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Portfolio Summary

Market Value Summary

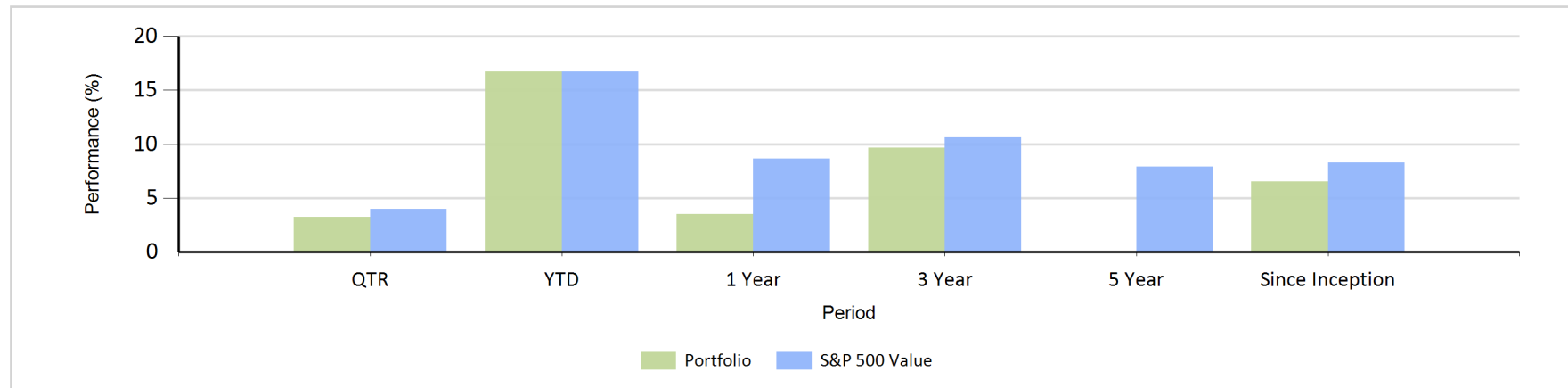
	QTR (\$)	YTD (\$)
Beginning Value	24,891,746.99	22,028,553.30
Contributions	-	-
Withdrawals	-	-
Realized Gain/Loss	-38,336.47	407,309.82
Unrealized Gain/Loss	673,753.87	2,909,812.14
Interest	1,255.25	3,132.67
Dividends	177,859.00	357,470.71
Ending Market Value	25,706,278.64	25,706,278.64

Performance Table

Period	Portfolio Gross Return (%)	S&P 500 Value Index (%)	Excess Return (%)
QTR	3.27	4.01	-0.74
YTD	16.70	16.69	0.01
1 Year	3.50	8.65	-5.15
3 Year	9.65	10.64	-0.99
5 Year	-	7.92	-
Since Inception	6.54	8.30	-1.76

(returns for periods greater than 1 year have been annualized)

Performance Chart



All gross performance returns and total return index data are as of 6/30/2019. Returns for periods greater than 1 year have been annualized. Performance Inception date is 3/31/2015. Sources: Affinity and S&P Dow Jones. Gross of fees returns are before deduction of management fees but after trading commissions. Net returns will be lower. Past performance is not a guarantee of future results.

Performance Analysis

- Performance
- Contributing Factors

Performance Drivers and Detractors

- Affinity's performance objective is to seek to achieve consistently superior returns relative to the client-selected benchmark with a similar risk profile.
- Factors that should impact performance are attractive valuation, improving expectations on company fundamentals, favorable price momentum.

Largest Holdings

Security Name	Avg. Weight (%)	Return (%)
APPLE INC	8.67	4.60
JPMORGAN CHASE & CO	4.73	11.28
AT+T INC	3.47	8.57
CITIGROUP INC	3.22	13.27
BANK OF AMERICA CORP	3.01	5.68
CHEVRON CORP	2.92	2.02
PFIZER INC	2.68	2.90
UNITEDHEALTH GROUP INC	2.37	-0.88
TARGET CORP COM	2.29	8.88
CATERPILLAR INC	2.24	1.19

Worst Performers

Security Name	Avg. Weight (%)	Return (%)
PVH CORP	1.71	-22.37
ALTRIA GROUP INC	1.84	-16.26
ADVANSIX INC COM	0.02	-14.49
DXC TECHNOLOGY CO	1.09	-13.87
ROBERT HALF INTL	1.20	-12.03
DOW, INC.	0.60	-11.07
INTEL CORP	1.82	-10.31
ABBVIE INC	1.34	-8.57
MARATHON PETROLEUM CORP	1.10	-5.67
DUPONT DE NUMOURS INC	1.15	-5.39

Bottom Contributors

Security Name	Avg. Weight (%)	Contribution (%)
PVH CORP	1.71	-0.44
ALTRIA GROUP INC	1.84	-0.33
INTEL CORP	1.82	-0.20
DXC TECHNOLOGY CO	1.09	-0.17
ROBERT HALF INTL	1.20	-0.16
ABBVIE INC	1.34	-0.12
EXXON MOBIL CORP	2.06	-0.09
BOEING CO	1.86	-0.08
DOW, INC.	0.60	-0.07
EXELON CORP	1.69	-0.06

Best Performers

Security Name	Avg. Weight (%)	Return (%)
CORTEVA INC	0.10	19.19
TYSON FOODS	1.99	16.86
PERSPECTA INC COM	0.21	16.10
UNITED RENTALS INC	1.72	16.09
ALLERGAN INC	1.55	14.98
MICROSOFT CORP	1.42	14.00
AMERICAN EXPRESS	1.78	13.34
CITIGROUP INC	3.22	13.27
PNC FINANCIAL SERVICES GROUP	2.04	12.73
HARTFORD FINL SVCS	1.75	12.71

Top Contributors

Security Name	Avg. Weight (%)	Contribution (%)
JPMORGAN CHASE & CO	4.73	0.49
CITIGROUP INC	3.22	0.40
APPLE INC	8.67	0.39
TYSON FOODS	1.99	0.30
AT+T INC	3.47	0.30
UNITED RENTALS INC	1.72	0.25
ALLERGAN INC	1.55	0.24
PNC FINANCIAL SERVICES GROUP	2.04	0.24
AMERICAN EXPRESS	1.78	0.22
TARGET CORP COM	2.29	0.22

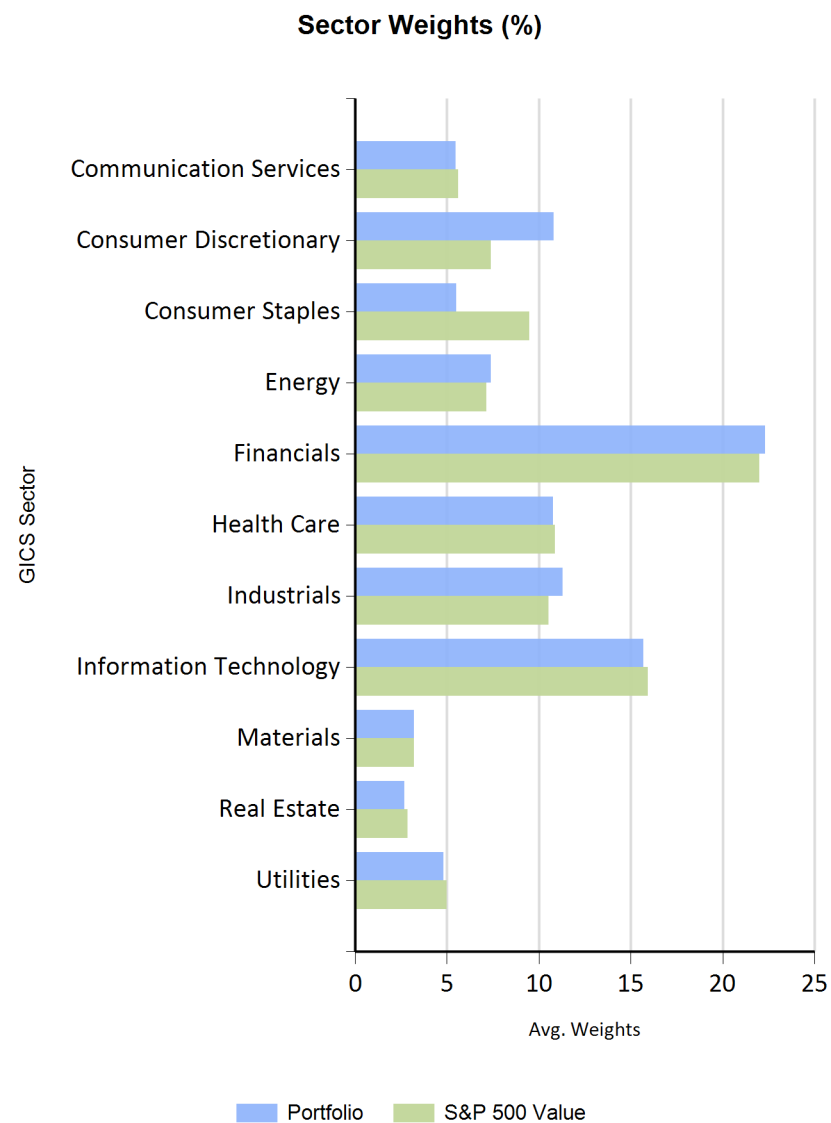
Portfolio Structure

Current Portfolio Structure

Portfolios are built to maximize return and manage risk relative to the benchmark. Portfolios are monitored continuously and adjusted as necessary. Low Turnover and controlled exposure to multiple risk factors is paramount. Additionally, sector exposure is tied to the benchmark as well as other characteristics including dividend yield, price-to-book, and growth rates.

Portfolio Characteristics vs. S&P 500 Value

Characteristics	Portfolio	S&P 500 Value
Weighted Average Market Cap (\$Bil)	199.4	175.2
Forecast P/E Ratio (x)	12.0	14.4
Price / Book	2.1	2.4
Operating Profit Margin	13.4	13.0
EPS Growth - Next 5 Years (%)	8.6	8.5
Dividend Yield (%)	2.8	2.5
Weight of Top 15 Holdings (%)	47.4	
Number of Holdings	52	382



Performance Attribution

Equity Performance Attribution - by GICS Sector

New York State Teachers Retirement vs. S&P 500 Value

Mar 31, 2019 to Jun 30, 2019

Sector Name	New York State Teachers Retirement		S&P 500 Value		Attribution Analysis					
	Avg. Weight	Total Return	Avg. Weight	Total Return	Selection Effect	Allocation Effect	Active Contrib.	Passive Contrib.	Sector Contrib.	Contrib. To Return
Communication Services	5.48	4.45	5.62	10.38	-0.32	-0.01	-0.32	0.34	0.33	0.02
Consumer Discretionary	10.81	0.08	7.39	3.49	-0.39	-0.01	-0.40	-0.04	-0.05	-0.43
Consumer Staples	5.51	-0.58	9.47	2.99	-0.21	0.06	-0.15	-0.11	-0.05	-0.26
Energy	7.40	-0.51	7.15	-2.08	0.12	-0.01	0.11	-0.46	-0.46	-0.35
Financials	22.33	10.59	21.99	7.98	0.55	-0.01	0.54	0.84	0.83	1.38
Health Care	10.78	1.38	10.88	0.93	0.05	0.00	0.05	-0.35	-0.36	-0.30
Industrials	11.28	3.26	10.52	4.28	-0.10	0.01	-0.09	0.04	0.04	-0.06
Information Technology	15.70	1.37	15.93	3.39	-0.32	0.01	-0.31	-0.09	-0.07	-0.39
Materials	3.22	2.57	3.22	1.77	0.01	0.00	0.01	-0.07	-0.07	-0.06
Real Estate	2.68	0.77	2.85	2.26	-0.04	0.01	-0.04	-0.05	-0.05	-0.09
Utilities	4.81	0.42	4.99	3.14	-0.13	0.00	-0.13	-0.06	-0.06	-0.19
Total		3.29		4.02	-0.78	0.04	-0.73	0.00	0.04	-0.73

Performance Attribution

Equity Performance Attribution - by GICS Sector (Sorted by Contribution)

New York State Teachers Retirement vs. S&P 500 Value

Mar 31, 2019 to Jun 30, 2019

Sector Name	New York State Teachers Retirement		S&P 500 Value		Attribution Analysis					
	Avg. Weight	Total Return	Avg. Weight	Total Return	Selection Effect	Allocation Effect	Active Contrib.	Passive Contrib.	Sector Contrib.	Contrib. To Return
Financials	22.33	10.59	21.99	7.98	0.55	-0.01	0.54	0.84	0.83	1.38
Communication Services	5.48	4.45	5.62	10.38	-0.32	-0.01	-0.32	0.34	0.33	0.02
Industrials	11.28	3.26	10.52	4.28	-0.10	0.01	-0.09	0.04	0.04	-0.06
Consumer Discretionary	10.81	0.08	7.39	3.49	-0.39	-0.01	-0.40	-0.04	-0.05	-0.43
Consumer Staples	5.51	-0.58	9.47	2.99	-0.21	0.06	-0.15	-0.11	-0.05	-0.26
Real Estate	2.68	0.77	2.85	2.26	-0.04	0.01	-0.04	-0.05	-0.05	-0.09
Utilities	4.81	0.42	4.99	3.14	-0.13	0.00	-0.13	-0.06	-0.06	-0.19
Information Technology	15.70	1.37	15.93	3.39	-0.32	0.01	-0.31	-0.09	-0.07	-0.39
Materials	3.22	2.57	3.22	1.77	0.01	0.00	0.01	-0.07	-0.07	-0.06
Health Care	10.78	1.38	10.88	0.93	0.05	0.00	0.05	-0.35	-0.36	-0.30
Energy	7.40	-0.51	7.15	-2.08	0.12	-0.01	0.11	-0.46	-0.46	-0.35
Total		3.29		4.02	-0.78	0.04	-0.73	0.00	0.04	-0.73

Portfolio Appraisal

		Quantity	Ticker	Cusip	Security Name	Unit Cost (\$)	Total Cost (\$)	Price(\$)	Market Value (\$)	Unrealized Gain/Loss(\$)	% of Assets
Equity Investments	Business Services	4,710	DXC	23355L106	DXC TECHNOLOGY CO	64.25	302,640.76	55.15	259,756.50	-42,884.26	1.01
		2,355	PRSP	715347100	PERSPECTA INC COM	20.40	48,030.52	23.41	55,130.55	7,100.03	0.21
		5,040	RHI	770323103	ROBERT HALF INTL	58.76	296,142.34	57.01	287,330.40	-8,811.94	1.12
		Total Business Services					646,813.62		602,217.45	-44,596.17	2.34
	Capital Goods	1,280	BA	097023105	BOEING CO	149.90	191,874.84	364.01	465,932.80	274,057.96	1.81
		4,250	CAT	149123101	CATERPILLAR INC	140.90	598,804.96	136.29	579,232.50	-19,572.46	2.25
		7,350	PCAR	693718108	PACCAR INC	68.34	502,298.27	71.66	526,701.00	24,402.73	2.05
		3,410	URI	911363109	UNITED RENTALS INC	116.88	398,545.36	132.63	452,268.30	53,722.94	1.76
		Total Capital Goods					1,691,523.43		2,024,134.60	332,611.17	7.87
	Communication Services	27,430	T	00206R102	AT+T INC	32.10	880,619.70	33.51	919,179.30	38,559.60	3.58
		8,728	VZ	92343V104	VERIZON COMMUNICATIONS INC	53.75	469,127.53	57.13	498,630.64	29,503.11	1.94
		Total Communication Services					1,349,747.23		1,417,809.94	68,062.71	5.52
	Consumer Durables	13,100	PHM	745867101	PULTE CORP	31.20	408,772.40	31.62	414,222.00	5,449.60	1.61
		Total Consumer Durables					408,772.40		414,222.00	5,449.60	1.61
	Consumer Non-Durables	8,767	MO	02209S103	ALTRIA GROUP INC	56.77	497,672.62	47.35	415,117.45	-82,555.17	1.61
		3,450	SJM	832696405	JM SMUCKER	115.21	397,472.08	115.19	397,405.50	-66.58	1.55
		4,230	PVH	693656100	PVH CORP	117.27	496,034.12	94.64	400,327.20	-95,706.92	1.56
		6,470	TSN	902494103	TYSON FOODS	81.65	528,278.43	80.74	522,387.80	-5,890.63	2.03
		Total Consumer Non-Durables					1,919,457.25		1,735,237.95	-184,219.30	6.75
	Consumer Services	3,620	RCL	V7780T103	ROYAL CARIBBEAN CRUISES LTD	121.22	438,827.62	121.21	438,780.20	-47.42	1.71
		Total Consumer Services					438,827.62		438,780.20	-47.42	1.71
	Energy	7,200	CVX	166764100	CHEVRON CORP	110.21	793,537.83	124.44	895,968.00	102,430.17	3.49
		8,230	MPC	56585A102	MARATHON PETROLEUM CORP	50.57	416,160.75	55.88	459,892.40	43,731.65	1.79
		5,165	VLO	91913Y100	VALERO ENERGY CORP	62.81	324,437.35	85.61	442,175.65	117,738.30	1.72
		Total Energy					1,534,135.93		1,798,036.05	263,900.12	7.00
	Financials	3,810	AXP	025816109	AMERICAN EXPRESS	62.87	239,549.56	123.44	470,306.40	230,756.84	1.83
		26,210	BAC	06050S104	BANK OF AMERICA CORP	20.11	527,022.60	29.00	760,090.00	233,067.40	2.96
		5,250	COF	14040H105	CAPITAL ONE FINL CORP	76.90	403,701.38	90.74	476,385.00	72,683.62	1.85

Affinity Investment Advisors, LLC - Value Equity

New York State Teachers Retirement

Mar 31, 2019 to Jun 30, 2019

		Quantity	Ticker	Cusip	Security Name	Unit Cost (\$)	Total Cost (\$)	Price(\$)	Market Value (\$)	Unrealized Gain/Loss(\$)	% of Assets
Equity Investments	Financials	12,080	C	172967424	CITIGROUP INC	67.64	817,139.52	70.03	845,962.40	28,822.88	3.29
		8,330	HIG	416515104	HARTFORD FINL SVCS	49.39	411,386.21	55.72	464,147.60	52,761.39	1.81
		10,760	JPM	46625H100	JPMORGAN CHASE & CO	60.22	647,914.91	111.80	1,202,968.00	555,053.09	4.68
		11,150	MS	617446448	MORGAN STANLEY	52.82	588,925.16	43.81	488,481.50	-100,443.66	1.90
		3,650	PNC	693475105	PNC FINANCIAL SERVICES GROUP	117.78	429,910.87	137.28	501,072.00	71,161.13	1.95
		4,860	PRU	744320102	PRUDENTIAL FINANCIAL INC	77.86	378,419.66	101.00	490,860.00	112,440.34	1.91
	Total Financials						4,443,969.87		5,700,272.90	1,256,303.03	22.18
	Health Care	4,280	ABBV	00287Y109	ABBVIE INC	66.81	285,939.09	72.72	311,241.60	25,302.51	1.21
		2,810	AGN	G0177J108	ALLERGAN INC	271.99	764,282.15	167.43	470,478.30	-293,803.85	1.83
		6,980	BMJ	110122108	BRISTOL MYERS	58.67	409,519.39	45.35	316,543.00	-92,976.39	1.23
		7,136	CVS	126650100	CVS HEALTH CORP	72.51	517,418.43	54.49	388,840.64	-128,577.79	1.51
		16,050	PFE	717081103	PFIZER INC	33.76	541,887.13	43.32	695,286.00	153,398.87	2.70
		3,390	UNH	91324P102	UNITEDHEALTH GROUP INC	210.23	712,664.65	244.01	827,193.90	114,529.25	3.22
	Total Health Care						3,231,710.84		3,009,583.44	-222,127.40	11.70
	Materials	152	ASIX	00773T101	ADVANSIX INC COM	24.47	3,719.32	24.43	3,713.36	-5.96	0.01
		3,990	CE	150870103	CELANESE CORP	63.39	252,924.00	107.80	430,122.00	177,198.00	1.67
		2,963	CTVA	22052L104	CORTEVA INC	30.53	90,453.24	29.57	87,615.91	-2,837.33	0.34
		2,963	DOW	260557103	DOW, INC.	48.57	143,898.40	49.31	146,105.53	2,207.13	0.57
		2,963	DD	26614N102	DUPONT DE NUMOURS INC	69.33	205,435.66	75.07	222,432.41	16,996.75	0.87
	Total Materials						696,430.62		889,989.21	193,558.59	3.46
	Real Estate	7,640	CBRE	12504L109	CBRE GROUP INC CL A	27.79	212,307.29	51.30	391,932.00	179,624.71	1.52
		11,430	HPT	44106M102	HOSPITALITY PROPERTIES TRUST	25.11	287,025.59	25.00	285,750.00	-1,275.59	1.11
	Total Real Estate						499,332.88		677,682.00	178,349.12	2.63
	Retail	7,530	BBY	086516101	BEST BUY CO INC	59.24	446,095.28	69.73	525,066.90	78,971.62	2.04
		2,390	HD	437076102	HOME DEPOT INC	119.87	286,492.22	207.97	497,048.30	210,556.08	1.93
		7,100	TGT	87612E106	TARGET CORP COM	80.84	573,954.77	86.61	614,931.00	40,976.23	2.39
	Total Retail						1,306,542.27		1,637,046.20	330,503.93	6.36
	Technology	11,157	AAPL	037833100	APPLE INC	159.50	1,779,520.16	197.92	2,208,193.44	428,673.28	8.59
		880	AVGO	11135F101	BROADCOM INC	145.00	127,597.92	287.86	253,316.80	125,718.88	0.99
		6,080	CSCO	17275R102	CISCO SYSTEMS INC	26.05	158,385.54	54.73	332,758.40	174,372.86	1.29
		8,370	INTC	458140100	INTEL CORP	48.66	407,282.52	47.87	400,671.90	-6,610.62	1.56
		2,800	MSFT	594918104	MICROSOFT CORP	101.91	285,339.32	133.96	375,088.00	89,748.68	1.46

Affinity Investment Advisors, LLC - Value Equity

New York State Teachers Retirement

Mar 31, 2019 to Jun 30, 2019

		Quantity	Ticker	Cusip	Security Name	Unit Cost (\$)	Total Cost (\$)	Price(\$)	Market Value (\$)	Unrealized Gain/Loss(\$)	% of Assets
Equity Investments	Technology	Total Technology					2,758,125.46		3,570,028.54	811,903.08	13.89
	Transportation	8,600	DAL	247361702	DELTA AIRLINES INC	42.33	364,080.83	56.75	488,050.00	123,969.17	1.90
		Total Transportation					364,080.83		488,050.00	123,969.17	1.90
	Utilities	4,940	AEP	025537101	AMERICAN ELECTRIC POWER INC.	57.27	282,915.59	88.01	434,769.40	151,853.81	1.69
		8,570	EXC	30161N101	EXELON CORP	36.75	314,947.50	47.94	410,845.80	95,898.30	1.60
		11,430	PPL	69351T106	PPL CORP	28.66	327,634.09	31.01	354,444.30	26,810.21	1.38
		Total Utilities					925,497.18		1,200,059.50	274,562.32	4.67
						22,214,967.43		25,603,149.98	3,388,182.55	99.59	
	Cash & Cash Equivalents	DIVIDEND ACCRUAL ACCOUNT					24,306.88		24,306.88		0.09
		INTEREST ACCRUAL ACCOUNT					515.22		515.22		0.00
MONEY MARKET ACCOUNTS					78,306.56		78,306.56		0.30		
Total					103,128.66		103,128.66		0.39		
					103,128.66		103,128.66		0.39		
Grand Total					22,318,096.09		25,706,278.64	3,388,182.55	100.00		

Affinity Investment Advisors, LLC - Value Equity

New York State Teachers Retirement

Mar 31, 2019 to Jun 30, 2019

Purchases and Sales

	Trade Date	Settlement Date	Quantity	Security Name	Symbol	Price (\$)	Commission (\$)	Total (\$)
Purchases	6/26/2019	6/28/2019	1,190	CHEVRON CORP	CVX	124.57	11.90	148,242.58
	6/26/2019	6/28/2019	380	PVH CORP	PVH	94.27	3.80	35,823.21
	6/26/2019	6/28/2019	950	UNITEDHEALTH GROUP INC	UNH	245.11	9.50	232,851.56
	6/26/2019	6/28/2019	1,180	VALERO ENERGY CORP	VLO	85.16	11.80	100,486.32
	6/26/2019	6/28/2019	3,290	MARATHON PETROLEUM CORP	MPC	53.85	32.90	177,153.67
	6/26/2019	6/28/2019	13,100	PULTE CORP	PHM	31.20	131.00	408,772.40
	Total Purchases						200.90	1,103,329.74
Sales	6/26/2019	6/28/2019	240	PNC FINANCIAL SERVICES GROUP	PNC	133.98	2.40	32,156.33
	6/26/2019	6/28/2019	6,880	EXXON MOBIL CORP	XOM	76.98	68.80	529,590.79
	6/26/2019	6/26/2019	0.3	CORTEVA INC	CTVA	29.43		8.83
	6/26/2019	6/26/2019	0.3	DUPONT DE NUMOURS INC	DD	81.73		24.52
	6/26/2019	6/28/2019	840	INTEL CORP	INTC	48.32	8.40	40,590.22
	6/26/2019	6/28/2019	5,040	LENNAR CORP	LEN	47.53	50.40	239,559.33
	4/10/2019	4/10/2019	0.3	DOW, INC.	DOW	63.77		19.13
	6/26/2019	6/28/2019	120	BROADCOM INC	AVGO	280.96	1.20	33,714.78
Total Sales							131.20	875,663.93

Income and Expenses

	Security Name	Rate Per Share (\$)	Ex Date	Pay Date	Net Amount (\$)
Income	ABBVIE INC	4.28	4/12/2019	5/15/2019	4,579.60
	ALLERGAN INC	2.96	5/13/2019	6/14/2019	2,079.40
	ALTRIA GROUP INC	3.20	6/13/2019	7/10/2019	7,013.60
	AMERICAN ELECTRIC POWER INC.	2.68	5/9/2019	6/10/2019	3,309.80
	AMERICAN EXPRESS	1.56	4/4/2019	5/10/2019	1,485.90
	APPLE INC	3.08	5/10/2019	5/16/2019	8,590.89
	AT+T INC	2.04	4/9/2019	5/1/2019	13,989.30
	BANK OF AMERICA CORP	0.60	6/6/2019	6/28/2019	3,931.50
	BEST BUY CO INC	2.00	6/12/2019	7/5/2019	3,765.00
	BOEING CO	8.22	5/9/2019	6/7/2019	2,630.40
	BRISTOL MYERS	1.64	4/4/2019	5/1/2019	2,861.80
	BROADCOM INC	10.60	6/21/2019	7/2/2019	2,650.00
	CAPITAL ONE FINL CORP	1.60	5/10/2019	5/23/2019	2,100.00
	CATERPILLAR INC	4.12	4/18/2019	5/20/2019	3,655.00
	CELANESE CORP	2.48	4/26/2019	5/9/2019	2,473.80
	CHEVRON CORP	4.76	5/16/2019	6/10/2019	7,151.90
	CISCO SYSTEMS INC	1.40	4/4/2019	4/24/2019	2,128.00
	CITIGROUP INC	1.80	5/3/2019	5/24/2019	5,436.00
	CVS HEALTH CORP	2.00	4/22/2019	5/3/2019	3,568.00
	DELTA AIRLINES INC	1.40	5/1/2019	5/23/2019	3,010.00
	DOW, INC.	2.80	5/30/2019	6/14/2019	2,074.10
	DOWDUPONT INC	1.52	5/2/2019	5/28/2019	1,244.60
	DXC TECHNOLOGY CO	0.84	6/4/2019	7/16/2019	989.10
	EXELON CORP	1.45	5/14/2019	6/10/2019	3,106.63
	EXXON MOBIL CORP	3.48	5/10/2019	6/10/2019	5,985.60
	HARTFORD FINL SVCS	1.20	5/31/2019	7/1/2019	2,499.00
	HOME DEPOT INC	5.44	6/5/2019	6/20/2019	3,250.40
	HOSPITALITY PROPERTIES TRUST	2.16	4/26/2019	5/16/2019	6,172.20
	INTEL CORP	1.26	5/6/2019	6/1/2019	2,901.15
	JM SMUCKER	3.40	5/16/2019	6/3/2019	2,932.50
	JPMORGAN CHASE & CO	3.20	4/4/2019	4/30/2019	8,608.00
	LENNAR CORP	0.16	4/23/2019	5/8/2019	201.60
	MARATHON PETROLEUM CORP	2.12	5/15/2019	6/10/2019	2,618.20

Affinity Investment Advisors, LLC - Value Equity

New York State Teachers Retirement

Mar 31, 2019 to Jun 30, 2019

	Security Name	Rate Per Share (\$)	Ex Date	Pay Date	Net Amount (\$)
Income	MICROSOFT CORP	1.84	5/15/2019	6/13/2019	1,288.00
	MONEY MARKET ACCOUNTS		4/18/2019	4/22/2019	205.41
	MONEY MARKET ACCOUNTS		4/22/2019	4/22/2019	-205.41
	MONEY MARKET ACCOUNTS		4/30/2019	5/1/2019	297.18
	MONEY MARKET ACCOUNTS		5/17/2019	5/20/2019	256.40
	MONEY MARKET ACCOUNTS		5/20/2019	5/20/2019	-256.40
	MONEY MARKET ACCOUNTS		6/21/2019	6/24/2019	419.19
	MONEY MARKET ACCOUNTS		6/24/2019	6/24/2019	-419.19
	MONEY MARKET ACCOUNTS		6/30/2019	7/1/2019	515.22
	MONEY MARKET ACCOUNTS		5/31/2019	6/3/2019	442.85
	MORGAN STANLEY	1.20	4/29/2019	5/15/2019	3,345.00
	PACCAR INC	1.28	5/13/2019	6/4/2019	2,352.00
	PERSPECTA INC COM	0.24	6/4/2019	7/16/2019	141.30
	PFIZER INC	1.44	5/9/2019	6/7/2019	5,778.00
	PNC FINANCIAL SERVICES GROUP	3.80	4/15/2019	5/5/2019	3,695.50
	PPL CORP	1.65	6/7/2019	7/1/2019	4,714.88
	PRUDENTIAL FINANCIAL INC	4.00	5/24/2019	6/20/2019	4,860.00
	PVH CORP	0.15	5/21/2019	6/19/2019	144.38
	ROBERT HALF INTL	1.24	5/23/2019	6/14/2019	1,562.40
	ROYAL CARIBBEAN CRUISES LTD	2.80	6/3/2019	7/3/2019	2,534.00
	TARGET CORP COM	2.64	5/14/2019	6/10/2019	4,544.00
	TYSON FOODS	1.50	5/30/2019	6/14/2019	2,426.25
	UNITEDHEALTH GROUP INC	4.32	6/14/2019	6/25/2019	2,635.20
	VALERO ENERGY CORP	3.60	5/14/2019	6/4/2019	3,586.50
	VERIZON COMMUNICATIONS INC	2.41	4/9/2019	5/1/2019	5,258.62
	Total				179,114.25
	Net Income				179,114.25

Affinity Investment Advisors, LLC - Value Equity

New York State Teachers Retirement

Mar 31, 2019 to Jun 30, 2019

Realized Gain & Loss

Trade Date	Settlement Date	Quantity	Security Name	Symbol	Cost Basis(\$)	Proceeds (\$)	Commission (\$)	Total (\$)
4/10/2019	4/10/2019	0.3	DOW, INC.	DOW	14.57	19.13		4.56
6/26/2019	6/28/2019	120	BROADCOM INC	AVGO	17,399.72	33,714.78	1.20	16,315.06
6/26/2019	6/28/2019	840	INTEL CORP	INTC	40,874.23	40,590.22	8.40	-284.01
6/26/2019	6/28/2019	5,040	LENNAR CORP	LEN	292,139.06	239,559.33	50.40	-52,579.73
6/26/2019	6/28/2019	240	PNC FINANCIAL SERVICES GROUP	PNC	28,268.11	32,156.33	2.40	3,888.22
6/26/2019	6/28/2019	6,880	EXXON MOBIL CORP	XOM	582,350.24	529,590.79	68.80	-52,759.45
6/26/2019	6/26/2019	0.3	CORTEVA INC	CTVA	9.16	8.83		-0.33
6/26/2019	6/26/2019	0.3	DUPONT DE NUMOURS INC	DD	20.80	24.52		3.72
Gains								20,211.56
Losses								-105,623.52
Realized Gains & Losses								-85,411.96