory balance sheet are included in the GAAP balance sheet;

- Surplus notes are reported as a liability rather than a component of capital and contingency reserves under NAIC SAP;

- The Asset Valuation Reserve (“AVR”) is not recognized under GAAP. The AVR is established under NAIC SAP with changes recorded as a direct charge to surplus;

- The Interest Maintenance Reserve (“IMR”) is not recognized under GAAP. The realized gains and losses resulting from changes in interest rates are reported as a component of net income under GAAP rather than being deferred and subsequently amortized into income over the remaining expected life of the investment sold under NAIC SAP;

- Dividends on participating policies are accrued when earned under GAAP rather than being recognized for the year when they are approved under NAIC SAP;

- Policy acquisition costs, such as commissions, and other costs incurred in connection with acquiring new business, are deferred and amortized over the expected lives of the policies issued rather than being expensed when incurred under NAIC SAP;

- Policy and contract reserves are based on management's best estimates of expected mortality, morbidity, persistency and interest rather than being based on statutory mortality, morbidity and interest requirements under NAIC SAP;

- Deferred income taxes, subject to valuation allowance, include federal and state income taxes and changes in the deferred tax are reflected in earnings. Under NAIC SAP, deferred taxes exclude state income taxes and are admitted to the extent they can be realized within three years subject to a 15% limitation of capital and surplus with changes in the net deferred tax reflected as a component of surplus;

- Contracts that do not subject the Company to risks arising from policyholder mortality or morbidity are reported as a deposit liability. Under NAIC SAP, an annuity contract containing a life contingency is required to be classified as a life insurance contract, regardless of the significance of any mortality and morbidity risk, and amounts received and paid under these contracts are reported as revenue and benefits, respectively;

- Assets and liabilities are reported gross of reinsurance under GAAP and net of reinsurance under NAIC SAP. Certain reinsurance transactions are accounted for as financing transactions under GAAP and as reinsurance under NAIC SAP. Transactions recorded as financing have no impact on premiums or losses incurred, while under NAIC SAP, premiums paid to the reinsurer are recorded as ceded premiums (a reduction in revenue) and expected reimbursement for losses from the reinsurer are recorded as a reduction in losses;

- When reserves ceded to an unauthorized reinsurer exceed the assets or letters of credit supporting the reserves no liability is established under GAAP. Under NAIC SAP, a liability is established and changes to these amounts are credited or charged directly to unassigned surplus (deficit).

The effects of these differences, while not determined, are presumed to be material.

Use of Estimates: The preparation of statutory-basis financial statements requires management to make estimates and assumptions that impact the reported amounts of assets and liabilities at the date of the financial statements. Management is also required to disclose contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting periods. Actual results may differ from those estimates.

The most significant estimates include those used in the recognition of other-than-temporary impairments, reserves for life and health insurance, annuities and deposit-type contracts and the valuation of deferred tax assets.

Reclassifications: Certain prior year amounts within these financial statement footnotes have been reclassified to conform to the current year presentation. No reclassifications were made to the statements of admitted assets, liabilities and capital and surplus, or the related statements of operations or changes in capital and surplus, or of cash flows.

Accounting Policies:

The following is a summary of the significant accounting policies followed by the Company:

Bonds: Bonds are stated at amortized cost using the constant yield method. Bonds in or near default (rated NAIC 6) are stated at the lower of amortized cost or fair value. NAIC ratings are applied to bonds and other securities. Categories 1 and 2 are considered investment grade, while Categories 3 through 6 are considered below investment grade. Bonds are recorded on a trade date basis, except for private placement bonds, which are recorded on the funding date. Bonds the Company intends to sell prior to maturity ("held for sale") are stated at the lower of amortized cost or fair value.

Included within bonds are loan-backed and structured securities. Estimated future cash flows and expected prepayment speeds are used to determine the amortization of loan-backed and structured securities under the prospective method. Expected future cash flows and prepayment speeds are evaluated quarterly. Certain loan-backed and structured securities are reported at the lower of amortized cost or fair value as a result of the NAIC modeling process.

If it is determined that a decline in the fair value of a bond, excluding loan-backed and structured securities, is other-than-temporary, the cost basis of the bond is written down to fair value and the amount of the write down is accounted for as a realized loss. The new cost basis is not changed for subsequent recoveries in fair value. Future declines in fair value which are determined to be other-than-temporary are recorded as realized losses.

For loan-backed and structured securities, which the Company has the intent and ability to hold for a period of time sufficient to recover the amortized cost bases, when an other-than-temporary impairment ("OTTI") has occurred because the Company does not expect to recover the entire amortized cost basis of the security, the amount of the OTTI recognized as a realized loss is the difference between the security's amortized cost basis and the present value of cash flows expected to be collected, discounted at the loan-backed or structured security's effective interest rate.

For loan-backed and structured securities, when an OTTI has occurred because the Company intends to sell the security or the Company does not have the intent and ability to retain the security for a period of time sufficient to recover the amortized cost basis, the amount of the OTTI realized is the difference between the security's amortized cost basis and fair value at the balance sheet date.

In periods subsequent to the recognition of an OTTI loss for a loan-backed or structured security, the Company accounts for the other-than-temporarily impaired security as if the security had been purchased on the measurement date of the impairment. The difference between the new amortized cost basis and the cash flows expected to be collected is accreted as interest income in future periods based on prospective changes in cash flow estimates.

Preferred Stocks: Preferred stocks are stated at amortized cost unless they have an NAIC rating designation of 4, 5, or 6 which are stated at the lower of amortized cost or fair value. When it is determined that a decline in fair value of an investment is other-than-temporary, the cost basis of the investment is reduced to its fair value and the amount of the reduction is accounted for as a realized loss.

Other Long-term Investments: Other long-term investments include the Company's investments in surplus notes, which are stated at amortized cost. All of the Company's investments in surplus notes have an NAIC 1 rating designation.
The Company monitors the effects of current and expected market conditions and other factors on these investments to identify and quantify any impairment in value. The Company assesses the investments for potential impairment by performing analysis between the fair value and the cost basis of the investments. The Company evaluates recoverability of the Company's direct investment to determine if OTTI is warranted. When it is determined that a decline in fair value of an investment is other-than-temporary, the cost basis of the investment is reduced to its fair value and the amount of the reduction is accounted for as a realized loss.

Investments in wholly-owned non-insurance subsidiaries are stated at the value of their underlying audited equity. Dividends and distributions from subsidiaries are recorded in investment income to the extent that they are not in excess of the investee's undistributed accumulated earnings and changes in the equity of subsidiaries are recorded directly to surplus as unrealized gains or losses.

Cash and Cash Equivalents: Cash includes cash on deposit and cash equivalents. Cash equivalents are short-term, highly liquid investments, with original maturities of three months or less at the date of purchase and are stated at amortized cost. If in the aggregate, the Company has a net negative cash balance, the negative cash is recorded as a negative asset.

Short-Term Investments: Short-term investments (investments with remaining maturities of one year or less at the time of acquisition, excluding those investments classified as cash equivalents) that are not impaired are stated at amortized cost using the straight line interest method. Short-term investments that are impaired are stated at the lower of amortized cost or fair value.

Contract Loans: Contract loans are stated at outstanding principal balances. Interest income accrued on contract loans past due 90 days or more are included in the unpaid balance of the loan. The excess of unpaid contract loan balances over the cash surrender value, if any, is non-admitted and reflected as an adjustment to surplus. Interest income on such contract loans is recorded as earned using the contractually agreed upon interest rate.

Investment Income Due and Accrued: Investment income due is investment income earned and legally due to be paid to the Company at the reporting date. Investment income accrued is investment income earned but not legally due to be paid to the Company until subsequent to the reporting date. The Company writes off amounts deemed uncollectible as a charge against investment income in the period such determination is made. Amounts deemed collectible, but over 90 days past due for any invested asset except mortgage loans in default are non-admitted. Amounts deemed collectible, but over 180 days past due for mortgage loans in default are non-admitted. The Company accrues interest income on impaired loans to the extent it is deemed collectible.

Separate Accounts: Separate Accounts are established in conformity with insurance laws and are maintained for the benefit of separate account contract holders. In accordance with the provisions of the separate account products, some separate account assets are considered legally insulated, which prevents such assets from being generally available to satisfy claims resulting from the general account. The Company's separate accounts are legally insulated from the general account with the exception of the Separate Account MVA-1, which is not legally insulated. Separate account assets are accounted for at fair value, except the Stable Value Separate Account ("SVSA") which supports book value separate account agreements, in which case the assets are accounted for at amortized cost in accordance with NYDFS guidance. Separate account liabilities reflect the contractual obligations of the insurer arising out of the provisions of the insurance contract.

Foreign Currency Transactions and Translation: Investments denominated in foreign currencies and foreign currency contracts are valued in U.S. dollars, based on exchange rates at the balance sheet date. Investment transactions in foreign currencies are recorded at the exchange rates prevailing on the respective transaction dates. All other asset and liability accounts denominated in foreign currencies are adjusted to reflect exchange rates at the balance sheet date. Realized and unrealized gains and losses due to foreign exchange transactions and translation adjustments are not separately reported but are collectively included in realized and unrealized capital gains and losses, respectively.

Non-Admitted Assets: For statutory accounting purposes, certain assets are designated as non-admitted assets. Changes in non-admitted assets are reported as a direct adjustment to surplus in the accompanying Statements of Changes in Capital and Surplus.

At December 31, the major categories of assets that are non-admitted are as follows (in thousands):

	2019	2018	Change
Net deferred tax assets	$ 79,663	$ 31,158	$ 48,505
Deferred premium assets	36,503	37,333	(830)
Sundry receivables	1	28	(27)
Total	$ 116,167	$ 68,519	$ 47,648

Insurance and Annuity Premiums: Life insurance premiums are recognized as revenue over the premium-paying period of the related policies. Annuity considerations are recognized as revenue when received. Deposits on deposit-type contracts are recorded directly as a liability when received. Expenses incurred when acquiring new business are charged to operations as incurred.

Reserves for Life and Health Insurance, Annuities and Deposit-type Contracts: Policy and contract reserves are determined in accordance with standard valuation methods approved by the Department and are computed in accordance with standard actuarial methodology. The reserves established utilize assumptions for interest, mortality and other risks insured. Such reserves are established to provide for adequate contractual benefits guaranteed under policy and contract provisions.

Liabilities for deposit-type contracts, which do not contain any life contingencies, are equal to deposits received and interest credited to the benefit of contract holders, less surrenders or withdrawals (that represent a return to the contract holders) plus additional reserves (if any) necessitated by actuarial regulations.

Reinsurance: The Company enters into reinsurance agreements in the normal course of its insurance business to reduce overall risk. The Company remains liable for reinsurance ceded if the reinsurer fails to meet its obligation on the business assumed. All reinsurance is placed with unaffiliated reinsurers. A liability is established for reserves ceded to unauthorized reinsurers which are not secured by or in excess of letters of credit or trust agreements. The Company does not have reinsurance agreements in effect under which the reinsurer may unilaterally cancel the agreement. Reinsurance premiums, benefits and reserves are accounted for on bases consistent with those used in accounting for the original policies issued and the terms of the reinsurance contracts. The Company records a receivable for reinsured benefits paid but not yet reimbursed by the reinsurer and reduces policyholders' reserves for the portion of insurance liabilities that are reinsured. Commissions and expense allowances on reinsurance ceded are reported as income in the summary of operations, and the balance sheet provision for due and accrued amounts is reported as an asset. Amounts shown in the financial statements are reported net of the impact of reinsurance.

Asset Valuation Reserve and Interest Maintenance Reserve: Mandatory reserves have been established for the General Account and Separate Account investments, where required. Such reserves consist of the AVR for potential credit-related losses on applicable General Account and Separate Account invested assets. Changes to the AVR are reported as direct additions to or deductions from surplus. An IMR is established for interest-related realized capital gains (losses) resulting from changes in the general level of interest rates for the General Account, as well as any Separate Accounts, not carried at fair value. Transfers to the IMR are deducted from realized capital gains and losses and are net of related federal income tax. IMR amortization, as calculated under the grouped method, is included in net investment income. Net realized capital gains (losses) are presented net of federal income tax expense or benefit and IMR transfer.

Net Realized Capital Gains (Losses): Realized capital gains (losses), net of taxes, exclude gains (losses) deferred into the IMR and gains (losses) of the separate accounts. Realized capital gains (losses), including OTTI, are recognized in net income and are determined using the specific identification method.

Federal Income Taxes: Current federal income taxes are charged or credited based upon amounts estimated to be payable or recoverable as a result of operations for the current year and any adjustments to such estimates from prior years. Deferred federal income tax assets ("DTAs") and deferred federal income tax liabilities ("DTLs") are recognized for expected future tax consequences of temporary differences between statutory and taxable income. Temporary differences are identified and measured using a balance sheet approach whereby statutory and tax balance sheets are compared. Changes in DTAs and DTLs are recognized as a separate component of surplus. Net DTAs are admitted to the extent permissible under NAIC SAP. Gross DTAs are reduced by a statutory valuation allowance if it is more likely than not that some portion or all of the gross DTA will not be realized. The Company is required to establish a tax loss contingency if it is more likely than not that a tax position will not be sustained. The amount of the contingency reserve is management's best estimate of the amount of the original tax benefit that could be reversed upon audit, unless the best estimate is greater than 50% of the original tax benefit, in which case the reserve is equal to the entire tax benefit.

The Company files a consolidated federal income tax return with its parent, TIAA, and its subsidiaries. The consolidating companies participate in tax allocation agreements. The tax allocation agreements provide that each member of the group is allocated its share of the consolidated tax provision or benefit, determined generally on a separate company basis, but may, where applicable, recognize the tax benefits of net operating losses or capital losses utilizable by the consolidated group. Intercompany tax balances are settled quarterly on an estimated basis with a final settlement occurring within 30 days of the filing of the consolidated return.

Statements of Cash Flows: Noncash activities are excluded from the Statutory - Basis Statements of Cash Flows. These noncash activities for the years ended December 31, include the following (in thousands):

	2019	2018	2017
Exchange/restructure/transfer of bond investments	$ 148,047	$ 168,869	$ 72,445
Capitalized interest on bonds	$ 2,461	$ 1,739	$ 1,230
Interest credited on deposit-type contracts	$ 83,808	$ 65,561	$ 50,640

Application of New Accounting Pronouncements:

In June 2016, the NAIC adopted substantive revisions to Statements of Statutory Accounting Principles ("SSAP") No. 51R, Life Contracts ("SSAP 51R") to facilitate the implementation of principles-based reserving ("PBR"), effective January 1, 2020. The NYDFS has adopted these revisions. The Company has been granted an exemption from PBR by the NYDFS, for life insurance policies issued in 2020. Under PBR, for new life insurance policies issued after implementation, the Company will be required to hold the higher of (a) the reserves for life using prescribed factors or (b) the PBR reserve which considers a wide range of future economic conditions, computed using justified company experience factors, such as mortality, policyholder behavior and expenses. Currently the Company uses formulas and assumptions to determine reserves as prescribed by New York laws and regulations. The Company does not anticipate a material impact on surplus as a result of this adoption.

Note 3 – Long-Term Bonds

The book/adjusted carrying value, estimated fair value, excess of fair value over book/adjusted carrying value and excess of book/adjusted carrying value over fair value of long-term bonds at December 31, are shown below (in thousands):

		Excess of		
2019	**Book/ Adjusted Carrying Value**	**Fair Value Over Book/ Adjusted Carrying Value**	**Book/ Adjusted Carrying Value Over Fair Value**	**Estimated Fair Value**
Bonds:				
U.S. governments	$ 230,774	$ 5,047	$ (54)	$ 235,767
All other governments	65,113	2,869	—	67,982
States, territories & possessions	34,710	2,677	—	37,387
Political subdivisions of states, territories, & possessions	16,563	750	—	17,313
Special revenue & special assessment, non-guaranteed agencies & government	797,600	23,852	(2,032)	819,420
Industrial & miscellaneous	7,507,648	563,545	(4,990)	8,066,203
Hybrids	13,725	1,029	—	14,754
Total	$ 8,666,133	$ 599,769	$ (7,076)	$ 9,258,826

2018	Book/ Adjusted Carrying Value	Excess of Fair Value Over Book/ Adjusted Carrying Value	Excess of Book/ Adjusted Carrying Value Over Fair Value	Estimated Fair Value
Bonds:				
U.S. governments	$ 254,255	$ 1,940	$ (2,670)	$ 253,525
All other governments	65,949	17	(2,152)	63,814
States, territories & possessions	51,698	1,463	(254)	52,907
Political subdivisions of states, territories, & possessions	20,509	248	(154)	20,603
Special revenue & special assessment, non-guaranteed agencies & government	701,469	6,121	(13,670)	693,920
Industrial & miscellaneous	6,819,133	85,888	(203,430)	6,701,591
Credit tenant loans	159	4	—	163
Total	$ 7,913,172	$ 95,681	$ (222,330)	$ 7,786,523

Impairment Review Process: All securities are subjected to the Company's process for identifying OTTI. The Company writes down securities that it deems to have an OTTI in value in the period that the securities are deemed to be impaired, based on management's case-by-case evaluation of the decline in value and prospects for recovery. Management considers a wide range of factors in the impairment evaluation process, including, but not limited to, the following: (a) the length of time the fair value has been below amortized cost; (b) the financial condition and near-term prospects of the issuer; (c) whether the debtor is current on contractually obligated interest and principal payments; (d) the intent and ability of the Company to retain the investment for a period of time sufficient to allow for any anticipated recovery in fair value or repayment; (e) information obtained from regulators, ratings agencies and various public sources; (f) the potential for impairments in an entire industry sector or sub-sector; (g) the potential for impairments in certain economically-depressed geographic locations; and (h) the potential for impairment based on an estimated discounted cash flow analysis for loan-backed and structured securities. Where impairment is considered to be other-than-temporary, the Company recognizes a realized loss and adjusts the cost basis of the security accordingly. The Company does not change the revised cost basis for subsequent recoveries in value.

Unrealized Losses on Bonds: The gross unrealized losses and estimated fair values for bonds by the length of time that individual securities had been in a continuous unrealized loss position are shown in the table below (in thousands):

	Less than twelve months			Twelve months or more		
	Amortized Cost	Gross Unrealized Loss	Estimated Fair Value	Amortized Cost	Gross Unrealized Loss	Estimated Fair Value
December 31, 2019						
All other bonds	$ 253,833	$ (2,626)	$ 251,207	$ 55,905	$ (2,086)	$ 53,819
Loaned-backed and structured bonds	233,491	(1,244)	232,247	115,175	(1,120)	114,055
Total	$ 487,324	$ (3,870)	$ 483,454	$ 171,080	$ (3,206)	$ 167,874

	Less than twelve months			Twelve months or more		
	Amortized Cost	Gross Unrealized Loss	Estimated Fair Value	Amortized Cost	Gross Unrealized Loss	Estimated Fair Value
December 31, 2018						
All other bonds	$ 3,515,896	$ (129,968)	$ 3,385,928	$ 1,257,377	$ (70,039)	$ 1,187,338
Loaned-backed and structured bonds	247,597	(3,202)	244,395	612,022	(19,121)	592,901
Total	$ 3,763,493	$ (133,170)	$ 3,630,323	$ 1,869,399	$ (89,160)	$ 1,780,239

Based upon the Company's current evaluation of these securities in accordance with its impairment policy, the Company has concluded that these securities are not other-than-temporarily impaired. Additionally, the Company currently intends and has the ability to hold the securities with unrealized losses for a period of time sufficient for them to recover.

Scheduled Maturities of Bonds: The carrying value and estimated fair value of bonds, categorized by contractual maturity, are shown below. Bonds not due at a single maturity date have been included in the following table based on the year of final maturity. Actual maturities may differ from contractual maturities because borrowers may prepay obligations with or without call or prepayment penalties. Mortgage-backed and asset-backed securities are shown separately in the table below, as they are not due at a single maturity date (in thousands):

	December 31, 2019		December 31, 2018	
	Carrying Value	Estimated Fair Value	Carrying Value	Estimated Fair Value
Due in one year or less	$ 243,067	$ 244,229	$ 351,013	$ 349,183
Due after one year through five years	1,649,573	1,694,958	1,580,412	1,570,630
Due after five years through ten years	2,695,680	2,846,523	2,397,408	2,325,486
Due after ten years	2,821,641	3,193,633	2,466,088	2,438,623
Subtotal	7,409,961	7,979,343	6,794,921	6,683,922
Residential mortgage-backed securities	627,772	636,009	546,529	538,852
Commercial mortgage-backed securities	240,080	248,272	180,437	175,747
Asset-backed securities	388,320	395,202	391,285	388,002
Subtotal	1,256,172	1,279,483	1,118,251	1,102,601
Total	$ 8,666,133	$ 9,258,826	$ 7,913,172	$ 7,786,523

The following table presents the carrying value of the long-term bond portfolio by investment grade as of December 31, (in thousands):

	2019		2018	
NAIC 1 and 2	$ 8,641,404	99.7%	$ 7,865,511	99.4%
NAIC 3 through 6	24,729	0.3	47,661	0.6
Total	$ 8,666,133	100.0%	$ 7,913,172	100.0%

Bond Diversification: The carrying values of long-term bond investments were diversified by the following classification at December 31 as follows:

	2019	2018
Finance and financial services	20.1%	18.1%
Manufacturing	17.3%	19.5%
Public utilities	12.7%	12.2%
Residential mortgage-backed securities	7.2%	6.9%
Oil and gas	6.1%	6.3%
Real estate investment trusts	5.8%	5.1%
Services	5.3%	5.3%
Transportation	4.8%	5.8%
Asset-backed securities	4.5%	4.9%
Communications	3.6%	3.3%
Revenue and special obligations	3.4%	3.4%
Commercial mortgage-backed securities	2.8%	2.3%
Retail & wholesale trade	2.6%	2.8%
U.S. governments	2.5%	2.7%
Other governments	0.8%	0.8%
Mining	0.5%	0.6%
Total	**100.0%**	**100.0%**

Loan-backed and Structured Securities: The near-term prepayment assumptions for loan-backed and structured securities are based on historical averages drawing from performance experience for a particular transaction and may vary by security type. The long-term assumptions are adjusted based on expected performance.

For the years ended December 31, 2019 and 2018, the Company did not recognize any OTTI on loan-backed or structured securities where it had the intent to sell, lacked the ability to retain the security for a period of time sufficient to recover the amortized cost basis, or where the present value of the cash flows expected to be collected was less than the amortized cost basis.

Note 4 – Subsidiary, controlled and affiliated entities

The Company has no investments in subsidiary, controlled or affiliated entities ("SCA") as of December 31, 2019 and 2018.

During 2018, the Company's sole operating subsidiary, TIAA-CREF Life Insurance Agency, LLC ("Agency") was transferred to a subsidiary of TIAA.

Note 5 – Investment Income and Capital Gains and Losses

Net Investment Income: The components of net investment income for the years ended December 31, are as follows (in thousands):

	2019	2018	2017
Bonds	$ 313,669	$ 281,016	$ 244,244
Other long-term investments	340	555	388
Cash, cash equivalents and short-term investments	1,167	879	446
Contract loans	1,700	1,327	1,103
Total gross investment income	316,876	283,777	246,181
Investment expenses	(12,069)	(14,906)	(5,750)
Net investment income before amortization/(accretion) of IMR	304,807	268,871	240,431
Amortization/(accretion) of IMR	1,301	1,139	(36)
Net investment income	$ 306,108	$ 270,010	$ 240,395

Realized Capital Gains and Losses: The net realized capital gains (losses) on sales, redemptions of investments and write-downs due to OTTI for the years ended December 31, are as follows (in thousands):

	2019	2018	2017
Bonds	$ (279)	$ (1,883)	$ 16,892
Stocks	—	—	346
Other long-term investments	—	—	478
Cash, cash equivalent and short-term investments	1	—	(1)
Total before capital gain (loss) tax and transfers to IMR, net of taxes	(278)	(1,883)	17,715
Transfers to IMR, net of taxes	(6,292)	1,488	(11,268)
Capital gain/loss tax benefit (expense)	(2,801)	1,214	(4,547)
Net realized capital gains (losses) less capital gains tax, after transfers to IMR	$ (9,371)	$ 819	$ 1,900

Write-downs of investments resulting from OTTI, included in the preceding table, are as follows for the years ended December 31 (in thousands):

	2019	2018	2017
Other-than-temporary impairments:			
Bonds	$ 9,477	$ 5,868	$ —

Information related to the sales of long term bonds for the years ended December 31 are as follows (in thousands):

	2019	2018	2017
Proceeds from sales	$ 219,451	$ 129,264	$ 171,380
Gross gains on sales	$ 5,466	$ 4,752	$ 16,648
Gross losses on sales	$ 1,362	$ 839	$ 1,699

The Company generally holds its investments until maturity. The Company performs periodic reviews of its portfolio to identify investments which may have deteriorated in credit quality to determine if any are candidates for sale in order to maintain a quality portfolio of investments. Investments which are deemed candidates for sale are continually monitored until sold and carried at the lower of amortized cost or fair value. In accordance with the Company's valuation and impairment process the investment will be monitored quarterly for further declines in fair value at which point an OTTI will be recorded until actual disposal of the investment.

Note 6 – Disclosures about Fair Value of Financial Instruments

Fair Value of Financial Instruments

Included in the Company's financial statements are certain financial instruments carried at fair value. Other financial instruments are periodically measured at fair value, such as when impaired, or for certain bonds and preferred stock when carried at the lower of cost or fair value.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Fair values of financial instruments are based on quoted market prices when available. When market prices are not available, fair values are primarily provided by a third party-pricing service for identical or comparable assets, or through the use of valuation methodologies using observable market inputs. These fair values are generally estimated using discounted cash flow analyses, incorporating current market inputs for similar financial instruments with comparable terms and credit quality. In instances where there is little or no market activity for the same or similar instruments, the Company estimates fair value using methods, models and assumptions that management believes market participants would use to determine a current transaction price in a hypothetical market. These valuation techniques involve management estimation and judgment for many factors including market bid/ask spreads, and such estimations may become significant with increasingly complex instruments or pricing models.

The Company's financial assets and liabilities have been classified, for disclosure purposes, based on a hierarchy defined by SSAP No. 100, Fair Value Measurements. The fair value hierarchy prioritizes the inputs to valuation techniques used to measure fair value into three broad levels. The hierarchy gives the highest ranking to fair values determined using unadjusted quoted prices in active markets for identical assets and liabilities (Level 1) and the lowest ranking to fair values determined using methodologies and models with unobservable inputs (Level 3). An asset's or a liability's classification is based on the lowest level input that is significant to its measurement. For example, a Level 3 fair value measurement may include inputs that are both observable (Levels 1 and Level 2) and unobservable (Level 3). The levels of the fair value hierarchy are as follows:

Level 1 – Inputs are unadjusted quoted prices in active markets for identical assets and liabilities that the Company has the ability to access at the measurement date.

Level 2 – Other than quoted prices within Level 1 inputs are observable for the asset or liability, either directly or indirectly.

Level 2 inputs include:

- Quoted prices for similar assets or liabilities in active markets,
- Quoted prices for identical or similar assets or liabilities in markets that are not active,
- Inputs other than quoted prices that are observable for the asset or liability,
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 – Inputs are unobservable inputs for the asset or liability supported by little or no market activity. Unobservable inputs reflect the Company's own assumptions about the assumptions that market participants would use in pricing the asset or liability. The Company's data used to develop unobservable inputs is adjusted if information is reasonably available without undue cost and effort that indicates that market participants would use different assumptions.

The following table provides information about the aggregate fair value for all financial instruments and the level within the fair value hierarchy, with no fair values approximated by net asset value ("NAV"), at December 31, 2019 (in thousands):

	Aggregate Fair Value	Admitted Assets	Level 1	Level 2	Level 3
Assets:					
Bonds	$ 9,258,826	$ 8,666,133	$ —	$ 9,243,691	$ 15,135
Preferred stock	5,149	183	5,149	—	—
Other long-term investments	5,847	4,689	—	5,847	—
Separate account assets	4,028,918	4,022,073	3,596,767	432,151	—
Contract loans	39,827	39,827	—	—	39,827
Cash, cash equivalent & short term investments	279,385	279,379	25,834	253,551	—
Total	$ 13,617,952	$ 13,012,284	$ 3,627,750	$ 9,935,240	$ 54,962

	Aggregate Fair Value	Statement Value	Level 1	Level 2	Level 3
Liabilities:					
Deposit-type contracts	$ 4,541,418	$ 4,541,418	$ —	$ —	$ 4,541,418
Separate account liabilities	4,009,171	4,009,171	—	—	4,009,171
Total	$ 8,550,589	$ 8,550,589	$ —	$ —	$ 8,550,589

The following table provides information about the aggregate fair value for all financial instruments and the level within the fair value hierarchy, with no fair values approximated by NAV, at December 31, 2018 (in thousands):

	Aggregate Fair Value	Admitted Assets	Level 1	Level 2	Level 3
Assets:					
Bonds	$ 7,786,523	$ 7,913,172	$ —	$ 7,774,091	$ 12,432
Preferred stock	3,006	183	3,006	—	—
Other long-term investments	5,573	4,707	—	5,573	—
Separate account assets	4,982,552	5,016,425	2,852,457	2,130,095	—
Contract loans	33,771	33,771	—	—	33,771
Cash, cash equivalent & short term investments	171,747	171,753	2,775	168,972	—
Total	$ 12,983,172	$ 13,140,011	$2,858,238	$10,078,731	$ 46,203

	Aggregate Fair Value	Statement Value	Level 1	Level 2	Level 3
Liabilities:					
Deposit-type contracts	$ 4,104,701	$ 4,104,701	$ —	$ —	$ 4,104,701
Separate account liabilities	5,001,547	5,001,547	—	—	5,001,547
Total	$ 9,106,248	$ 9,106,248	$ —	$ —	$ 9,106,248

The estimated fair values of the financial instruments presented above were determined by the Company using market information available as of December 31, 2019 and 2018. Considerable judgment is required to interpret market data in developing the estimates of fair value for financial instruments for which there are no available market value quotations. The estimates presented are not necessarily indicative of the amounts the Company could have realized in a market exchange. The use of different market assumptions and/or estimation methodologies may have a material effect on the estimated fair value amounts.

Level 1 financial instruments

Unadjusted quoted prices for these securities are provided to the Company by independent pricing services. Preferred stocks and separate account assets in Level 1 primarily include exchange traded equities and mutual fund investments valued by the respective mutual fund companies. Cash in Level 1 represents cash on hand.

Level 2 financial instruments

Bonds in Level 2 are valued principally by third party pricing services using market observable inputs. Because most bonds do not trade daily, independent pricing services regularly derive fair values using recent trades of securities with similar features. When recent trades are not available, pricing models are used to estimate the fair values of securities by discounting future cash flows at estimated market interest rates. Typical inputs to models used by independent pricing services include but are not limited to benchmark yields, reported trades, broker-dealer quotes, issuer spreads, benchmark securities, bids, offers, reference data, and industry and economic events. Additionally, for loan-backed and structured securities, valuation is based primarily on market inputs including benchmark yields, expected prepayment speeds, loss severity, delinquency rates, weighted average coupon, weighted average maturity and issuance specific information. Issuance specific information includes collateral type, payment terms of underlying assets, payment priority within the tranche, structure of the security, deal performance and vintage of loans.

Other long-term investments in Level 2 represent surplus notes and are valued by a third party pricing vendor using primarily observable market inputs. Observable inputs include benchmark yields, reported trades, market dealer quotes, issuer spreads, two-sided markets, benchmark securities, bids, offers and reference data.

Separate account assets in Level 2 consist principally of corporate bonds, short term government agency notes and commercial paper.

Cash equivalents in Level 2 are valued principally by third party services using market observable inputs.

Level 3 financial instruments

Valuation techniques for bonds included in Level 3 are generally the same as those described in Level 2 except that the techniques utilize inputs that are not readily observable in the market, including illiquidity premiums and spread adjustments to reflect industry trends or specific credit-related issues. The Company assesses the significance of unobservable inputs for each security and classifies that security in Level 3 as a result of the significance of unobservable inputs.

Contract loans are fully collateralized by the cash surrender value of underlying insurance policies and are valued based on the carrying value of the loan, which approximates fair value, and are classified as Level 3.

Separate account liabilities are accounted for at fair value, except for deposit-type contracts, and reflect the contractual obligations of the insurer arising out of the provisions of the insurance contract.

Deposit-type contracts are valued based on the accumulated account value, which approximates fair value, and are classified as Level 3.

Assets and Liabilities Measured and Reported at Fair Value

The following table provides information about the Company's financial assets and liabilities measured and reported at fair value, with no fair values approximated by NAV, at December 31 (in thousands):

2019	Level 1	Level 2	Level 3	Total
Assets at fair value:				
Separate account assets	$ 3,594,183	$ 31,909	$ —	$ 3,626,092
Total assets at fair value	$ 3,594,183	$ 31,909	$ —	$ 3,626,092
Total liabilities at fair value	$ —	$ —	$ —	$ —

2018	Level 1	Level 2	Level 3	Total
Assets at fair value:				
Separate account assets	$ 2,840,318	$ 44,596	$ —	$ 2,884,914
Total assets at fair value	$ 2,840,318	$ 44,596	$ —	$ 2,884,914
Total liabilities at fair value	$ —	$ —	$ —	$ —

Reconciliation of Level 3 assets and liabilities measured and reported at fair value:

At December 31, 2019 and 2018, there are no assets or liabilities measured and reported at fair value using Level 3 inputs. The Company's policy is to recognize transfers into and out of Level 3 at the actual date of the event or change in circumstances that caused the transfer.

Note 7 – Restricted Assets

The following table provides information on amounts and the nature of assets pledged to others as collateral or otherwise restricted by the Company (in thousands):

	2019										
	1	2	3	4	5	6	7	8	9	10	11
Restricted Asset Category	Total General Account (G/A)	G/A Supporting (S/A) Activity	Total Separate Account (S/A) Restricted Assets	S/A Assets Supporting G/A Activity	Total (1 plus 3)	Total From Prior Year	Increase / (Decrease) (5 minus 6)	Total Non admitted Restricted	Total Admitted Restricted (5 minus 8)	Gross (Admitted & Nonadmitted) Restricted to Total Assets	Admitted Restricted to Total Admitted Assets
On deposit with states	$ 8,112	$ —	$ —	$ —	$ 8,112	$ 8,174	$ (62)	$ —	$ 8,112	0.061%	0.062%

	2018										
	1	2	3	4	5	6	7	8	9	10	11
Restricted Asset Category	Total General Account (G/A)	G/A Supporting (S/A) Activity	Total Separate Account (S/A) Restricted Assets	S/A Assets Supporting G/A Activity	Total (1 plus 3)	Total From Prior Year	Increase / (Decrease) (5 minus 6)	Total Non admitted Restricted	Total Admitted Restricted (5 minus 8)	Gross (Admitted & Nonadmitted) Restricted to Total Assets	Admitted Restricted to Total Admitted Assets
On deposit with states	$ 8,174	$ —	$ —	$ —	$ 8,174	$ 8,237	$ (63)	$ —	$ 8,174	0.061%	0.062%

Note 8 – Premiums and Annuity Considerations Deferred and Uncollected

Premium and annuity considerations deferred and uncollected at December 31 (in thousands):

	2019		2018	
	Gross	Net of Loading	Gross	Net of Loading
Ordinary new business	$ 1,544	$ 1,595	$ 1,236	$ 1,307
Ordinary renewal	20,533	56,753	19,776	55,785
Total	$ 22,077	$ 58,348	$ 21,012	$ 57,092

Deferred premium is the portion of the annual premium not earned at the reporting date. Loading of deferred premium is an amount obtained by subtracting the net deferred premium from the gross deferred premium and generally includes allowances for acquisition costs and other expenses.

Uncollected premium is gross premium net of reinsurance that is due and unpaid at the reporting date. Net premium is the amounts used in the calculation of reserves.

Note 9 – Separate Accounts

The Company utilizes separate accounts to record and account for assets and liabilities for particular lines of business and/or transactions. As of December 31, 2019, the Company reported separate account assets and liabilities for the following products: variable life, variable annuity, fixed annuity, group life and group annuity.

The Company's Separate Account VLI-1 ("VLI-1") was established under New York law on May 23, 2001, for the purpose of issuing and funding flexible premium variable universal life insurance policies and is registered with the Securities and Exchange Commission ("Commission") as a unit investment trust under the Investment Company Act of 1940, as amended ("1940 Act"). The assets of this account are carried at fair value.

The Company's Separate Account VLI-2 ("VLI-2") was established under New York law on February 15, 2012, for the purpose of issuing and funding group and individual variable life insurance policies and is registered with the Commission as a unit investment trust under the 1940 Act. The assets of this account are carried at fair value.

The Company's Separate Account VA-1 ("VA-1") was established under New York law on July 27, 1998, for the purpose of funding individual non-qualified variable annuities and is registered with the Commission as a unit investment trust under the 1940 Act. The assets of this account are carried at fair value.

The Company's Separate Account MVA-1 ("MVA-1") was established on July 23, 2008, as a non-unitized Separate Account that supports flexible premium deferred fixed annuity contracts subject to withdrawal charges and a market value adjustment feature. The assets of this account are carried at fair value.

The Company's Stable Value Separate Account-1 ("SVSA-1") and Stable Value Separate Account-3 ("SVSA-3") were established on May 14, 2012 and November 13, 2013, respectively, as non-unitized guaranteed separate accounts that support book value separate account agreement contracts issued to certain externally managed stable value funds. The assets of these accounts are carried at amortized cost.

SVSA accounts support contracts issued as one of several vehicles for stable value funds. Participant withdrawals from the stable value fund are typically funded through the stable value fund's cash buffer account which is held outside of the contract. In the event that the stable value fund's cash buffer account is insufficient to pay participant and plan sponsor withdrawals, the sponsor of the stable value fund may request that the Company's pro-rata share of such excess amounts be paid from the Company's contract. Certain participant withdrawals requested from the Company's contract are paid at book value and others are paid at the lesser of book value or market value. Plan Sponsor withdrawals from the stable value fund are typically paid (to the extent the fund's cash buffer account is insufficient) at book value as long as 12 months advance notice is provided by the plan sponsor.

SVSA contracts utilize an interest crediting formula that includes a guaranteed crediting rate adjusted for the market value of the separate account assets over a period reflecting the duration of such assets.

The contracts backed by the SVSA-1 were terminated effective September 17, 2019. The market value of the account was distributed, and the liabilities were settled. The account was subsequently closed as of October 8, 2019.

In accordance with the domiciliary state procedures for approving items within the separate account, the separate account classifications of the following items are supported by a specific state statute:

Product Identification	Product Classification	State Statute Reference
TC Life VLI -1	Variable life	Section 4240 of the New York Insurance Law
TC Life VLI - 2	Variable life	Section 4240 of the New York Insurance Law
TC Life VA - 1	Variable annuity	Section 4240 of the New York Insurance Law
TC Life MVA - 1	Fixed annuity	Section 4240 of the New York Insurance Law
TC Life SVSA - 1	Group annuity GIC	Section 4240 (a)(5)(ii) of the New York Insurance Law
TC Life SVSA - 3	Group annuity GIC	Section 4240 (a)(5)(ii) of the New York Insurance Law

In accordance with the provisions of the separate account products, some assets are considered legally insulated while others are not legally insulated from the general account. Legal insulation of the separate account assets prevents such assets from being generally available to satisfy claims resulting from the general account.

The Company's Separate Account assets includes both assets legally insulated and not legally insulated from the general account at December 31, as follows (in thousands):

	2019		2018	
	Separate Account Assets		Separate Account Assets	
Product	Legally Insulated	Not Legally Insulated	Legally Insulated	Not Legally Insulated
TC Life VLI -1	$ 304,014	$ —	$ 214,473	$ —
TC Life VLI - 2	204,996	—	152,160	—
TC Life VA - 1	3,084,145	—	2,472,722	—
TC Life MVA - 1	—	32,936	—	45,559
TC Life SVSA - 1	—	—	1,263,182	—
TC Life SVSA - 3	395,982	—	868,329	—
Total	$ 3,989,137	$ 32,936	$ 4,970,866	$ 45,559

In accordance with the specific rules for products recorded within the separate account, some separate account liabilities are guaranteed by the general account.

As of December 31, 2019 and 2018, the General Account of the Company has a maximum guarantee for separate account liabilities of $1,064 and $12,001 thousand, respectively. The amount paid for risk charges is not explicit, but rather embedded within the mortality and expense charges. The separate accounts had no reserves for asset default risk that were recorded in lieu of contributions to AVR.

Although the Company owns the assets of these separate accounts, the separate accounts' income, investment gains and investment losses are credited to or charged against the assets of the separate accounts without regard to the Company's other income, gains or losses.

Additional information regarding separate accounts of the Company is as follows for the years ended December 31, (in thousands):

	2019			
	Non-indexed Guarantee less than/equal to 4%	Non-indexed Guarantee more than 4%	Non-guaranteed Separate Accounts	Total
Premiums, considerations or deposits	$ 1,623	$ —	$ 371,445	$ 373,068
Reserves				
For accounts with assets at:				
Fair value	$ 21,367	$ —	$ 3,587,488	$ 3,608,855
Amortized cost	388,268	—	—	388,268
Total reserves	$ 409,635	$ —	$ 3,587,488	$ 3,997,123
By withdrawal characteristics:				
Subject to discretionary withdrawal:				
With market value adjustment	$ 21,247	$ —	$ —	$ 21,247
At fair value	388,268	—	3,587,488	3,975,756
Not subject to discretionary withdrawal	120	—	—	120
Total reserves	$ 409,635	$ —	$ 3,587,488	$ 3,997,123

	2018			
	Non-indexed Guarantee less than/equal to 4%	Non-indexed Guarantee more than 4%	Non-guaranteed Separate Accounts	Total
Premiums, considerations, or deposits	$ 1,582	$ —	$ 414,636	$ 416,218
Reserves				
For accounts with assets at:				
Fair value	$ 19,302	$ 16,557	$ 2,834,612	$ 2,870,471
Amortized cost	2,105,121	—	—	2,105,121
Total reserves	$ 2,124,423	$ 16,557	$ 2,834,612	$ 4,975,592
By withdrawal characteristics:				
Subject to discretionary withdrawal:				
With market value adjustment	$ 18,802	$ 16,557	$ —	$ 35,359
At fair value	2,105,121	—	2,834,612	4,939,733
Not subject to discretionary withdrawal	500	—	—	500
Total reserves	$ 2,124,423	$ 16,557	$ 2,834,612	$ 4,975,592

	2017			
	Non-indexed Guarantee less than/equal to 4%	Non-indexed Guarantee more than 4%	Non-guaranteed Separate Accounts	Total
Premiums, considerations, or deposits	$ 345	$ —	$ 389,564	$ 389,909
Reserves				
For accounts with assets at:				
Fair value	$ 20,613	$ 16,235	$ 2,835,900	$ 2,872,748
Amortized cost	2,131,339	—	—	$ 2,131,339
Total reserves	$ 2,151,952	$ 16,235	$ 2,835,900	$ 5,004,087
By withdrawal characteristics:				
Subject to discretionary withdrawal:				
With market value adjustment	$ 19,513	$ 16,235	$ —	$ 35,748
At fair value	2,131,339	—	2,835,900	4,967,239
Not subject to discretionary withdrawal	1,100	—	—	1,100
Total reserves	$ 2,151,952	$ 16,235	$ 2,835,900	$ 5,004,087

The following is a reconciliation of transfers to (from) the Company to the Separate Accounts (in thousands):

	2019	2018	2017
Transfers as reported in the Summary of Operations of the separate accounts statement:			
Transfers to separate accounts	$ 369,654	$ 420,769	$ 399,875
Transfers from separate accounts	(229,333)	(206,366)	(157,965)
Net transfers to separate accounts	140,321	214,403	241,910
Reconciling adjustments:			
Fund transfer exchange gain (loss)	(108)	(69)	(229)
Transfers as reported in the Company's Statements of Operations	$ 140,213	$ 214,334	$ 241,681

Note 10 – Related Party Transactions

The majority of services for the operation of the Company are provided at cost by TIAA pursuant to a Service Agreement. Expense payments under the Service Agreement are made monthly by the Company to TIAA based on TIAA's costs for providing such services. TIAA's costs include employee benefit expenses, which are allocated based on salaries attributable to the Company. The Company also pays TIAA for investment advisory services and other administrative services for the Company's insurance general account (the "General Account") in accordance with an Investment Management Agreement. Further, TIAA entered into Investment Management Agreements with Teachers Advisors, LLC ("TAL") and Nuveen Alternatives Advisors, LLC, each an indirect wholly-owned subsidiary of TIAA, appointing such affiliated advisors with authority to manage investments held within the Company's General Account. The Company made payments to TIAA for the years ended December 31, as follows (in thousands):

Payments to TIAA	2019	2018	2017
Operating expenses	$ 117,015	$ 114,861	$ 100,267
Investment expenses	11,755	14,490	5,657
Total	$ 128,770	$ 129,351	$ 105,924

TAL also provides investment advisory services and other administrative services for all of the Company's insurance separate accounts, including guaranteed investment contract ("GIC") separate accounts, in accordance with an Investment Management Agreement.

Payments made to TAL for services for the years ended December 31, are as follows (in thousands):

	2019	2018	2017
Payments to TAL	$ 2,251	$ 3,198	$ 4,193

Nuveen Securities, LLC ("NS"), an indirect subsidiary of TIAA's wholly owned subsidiary Nuveen, LLC, and TIAA-CREF Individual & Institutional Services, LLC (“Services”), a subsidiary of TIAA, are authorized to distribute contracts for the Separate Accounts. Expenses associated with the distribution services agreement for the years ended December 31, are as follows (in thousands):

	2019	2018	2017
Payments to NS and Services	$ 15,974	$ 16,834	$ 12,600

Services for certain funding agreements for qualified state tuition programs for which TIAA-CREF Tuition Financing, Inc. (“TFI”), a wholly-owned subsidiary of TIAA, is the program manager, are provided to the Company by TFI pursuant to a service agreement between the Company and TFI. Payments associated with this service agreement for the years ended December 31, are as follows (in thousands):

	2019	2018	2017
Payments to TFI	$ 12,880	$ 13,395	$ 11,750

The Company has a financial support agreement with TIAA. Under this agreement, TIAA will provide support so that the Company will have the greater of (a) capital and surplus of $250,000 thousand, (b) the amount of capital and surplus necessary to maintain the Company’s capital and surplus at a level not less than 150% of the NAIC Risk Based Capital model or (c) such other amount as necessary to maintain the Company’s financial strength ratings at least the same as TIAA’s rating. This agreement is not an evidence of indebtedness or an obligation or liability of TIAA and does not provide any creditor of the Company with recourse to TIAA. TIAA contributed $220,000 thousand and $100,000 thousand in capital to the Company during 2019 and 2018, respectively.

The Company maintains a $100,000 thousand unsecured 364-day revolving line of credit with TIAA. This line has an expiration date of July 6, 2020. As of December 31, 2019, $30,000 thousand of this facility was maintained on a committed basis and there were no balances outstanding.

At December 31, 2019 or 2018, respectively, the Company has the following as amounts due to Parent and affiliates, which are reported in "Other liabilities" (in thousands):

	2019	2018
Amounts due to Parent and affiliates	$ 22,383	$ 18,528

Note 11 – Federal Income Taxes

The application of SSAP No. 101 Income Taxes requires a company to evaluate the recoverability of DTAs and to establish a valuation allowance if necessary to reduce the DTA to an amount which is more likely than not to be realized. Based on the weight of all available evidence, the Company has not recorded a valuation allowance on DTAs at December 31, 2019 or December 31, 2018.

The components of net deferred tax assets and deferred tax liabilities at December 31, are as follows (in thousands):

	12/31/2019			12/31/2018			Change		
	(1) Ordinary	(2) Capital	(3) (Col 1+2) Total	(4) Ordinary	(5) Capital	(6) (Col 4+5) Total	(7) (Col 1–4) Ordinary	(8) (Col 2–5) Capital	(9) (Col 7+8) Total
a) Gross deferred tax assets	$ 97,920	$ 3,543	$ 101,463	$ 50,641	$ 3,229	$ 53,870	$ 47,279	$ 314	$ 47,593
b) Statutory valuation allowance adjustments	—	—	—	—	—	—	—	—	—
c) Adjusted gross deferred tax assets (a–b)	97,920	3,543	101,463	50,641	3,229	53,870	47,279	314	47,593
d) Deferred tax assets non-admitted	76,165	3,498	79,663	28,316	2,842	31,158	47,849	656	48,505
e) Subtotal net admitted deferred tax asset (c-d)	21,755	45	21,800	22,325	387	22,712	(570)	(342)	(912)
f) Deferred tax liabilities	4,211	45	4,256	5,894	45	5,939	(1,683)	—	(1,683)
g) Net admitted deferred tax assets/(net deferred tax liability) (e–f)	$ 17,544	$ —	$ 17,544	$ 16,431	$ 342	$ 16,773	$ 1,113	$ (342)	$ 771

Admission Calculation Components SSAP No. 101 (in thousands)	12/31/2019			12/31/2018			Change		
	(1) Ordinary	(2) Capital	(3) (Col 1+2) Total	(4) Ordinary	(5) Capital	(6) (Col 4+5) Total	(7) (Col 1–4) Ordinary	(8) (Col 2–5) Capital	(9) (Col 7+8) Total
a) Federal income taxes paid in prior years recoverable through loss carrybacks	$ —	$ —	$ —	$ —	$ 342	$ 342	$ —	$ (342)	$ (342)
b) Adjusted gross DTA expected to be realized (excluding the amount of DTA from (a) above after application of the threshold limitation.(The lesser of (b)1 and (b)2 below)	17,544	—	17,544	16,431	—	16,431	1,113	—	1,113
1. Adjusted gross DTA expected to be realized following the balance sheet date	17,544	—	17,544	16,431	—	16,431	1,113	—	1,113
2. Adjusted gross DTA allowed per limitation threshold	XX	XX	73,949	XX	XX	72,616	XX	XX	1,333
c) Adjusted gross DTA (excluding the amount of DTA from (a) and (b) above) offset by gross DTL	4,211	45	4,256	5,894	45	5,939	(1,683)	—	(1,683)
d) DTA admitted as the result of application of SSAP No. 101. Total ((a)+(b)+(c))	$ 21,755	$ 45	$ 21,800	$ 22,325	$ 387	$ 22,712	$ (570)	$ (342)	$ (912)

		2019	2018
(a)	Ratio percentage used to determine recovery period and threshold limitation amount	892%	786%
(b)	Amount of adjusted capital and surplus used to determine the threshold limitation in (b)2 above (in thousands)	$492,993	$484,851

Impact of Tax Planning Strategies: (in thousands)	**12/31/2019**		**12/31/2018**		**Change**	
	(1) Ordinary	**(2) Capital**	**(3) Ordinary**	**(4) Capital**	**(5) (Col 1–3) Ordinary**	**(6) (Col 2–4) Capital**
Determination of adjusted gross deferred tax assets and net admitted deferred tax assets, by tax character as a percentage						
Adjusted gross DTA	$ 97,920	$ 3,543	$ 50,641	$ 3,229	$ 47,279	$ 314
Percentage of adjusted gross DTAs by tax character attributable to the impact of tax planning strategies	—%	—%	—%	—%	—%	—%
Net admitted adjusted gross DTA	$ 21,755	$ 45	$ 22,325	$ 387	$ (570)	$ (342)
Percentage of net admitted adjusted gross DTAs by tax character admitted because of the impact of tax planning strategies	—%	—%	—%	—%	—%	—%

The Company does not have DTLs that are not recognized.

The Company does not use reinsurance in its tax-planning strategies.

Current income taxes incurred consist of the following major components (in thousands):

	2019	**2018**	**2017**
Current Income Tax:			
Federal income tax expense	$ 4,899	$ 2,301	$ 9,481
Foreign taxes	—	—	—
Subtotal	$ 4,899	$ 2,301	$ 9,481
Federal income taxes expense/(benefit) on net capital gains/(losses)	2,801	(1,214)	4,547
Other	(1,246)	63	1,426
Federal and foreign income tax expense	$ 6,454	$ 1,150	$ 15,454

Deferred Tax Assets:	**12/31/2019**	**12/31/2018**	**Change**
Ordinary:			
Policyholder reserves	$ 53,451	$ 10,260	$ 43,191
Deferred acquisition costs	42,435	38,959	3,476
Receivables - non - admitted	1	6	(5)
Other (including items < 5% of total ordinary tax assets)	2,033	1,416	617
Subtotal	$ 97,920	$ 50,641	$ 47,279
Non-admitted	76,165	28,316	47,849
Admitted ordinary deferred tax assets	$ 21,755	$ 22,325	$ (570)
Capital:			
Investments	$ 3,543	$ 3,229	$ 314
Net capital loss carry-forward	—	—	—
Subtotal	$ 3,543	$ 3,229	$ 314
Statutory valuation allowance adjustment	—	—	—
Non-admitted	3,498	2,842	656
Admitted capital deferred tax assets	45	387	(342)
Admitted deferred tax assets	$ 21,800	$ 22,712	$ (912)
Deferred Tax Liabilities:			
Ordinary:			
Reserve transition adjustment	$ 4,077	$ 5,709	$ (1,632)
Other (including items<5% of total ordinary tax liabilities)	134	185	(51)
Subtotal	$ 4,211	$ 5,894	$ (1,683)
Capital:			
Investments	45	45	—
Deferred tax liabilities	$ 4,256	$ 5,939	$ (1,683)
Net Admitted Deferred Tax Assets/Liabilities	$ 17,544	$ 16,773	$ 771

The provision for federal and foreign income taxes incurred is different from that which would be obtained by applying the statutory federal income tax rate to income before income taxes. The significant items causing this difference at December 31, 2019, are as follows (in thousands):

Description	**Tax Effect**	**Effective Tax Rate**
Provision computed at statutory rate	$ (40,958)	21.00 %
Dividends received deduction	(1,162)	0.58 %
SAGIC - ordinary income & capital gains	727	(0.37)%
Amortization of interest maintenance reserve	(273)	0.14 %
Tax-exempt interest	(74)	0.04 %
Liability for unauthorized reinsurance	(331)	0.17 %
Prior year true-up	(758)	0.39 %
Nonadmitted assets and other permanent differences	7	— %
Total	$ (42,822)	21.95 %
Federal and foreign income tax incurred - ordinary	$ 3,653	(1.87)%
Federal and foreign income tax incurred - capital	2,801	(1.44)%
Change in net deferred income tax charge (benefit)	(49,276)	25.26 %
Total statutory income taxes	$ (42,822)	21.95 %

At December 31, 2019, the Company had no net operating loss carry forwards or capital loss carry forwards.

Due to the Tax Cuts and Jobs Act, carryback of NOLs generated after December 31, 2017 are disallowed. Therefore, ordinary income tax paid in years 2017 and prior may not be recouped in the event of future net losses.

Income tax, ordinary and capital available for recoupment from its parent, TIAA, in the event of future net losses include (in thousands):

Year Incurred	Ordinary	Capital	Total
2017	$ —	$ 4,351	$ 4,351
2018	—	—	—
2019	—	2,801	2,801
Total	$ —	$ 7,152	$ 7,152

There were no deposits to suspend interest on potential underpayments reported as admitted assets under IRC Section 6603 as the Company maintains NOL carryforwards.

The Company files a consolidated federal income tax return with its Parent and its affiliates:

1) 730 Texas Forest Holdings, Inc.
2) AMC Holding, Inc.
3) Business Property Lending Inc.
4) CustomerOne Financial Network, Inc.
5) Elite Lender Services, Inc.
6) EverTrade Direct Brokerage, Inc
7) GreenWood Resources, Inc.
8) JWL Properties, Inc.
9) MyVest Corporation
10) ND Properties, Inc.
11) NIS/R&T, Inc.*
12) Nuveen Holdings, Inc.*
13) Nuveen Holdings 1, Inc.*
14) Nuveen Investments, Inc.*
15) Nuveen Investments Holdings, Inc.*
16) Nuveen Securities, LLC*
17) Oleum Holding Company, Inc.
18) T-C Europe Holding, Inc.
19) T-C SP, Inc.
20) T-Investment Properties Corp.
21) Teachers Insurance and Annuity Association of America
22) Teachers Personal Investors Services, Inc.
23) Terra Land Company
24) TIAA Board of Overseers
25) TIAA-CREF Tuition Financing, Inc.
26) TIAA Commerical Finance, Inc.
27) TIAA FSB Holdings, Inc.
28) TIAA, FSB
29) Tygris Asset Finance, Inc.
30) Tygris Commercial Finance Group, Inc.
31) Westchester Group Asset Management, Inc.
32) Westchester Group Farm Management, Inc.
33) Westchester Group Investment Management Holding Company, Inc.
34) Westchester Group Investment Management, Inc.
35) Westchester Group Real Estate, Inc.

All consolidating companies, excluding those denoted with an asterisk (*) above, participate in a tax sharing agreement under the following criteria. Under the agreement, current federal income tax expense (benefit) is computed on a separate return basis and provides that members shall make payments or receive reimbursements to the extent that their income (loss) contributes to or reduces consolidated federal tax expense. The consolidating companies included in this agreement are reimbursed for net operating losses or other tax attributes they have generated when utilized in the consolidated return.

The companies denoted with an asterisk above (collectively, "Nuveen subgroup"), are subject to a separate tax sharing agreement, under which current federal income tax expense (benefit) is computed on a separate subgroup return basis. Under the Agreement, Nuveen Holdings I, Inc ("Nuveen") makes payments to TIAA for amounts equal to the federal income payments that the Nuveen subgroup would be obliged to pay the federal government if the Nuveen subgroup had actually filed a separate consolidated tax return. Nuveen is reimbursed for the subgroup losses to the extent that the subgroup tax return reflects a tax benefit that the Nuveen subgroup could have carried back to a prior consolidated return year.

The Company's tax years 2014 through 2018 are open to examination by the Internal Revenue Service ("IRS").

As of December 31, 2019, the Company had no repatriation tax liability.

Note 12 – Policy and Contract Reserves

Policy and contract reserves are determined in accordance with standard valuation methods approved by the Department and are computed in accordance with standard actuarial methodology. The reserves are based on assumptions for interest, mortality and other risks insured.

For annuities and supplementary contracts, policy and contract reserves are calculated using Commissioner's Annuity Reserve Valuation Method ("CARVM") in accordance with New York State Regulation 151, Actuarial Guideline 43 ("AG43") for variable annuity products and Actuarial Guideline 33 for all other products.

The Company performed asset adequacy analysis in order to test the adequacy of its reserves in light of the assets supporting such reserves and maintains additional reserves of $225,000 thousand and $0 thousand for 2019 and 2018, respectively. The reserve change in 2019 is due to additional reserves established as a result of year-end 2019 asset adequacy analysis. During 2019, the NYDFS included certain requirements for asset adequacy analysis, which included the removal of profits from reinsurance agreements from cash flow testing analysis, which were a driver of the additional reserve amounts.

The Company also maintains excess reserves based on AG43 analysis at the level of $217 thousand and $16,500 thousand for 2019 and 2018, respectively. On this basis, the Company determined that the Company's reserves are sufficient to meet its obligations.

Withdrawal characteristics of individual annuity reserves and deposit-type contracts at December 31 are as follows (in thousands). For the years ended December 31, 2019 and 2018, the Company did not have any Group Annuity reserves.

	2019				
	General Account	Separate Account with Guarantees	Separate Account Nonguaranteed	Total	% of Total
INDIVIDUAL ANNUITIES:					
Subject to Discretionary Withdrawal:					
With Market Value Adjustment	$ —	$ 21,247	$ —	$ 21,247	0.5%
At fair value	—	—	3,050,821	3,050,821	70.9%
Total with market value adjustment or at fair value	$ —	$ 21,247	$ 3,050,821	$ 3,072,068	71.4%
At book value without adjustment (minimal or no charge or adjustment)	1,126,620	—	—	1,126,620	26.1%
Not subject to discretionary withdrawal	105,769	—	—	105,769	2.5%
Total (direct + assumed)	$ 1,232,389	$ 21,247	$ 3,050,821	$ 4,304,457	100.0%
Reinsurance ceded	—	—	—	—	
Total (net)	$ 1,232,389	$ 21,247	$ 3,050,821	$ 4,304,457	

	2018				
	General Account	Separate Account with Guarantees	Separate Account Nonguaranteed	Total	% of Total
INDIVIDUAL ANNUITIES:					
Subject to Discretionary Withdrawal:					
With Market Value Adjustment	$ —	$ 35,359	$ —	$ 35,359	0.9%
At fair value	—	—	2,452,768	2,452,768	64.8%
Total with market value adjustment or at fair value	$ —	$ 35,359	$ 2,452,768	$ 2,488,127	65.7%
At book value without adjustment (minimal or no charge or adjustment)	1,197,476	—	—	1,197,476	31.7%
Not subject to discretionary withdrawal	97,698	—	—	97,698	2.6%
Total (direct + assumed)	$ 1,295,174	$ 35,359	$ 2,452,768	$ 3,783,301	100.0%
Reinsurance ceded	—	—	—	—	
Total (net)	$ 1,295,174	$ 35,359	$ 2,452,768	$ 3,783,301	

	2019				
	General Account	Separate Account with Guarantees	Separate Account Nonguaranteed	Total	% of Total
DEPOSIT-TYPE CONTRACTS					
(no life contingencies):					
Subject to Discretionary Withdrawal:					
At fair value	$ —	$ 388,268	$ 33,452	$ 421,720	8.5%
At book value without adjustment (minimal or no charge or adjustment)	4,424,330	—	—	4,424,330	89.1%
Not subject to discretionary withdrawal	117,088	—	—	117,088	2.4%
Total (direct + assumed)	$ 4,541,418	$ 388,268	$ 33,452	$ 4,963,138	100.0%
Reinsurance ceded	—	—	—	—	
Total (net)	$ 4,541,418	$ 388,268	$ 33,452	$ 4,963,138	

	2018				
	General Account	Separate Account with Guarantees	Separate Account Nonguaranteed	Total	% of Total
DEPOSIT-TYPE CONTRACTS					
(no life contingencies):					
Subject to Discretionary Withdrawal:					
At fair value	$ —	$ 2,105,121	$ 20,960	$ 2,126,081	34.1%
At book value without adjustment (minimal or no charge or adjustment)	4,006,073	—	—	4,006,073	64.3%
Not subject to discretionary withdrawal	98,628	—	—	98,628	1.6%
Total (direct + assumed)	$ 4,104,701	$ 2,105,121	$ 20,960	$ 6,230,782	100.0%
Reinsurance ceded	—	—	—	—	
Total (net)	$ 4,104,701	$ 2,105,121	$ 20,960	$ 6,230,782	

The following tables provide the life actuarial reserves by withdrawal characteristics for the years ended December 31, (in thousands):

	2019					
	General Account			Separate Account - Guaranteed and Nonguaranteed		
	Account Value	Cash Value	Reserve	Account Value	Cash Value	Reserve
Subject to discretionary withdrawal, surrender values, or policy loans:						
Universal Life	$1,936,539	$ 1,936,619	$ 1,947,429	$ —	$ —	$ —
Variable Universal Life	343,668	338,470	350,628	509,114	503,216	503,216
Not subject to discretionary withdrawal or no cash values:						
Term Policies without Cash Value	—	—	625,381	—	—	—
Disability - Active Lives	—	—	10,980	—	—	—
Disability - Disabled Lives	—	—	1,746	—	—	—
Miscellaneous Reserves	—	—	250,812	—	—	—
Total (direct + assumed)	$2,280,207	$ 2,275,089	$ 3,186,976	$ 509,114	$ 503,216	$ 503,216
Reinsurance Ceded	—	—	486,781	—	—	—
Total (net)	$2,280,207	$ 2,275,089	$ 2,700,195	$ 509,114	$ 503,216	$ 503,216

	2018					
	General Account			Separate Account - Guaranteed and Nonguaranteed		
	Account Value	Cash Value	Reserve	Account Value	Cash Value	Reserve
Subject to discretionary withdrawal, surrender values, or policy loans:						
Universal Life	$ 1,730,953	$ 1,730,992	$ 1,739,164	$ —	$ —	$ —
Variable Universal Life	320,141	314,379	326,898	366,693	360,884	360,884
Not subject to discretionary withdrawal or no cash values:						
Term Policies without Cash Value	—	—	606,142	—	—	—
Disability - Active Lives	—	—	10,175	—	—	—
Disability - Disabled Lives	—	—	1,672	—	—	—
Miscellaneous Reserves	—	—	15,708	—	—	—
Total (direct + assumed)	$ 2,051,094	$ 2,045,371	$ 2,699,759	$ 366,693	$ 360,884	$ 360,884
Reinsurance Ceded	—	—	479,229	—	—	—
Total (net)	$ 2,051,094	$ 2,045,371	$ 2,220,530	$ 366,693	$ 360,884	$ 360,884

For Ordinary Life Insurance (including term plans, universal life and variable universal life), reserves for all policies are calculated in accordance with New York State Insurance Regulation 147 using the 1980 CSO Table or 2001 CSO Table and interest rates of 3.5% through 4.5%. Term conversion reserves are based on the Company's term conversion mortality experience and interest at base valuation assumptions.

Liabilities for incurred but not reported life insurance claims and disability waiver of premium claims are based on historical experience and are set equal to a percentage of reserves. Reserves for amounts not yet due for incurred but not reported disability waiver of premium claims are a percentage of the total Active Lives Disability Waiver of Premium Reserve.

The Company waives deduction of deferred fractional premiums upon death of the insured and returns any portion of the final premium beyond the date of death. The Company has no policies where the surrender values were in excess of the legally computed reserves as of December 31, 2019 or 2018. The Company has $44,684,134 thousand and $43,431,076 thousand of insurance in force for which the gross premiums are less than the net premiums according to the standard of valuation set by the State of New York as of December 31, 2019 and 2018, respectively. Premium deficiency reserves related to the above insurance total $10,648 thousand and $5,975 thousand at December 31, 2019 and 2018, respectively.

For retained assets, an accumulation account issued from the proceeds of annuity and life insurance policies, reserves are held equal to the current account balances.

The Tabular Interest, Tabular Less Actual Reserve Released and Tabular Cost have all been determined by formulae as prescribed by the NAIC except for deferred annuities, for which tabular interest has been determined from the basic data.

Note 13 – Reinsurance

Reinsurance transactions included in the statutory - basis statements of operations within "Insurance and annuity premiums and other considerations" are as follows (in thousands):

	Years Ended December 31,		
	2019	2018	2017
Direct premiums	$ 730,552	$ 801,098	$ 857,163
Ceded premiums	(103,459)	(108,663)	(120,750)
Net premiums	$ 627,093	$ 692,435	$ 736,413

The major lines in the accompanying financial statements that were reduced by the effect of these reinsurance agreements include (in thousands):

	2019	2018	2017
Reinsurance ceded:			
Insurance and annuity premiums and other considerations	$ 103,459	$ 108,663	$ 120,750
Policy and contract benefits	55,040	51,237	52,488
Increase in policy and contract reserves	14,788	5,395	30,359
Reserves for life and health, annuities and deposit-type contracts	617,187	599,519	591,440

Note 14 – Capital and Surplus and Shareholders' Dividends Restrictions

The portion of unassigned surplus (deficit) increased or (reduced) by each item below as of December 31 are as follows (in thousands):

	2019	2018	2017
Change in net unrealized capital gains (losses)	$ —	$ (202)	$ (574)
Change in asset valuation reserve	(195)	(5,570)	(6,090)
Change in net deferred federal income tax	49,276	4,947	(26,980)
Change in non-admitted assets	(47,648)	(5,499)	21,196
Change in liability for reinsurance of unauthorized companies	(1,575)	10,648	(10,828)
Change in surplus of separate accounts	(2,422)	(349)	(4,094)
Surplus paid in	220,000	100,000	—

As of December 31, 2019 and 2018, there was no portion of unassigned surplus (deficit) represented by cumulative net unrealized gains and losses, gross of deferred taxes.

Capital: The Company has 2,500 shares of common stock authorized, issued and outstanding. All shares are Class A. The Company has no preferred stock outstanding.

Dividend Restrictions: Under the New York Insurance Law, the Company is permitted without prior insurance regulatory clearance to pay a stockholder dividend as long as the aggregated amount of all such dividends in any calendar year does not exceed the lesser of (i) 10% of its surplus to policyholders as of the immediately preceding calendar year and (ii) its net gain from operations for the immediately preceding calendar year (excluding realized investment gains). The Company did not pay dividends to its shareholder for the years ended December 31, 2019 and 2018.

Note 15 – Contingencies

It is the opinion of management that any liabilities which might arise from litigation, state guaranty fund assessments, and other matters, over and above amounts already provided for in the financial statements, are not considered material in relation to the Company's financial position or the results of its operations.

The Company receives and responds to subpoenas, examinations, or other inquiries from state and federal regulators, including state insurance commissioners; state attorneys general and other state governmental authorities; the SEC and federal governmental authorities. The Company cooperates in connection with these inquiries and believes the ultimate liability that could result from litigation and proceedings would not have a material adverse effect on the Company's financial position.

Note 16 – Subsequent Events

In preparing these financial statements, the Company has evaluated events and transactions for potential recognition or disclosure through March 11, 2020, the date the financial statements were available to be issued.

The contract backed by the Stable Value Separate Account-3 was terminated effective February 5, 2020. The market value of the account was distributed, and the liabilities were settled. The account was subsequently closed in March 2020.

As of March 11, 2020, sufficient information is not available to adequately evaluate the short-term or long-term impact to the Company as a result of the economic and market activities associated with the 2020 outbreak of COVID-19 ("Coronavirus").