ARMED FORCES RETIREMENT HOME

PERFORMANCE AND ACCOUNTABILITY REPORT
FOR FISCAL YEAR 2022

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MESSAGE FROM AFRH LEADERS

November 15, 2022

We are pleased to present the Armed Forces Retirement Home (AFRH) Performance and Accountability Report for fiscal year 2022. This annual report consolidates multiple Federal reporting standards as well as AFRH-unique requirements into one comprehensive document that measures our financial and management performance over the last year, highlights accomplishments, and sets the stage for objectives in fiscal year 2023.

Despite the COVID-19 pandemic continuing to impact our operations in fiscal year 2022, we advanced multiple initiatives that are key to the Home's future. With ongoing support from Congress we are investing in critical maintenance and capital replacement projects on both our campuses. These projects benefit residents directly, such as elevators, HVAC, modernization of electrical, water, and sewer infrastructure on the historic Washington campus; and replacing systems on the Gulfport campus that are impacted by saltwater and frequent weather events. We also made progress on plans to renovate the Sheridan Building by undertaking detailed design and planning work as both houses of Congress included funding for the project in their respective appropriations bills. As we await final passage of fiscal year 2023 appropriations, we are working with the General Services Administration to function as procurement and project manager for the Sheridan renovation.

In June 2022, the National Capital Planning Commission approved an amendment to the master plan for our 80-acre mixed use development project on the Washington campus. With that key approval in place, we and our development partners are working with the District of Columbia to establish zoning and financing, as well as completing ground lease negotiations between AFRH and the developers. This long-standing project continues to be a key component of AFRH's long-term strategy so we can generate income from our valuable property assets and provide residents and neighbors with exciting new amenities that will improve the quality of life in our area and reconnect us with the community.

The National Defense Authorization Act for Fiscal Year 2021 included a provision expanding resident eligibility to the National Guard and Reserves, and we are honored to welcome enlisted veterans from all components to AFRH. Unfortunately, the bill did not extend pay withholding to all components, an action that would reinforce the tradition of current enlisted members supporting their brothers and sisters in arms from earlier generations by helping preserve the important benefit AFRH provides to enlisted veterans.

A key part of this report includes our independently audited financial statements and notes on our accounting procedures. We consider the financial and performance data and information to be reliable and complete; and, though the Agency does not have any material weaknesses, leadership takes very seriously its responsibilities for the stewardship and management of resources.

The COVID-19 pandemic continued to impact our activities through fiscal 2022 and will continue to do so in 2023, although fewer cases and updated vaccines have improved our outlook. Our highest priority will always be the health and safety of our residents and staff, and we are proud of our results.

Sincerely,

STEPHEN T. RIPPE	JOHN RISCASSI
Chief Executive Officer	Chief Operating Officer

About This Report

The Armed Forces Retirement Home (AFRH) Performance and Accountability Report (PAR), is a detailed annual retrospective of the Agency's performance toward achieving its goals and objectives for its programs, management, and budget. The PAR was created to meet government reporting requirements (including the Government Performance and Results Act, the Chief Financial Officers Act of 1990, and the Federal Financial Management Improvement Act of 1996). This report consolidates multiple required financial and performance management reports into one volume, a PAR in accordance with 31 USC 3516:

- Financial management reports (31 USC chapters 9 and 35)
- Agency performance update (31 USC 1116)
- Improper Payments Act annual report (31 USC 3321 note)
- Inspector General statement on management and performance challenges (31 USC 3516)

Previously, an annual report by the Secretary of Defense was required under 24 USC 411(h). Section 1061 of Public Law 114–328 repealed that requirement effective December 31, 2021 concluding with the AFRH PAR for FY 2021.

The principal financial statements are prepared to report the financial position and results of operations of the reporting entity, pursuant to the requirements of 31 USC 3515(b). The statements are prepared from the books and records of Federal entities in accordance with Federal generally accepted accounting principles and the formats prescribed by the Office of Management and Budget (OMB). Reports used to monitor and control budgetary resources are prepared from the same books and records. The financial statements should be read with the realization that they are for a component of the U.S. Government.

The report covers the Federal fiscal year 2022, from October 1, 2021 through September 30, 2022, and is organized in three parts in accordance with OMB guidance for performance and accountability reports:

Part 1 -- Management Discussion and Analysis -- Presents an overview of the agency and its programs; a snapshot of AFRH's achievements during the fiscal year; the challenges it faces and the plans and responses to those challenges; information on AFRH's strategic planning, including progress on strategic objectives, performance goals and agency priorities; and impacts of the COVID-19 pandemic.

Part 2 -- Financial Information -- Provides the fiscal year 2022 independent auditor's report, audited financial statements, and notes to the financial statements.

Part 3 -- Other Information – Fulfills additional reporting requirements and additional details.

SECTION 1
MANAGEMENT DISCUSSION & ANALYSIS

AGENCY OVERVIEW

Formed by Congress in 1991, the Armed Forces Retirement Home (AFRH) is the only continuing care retirement community (CCRC) operated by the Federal Government. The Act merged two storied institutions, the U.S. Soldier's and Airmen's Home in Washington, D.C. established in 1851, and the U.S. Naval Home in Gulfport, Mississippi, originally established in Philadelphia, Pennsylvania, in 1834, under one agency organization. AFRH is governed by title 24, United States Code, chapter 10.

MISSION

To fulfill our Nation's commitment to its veterans by providing a premier retirement community with exceptional residential care and extensive support services.

VISION

A retirement community committed to excellence, fostering independence, vitality and wellness for veterans, making it a vibrant place in which to live, work and thrive.

LEADERSHIP & GOVERNANCE

AFRH's governance structure and oversight is unique in the Federal Government. While it is an independent agency, AFRH leadership and administration is overseen by the Secretary of Defense and delegated to the Director of Administration and Management. Day-to-day oversight is exercised by the AFRH Chief Executive Officer (CEO), a Department of Defense executive reporting to the Director of Washington Headquarters Services. The CEO appoints key AFRH officials including the Chief Operating Officer who serves as the AFRH agency head, as well as the administrators and ombudsmen for each of the two campuses. The agency headquarters is located in Washington, D.C. and consists of a small corporate staff to manage common agency functions and services.

The Deputy Director of the Defense Health Agency oversees healthcare administration as the AFRH Senior Medical Advisor and all resident services are accredited by nationally recognized independent organizations including The Joint Commission (TJC) and Commission on Accreditation of Rehabilitation Facilities (CARF).

ORGANIZATIONAL CHART

◆Position appointed by the Secretary of Defense
Department of Defense employees in dark blue

LEADERSHIP TEAM

Susan Bryhan Administrator, AFRH—Washington
Lakesia Campbell Performance Improvement Officer
Patrick Cavanagh Director of Safety and Security and Inspector General
Etheldreda Collins, M.D. Chief Medical Officer
Travis Cook Chief Financial Officer
Daniel Coviello Deputy Chief Operating Officer
Jeffrey Eads Administrator, AFRH—Gulfport
Karen Nowowieski Public Affairs Officer
Joseph Pollard Chief Counsel
Stephen Rippe Chief Executive Officer
John RisCassi Chief Operating Officer
Justin Seffens Corporate Facilities Manager
Donna Smith Chief Human Capital Officer
Stacey Tyley Director of Real Estate Development
Stanley Whitehead Acting Chief Information Officer

Two Campuses, One Mission

Armed Forces Retirement Home—Washington

The 272-acre campus of AFRH—Washington features the state-of-the-art Scott Building which serves as the hub of the resident community and includes rooftop gardens, sunlit common areas, fitness center, an extensive library, as well as 36 rooms for long-term nursing care and 24 rooms for residents who need memory support. The Sheridan Building houses independent living, independent living plus, and assisted living residents with amenities including a bowling alley, ceramics and woodworking studios, and AAFES-operated convenience store. Residents enjoy the extensive grounds with 9-hole golf course, fishing ponds, community gardens, and walking trails to support wellness. The historic campus features 19th century landmarks including President Lincoln's Cottage at the Soldiers' Home, a national monument. Washington residents take advantage of the capital's sites and cultural activities and have nearby access to the VA hospital and Walter Reed National Military Medical Center for their healthcare needs.

Armed Forces Retirement Home—Gulfport

The AFRH—Gulfport facility, opened in 2011, includes 584 rooms each with balconies overlooking the Gulf of Mexico. The facility provides abundant amenities for residents, including an outdoor swimming pool, bowling alley, art and hobby studios, and fitness center. Gulfport residents love the relaxed beachside community of the Gulf Coast and have easy access to activities and entertainment in Gulfport and Biloxi as well as extensive healthcare services at the nearby VA hospital and Keesler Air Force Base medical center. The

Five Mission Tenets

The foundation of success and the path to sustainability for the AFRH are built on the following 5 tenets:

1. We are guardians for veterans who have come to AFRH as residents, made it their home, and whose health and welfare depend on us. We must ensure the highest attention to care attainable in any setting.
2. We are caretakers responsible for decisions that will determine how AFRH will exist for future generations of veterans and residents.
3. We are trustees for active-duty service members who contribute a portion of their pay to support veterans today with the expectation AFRH will be here for them if they need us later.
4. We are custodians of a National treasure, continuing an illustrious history while preserving AFRH's legacy.
5. We are stewards for taxpayers who expect their resources will be responsibly used to maximize our vital mission.

PROGRAM SUMMARY

AFRH is the only Federal entity operating what is known in the private sector senior living industry as a continuing care retirement community (CCRC), meaning residential facilities with a continuum of care levels so residents can "age in place" as their physical and health needs change. AFRH features high quality facilities with extensive services and amenities rarely available in private sector facilities. Each of our campuses provide services to residents through three operating segments: Healthcare Services, Resident Services, and Campus Operations.

- HEALTHCARE SERVICES include our 24-hour wellness centers available to all residents. The wellness centers offer medical providers during business hours, with nursing coverage and on-call providers after hours. The wellness centers feature services, pharmacy delivery, and specialist services including optometry, podiatry, nutrition, mental health, as well as physical, occupational, and speech therapy. Some specialist services are provided through partnerships with Department of Defense health facilities and contract providers, some of whom independently bill insurance programs for their services. In addition to wellness center services available to all residents, Healthcare Services provides dedicated nursing care to our residents in upper levels of care.

- RESIDENT SERVICES provide a full spectrum of services and amenities to all residents who enjoy meals in our community dining rooms with assistance for those with mobility needs, exercise equipment and instruction in our fitness facilities, organized activities both on and off site, library and media centers, hobby shops for arts and crafts, and game and sport amenities. Resident Services provides personal and spiritual services including social workers, chaplains, financial literacy, and legal and estate planning assistance.

- CAMPUS OPERATIONS ensure safe and secure facilities and grounds for our residents, staff, and visitors. Both our campuses are gated communities with 24-hour security booths controlling access to grounds and regular security patrols. Facilities staff keep our building interiors clean and well maintained and grounds staff are responsible for landscaping and upkeep of our beautiful campuses and outdoor amenities. Safety and emergency operations planners are prepared for and experienced in handling a broad spectrum of contingencies.

CONTINUUM OF CARE

AFRH offer five levels of care to our residents, who enter our communities at the independent living level and access higher levels as their needs change:

- INDEPENDENT LIVING (IL) residents live independently and perform all activities of daily living without assistance. Rooms are private and equipped with full bathrooms. Residents have meals in the community dining room. AFRH provides general healthcare and dental services in the wellness centers and a shuttle service to local Department of Veterans Affairs, military and community hospitals for medical appointments and services. There is a full range of amenities and recreational activities.

- INDEPENDENT LIVING PLUS (ILP) residents continue to live in their independent living rooms while receiving limited assistance with activities of daily living such as personal hygiene, medication management, and housekeeping. ILP residents continue to dine in the community dining room and use available amenities.

- ASSISTED LIVING (AL) residents receive regular assistance with activities of daily living and are supported with 24/7 nursing coverage. Dedicated dining is provided in AL communities and residents may join recreational activities in the common areas or participate in activities offered in the AL areas. Most resident healthcare needs are met at the AFRH wellness centers, and residents who need specialty care are provided an escort to outside medical appointments.

- **Long Term Care (LTC)** residents receive total support for their activities of daily living due to chronic illness or disability with 24/7 nursing coverage. Dining and recreational activities are provided in the LTC communities. The majority of LTC resident healthcare needs are met in their community area, and residents who need specialty care are escorted to outside medical appointments.

- **Memory Support (MS)** residents with a cognitive deficiency are unable to perform activities of daily living and need a supervised environment to keep them safe. They receive 24/7 nursing coverage and dining and recreational activities are provided in their community areas. The majority of MS resident healthcare needs are met in their community area, and residents who need specialty care are escorted to outside medical appointments.

Resident Capacity			
Level of Care	**Gulfport**	**Washington**	**Total**
IL / ILP	486	435	921
AL	38	60	98
LTC	24	36	60
MS	17	24	41
Total	565	555	1,120

Resident Eligibility

Resident eligibility is governed by section 412 of title 24, United States Code. Persons eligible to become AFRH residents served as members of the Armed Forces, with at least half their service in enlisted, warrant officer, or limited-duty officer ranks and:

- Were discharged or released from service in the Armed Forces after 20 or more years of active-duty service;
- Are suffering from a service-connected disability incurred in the line of duty in the Armed Forces, under rules prescribed by the COO;
- Served in a war theater during a time of war declared by Congress, or were eligible for hostile fire special pay, and suffering from injuries, disease, or disability under rules prescribed by the COO;
- Served in a women's component of the Armed Forces before June 12, 1948 and are eligible for admission because of compelling personal circumstances under rules prescribed by the COO; or,
- Are guard or reserve retirees receiving VA or DOD health benefits or a qualifying health plan

Persons not eligible are those convicted of a felony; discharged or released from service in the Armed Forces under other than honorable conditions; or persons with substance abuse or mental health problems, with limited exceptions.

In late 2018, Congress adopted a statutory change requested by AFRH which allows a spouse to enter AFRH with their eligible veteran. Specific eligibility is determined by the COO.

Resident Profile *as of September 30, 2022*

Age of Residents	AFRH-G	AFRH-W	Overall
Average age	84	84	84
Oldest resident	102	102	102
Youngest resident	56	53	53
Longest residency	30	48	48

Eligibility	AFRH-G	AFRH-W	Total	%
Active Duty Retired	340	162	502	82%
Service-connected disability	12	16	28	5%
War theater	26	18	44	7%
Female served before 1948	7	4	11	2%
Reserve Retired	10	4	14	2%
Spouse	6	6	12	2%
Total	401	210	611	100%

Level of Care	AFRH-G	AFRH-W	Total	%
Independent Living	319	129	448	73%
Independent Living Plus	20	16	36	6%
Assisted Living	35	36	71	12%
Memory Support	16	25	41	7%
Long Term Care	11	4	15	2%
Total	401	210	611	100%

Gender	AFRH-G	AFRH-W	Total	%
Female	42	26	68	11%
Male	359	184	543	89%
Total	401	210	611	100%

Last Branch of Service	AFRH-G	AFRH-W	Total	%
Army	79	67	147	24%
Navy	140	55	195	32%
Marine Corps	17	6	23	4%
Coast Guard	5	4	9	1%
Air Force	142	68	211	34%
Guard or reserve component	12	4	16	3%
Not applicable (spouse)	6	6	10	2%
Total	401	210	611	100%

Years at AFRH	AFRH-G	AFRH-W	Total	%
0-5 Years	248	66	314	51%
6-15 Years	131	97	228	37%
16-25 Years	17	42	59	10%
26-35 Years	5	3	8	1%
36-45+ Years	0	2	2	0%
Total	401	210	611	100%

War Theaters of Service	AFRH-G	AFRH-W	Total
World War II	29	24	53
Korea	106	57	163
Vietnam	260	111	371
Grenada	14	6	20
Panama	12	7	19
Gulf War / Desert Storm	20	13	33
Iraq & Afghanistan	6	6	12
Other	11	3	14

This table not totaled due to individual variations in war theater service

Last Service Pay Grade	AFRH-G	AFRH-W	Total	%
E1	1	1	2	0%
E2	5	5	10	2%
E3	10	10	20	3%
E4	10	7	17	3%
E5	14	24	38	6%
E6	96	44	140	23%
E7	136	68	204	33%
E8	65	20	85	14%
E9	29	12	41	7%
W1	1	1	2	0%
W2	3	3	6	1%
W3	8	5	13	2%
W4	7	1	8	1%
W5	1	0	1	0%
O1	1	0	1	0%
O2	0	0	0	0%
O3	7	2	9	1%
O4	1	0	1	0%
O5	0	1	1	0%
O6	0	0	0	0%
O7	0	0	0	0%
O8	0	0	0	0%
O9	0	0	0	0%
Not applicable (spouse)	6	6	12	2%
Total	401	210	611	100%

Monthly Fees Paid	AFRH-G	AFRH-W	Overall
Average	$ 1,902	$ 1,822	$ 1,874
25th Percentile	1,503	1,372	1,453
Median	1,932	1,882	1,906
75th Percentile	2,107	2,107	2,107

Annual Gross Income	AFRH-G	AFRH-W	Overall
Average	$ 54,137	$ 47,862	$ 51,964
25th Percentile	37,233	32,652	35,990
Median	48,278	43,267	46,716
75th Percentile	67,313	58,380	63,821

Revenue Sources

Unlike most Federal agencies which rely on appropriated funds, AFRH is intended to be self-sustaining with a combination of revenue sources as well as earned income:

- **Fines and Forfeitures** AFRH receives the proceeds from fines and forfeitures charged to active duty enlisted service members resulting from disciplinary violations. This continues to represent AFRH's largest source of dedicated revenue, despite a substantial decline from $41 million in FY 2009 to $21 million in FY 2022.

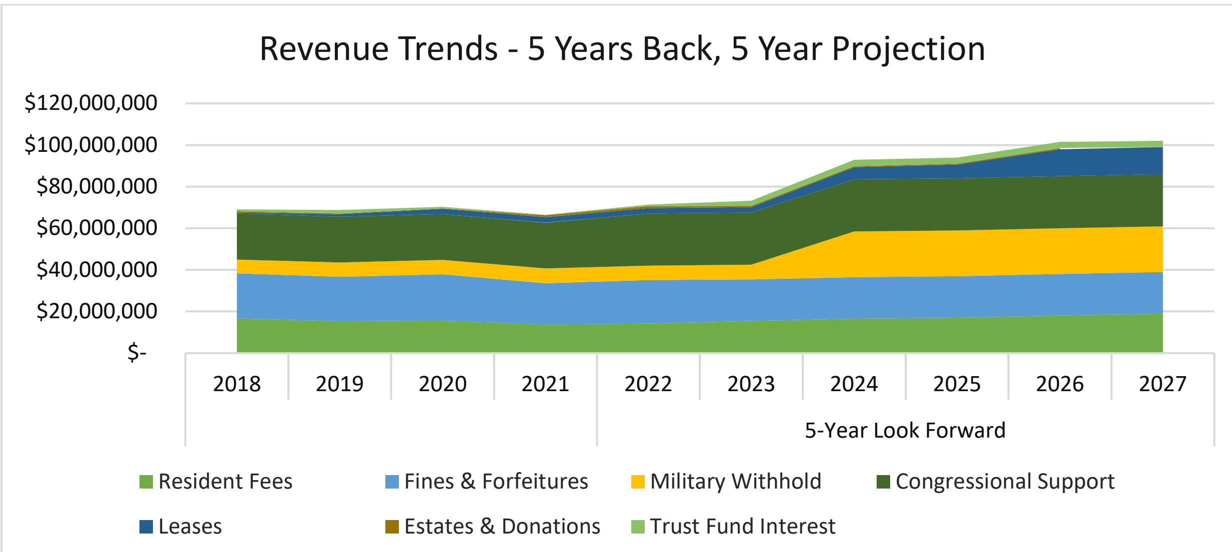
- **General Fund Transfers** Since FY 2015, AFRH has relied on transfers from the General Fund to finance operations due to substantial declines in fines and forfeitures revenue and in resident fees, ancillary revenue, and trust fund interest due to the COVID-19 pandemic. AFRH received $25 million from the General Fund in FY 2022. Since FY 2018, AFRH leadership has worked to identify new sources for revenue and cost efficiencies, without cutting resident services as directed by Congress, and while absorbing salary increases in excess of 10 percent and other inflationary increases. These efforts, combined with Congressional support from the General Fund, are intended to help re-build the trust fund.

- **Resident Fees** AFRH charges residents a monthly fee for their level of care which is set at the lesser of a percentage of their gross income or a maximum amount. Revenue from resident fees totaled $14 million in FY 2022. Expansion of eligibility and outreach is expected to support growth in fees through higher occupancy. Additionally, resident fees increase each year in line with cost of living adjustments to military retiree pay and Social Security. In 2018, AFRH leadership announced a plan for increasing resident fees including both percentages and by eventually tying maximum amounts to the cost of care. The first increase in a multi-year phase-in plan occurred in January 2019, but given resident departures following the plan's announcement, reduced occupancy due to the COVID-19 pandemic, and aging residential facilities on the Washington campus, AFRH leaders have postponed further phased increases.

- **Active Duty Withholding** AFRH receives the proceeds of a monthly $0.50 pay deduction from each active duty enlisted service member, warrant officer, and limited duty officer across all branches of the Armed Forces. AFRH received $7 million from this source in FY 2022. Section 1007 of title 37, United States Code, empowers the Secretary of Defense to adjust the amount, not to exceed $1.00, based on the financial needs of the retirement home. The amount has been set at $0.50 since 1977. Guard and Reserve members are excluded from this withholding despite becoming eligible for AFRH in FY 2021.

- Earned and Other Revenue AFRH earns revenue from interest on its trust fund balance, rent from leased property, gifts and estate bequests, and ancillary fees for on-campus services. Due to economic conditions and reduced interest rates surrounding the COVID-19 pandemic, investment income from trust fund balances declined substantially in FY 2020 until the second half of FY 2022 when interest rates began rising again. AFRH ended FY 2022 with $1 million total interest revenue. FY 2022 revenue from leases, gifts and estates totaled $3 million and a settlement judgement in favor of AFRH totaled $1 million.

LOOKING FORWARD



						5-Year Look Forward				
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Resident Fees	$16,700,000	$15,356,540	$15,590,513	$13,722,931	$14,272,002	$15,500,000	$16,500,000	$17,000,000	$ 18,000,000	$ 19,000,000
Fines & Forfeitures	$21,600,000	$21,250,111	$22,295,165	$19,933,916	$20,892,577	$20,000,000	$20,000,000	$20,000,000	$ 20,000,000	$ 20,000,000
Military Withhold	$ 6,720,000	$ 6,891,586	$ 6,887,186	$ 7,026,921	$ 6,934,615	$ 7,000,000	$22,000,000	$22,000,000	$ 22,000,000	$ 22,000,000
Congressional Support	$22,000,000	$22,000,000	$22,000,000	$22,000,000	$25,000,000	$25,000,000	$25,000,000	$25,000,000	$ 25,000,000	$ 25,000,000
Leases	$ 500,300	$ 1,312,491	$ 2,647,657	$ 2,763,065	$ 2,550,423	$ 2,700,000	$ 5,800,000	$ 6,500,000	$ 13,000,000	$ 13,000,000
Estates & Donations	$ 600,000	$ 230,406	$ 92,056	$ 914,291	$ 976,705	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Trust Fund Interest	$ 869,750	$ 1,749,517	$ 777,552	$ 47,914	$ 772,599	$ 2,500,000	$ 3,000,000	$ 3,000,000	$ 3,000,000	$ 3,000,000
Total Revenue	**$68,990,050**	**$68,790,651**	**$70,290,129**	**$66,409,038**	**$71,398,921**	**$73,200,000**	**$92,800,000**	**$94,000,000**	**$101,500,000**	**$102,500,000**

Management Performance, Challenges & Initiatives

Since FY 2018, the AFRH management team has been on a mission to sustain the organization for the long term through new and expanded sources of revenue along with investment in critical capital maintenance while always maintaining the highest quality of care for our residents.

Impacts of the COVID-19 Pandemic

AFRH remains grateful for the tremendous support we received during the COVID-19 pandemic. This included $2.8 million in supplemental funding from Congress as part of the CARES Act (Public Law 116-136) which helped us procure personal protective equipment, screening and disinfection equipment, specialized cleaning services, and other essential items. It also helped with increased overtime and staff expenses to conduct surveillance testing, establish quarantine units, and cover personnel shortages caused by absences and turnover. Our Department of

Defense leadership and partners including Washington Headquarters Services, Defense Health Agency, and Defense Logistics Agency helped AFRH obtain over 40,000 polymerase chain reaction tests, priority for and assistance with administering vaccines leading to over 99 percent of residents being fully vaccinated, alternative sources for procuring equipment when supply chains became unpredictable, and extensive access to public health experts.

The pandemic forced us to largely close off our campuses, severely limited resident activities, and precluded admission of new residents between March 2020 and March 2021. We continue to modify our operations and adjust based on local trends and Federal guidance. Total occupancy at the end of FY 2022 remains 12 percent below occupancy at the March 2020 start of the pandemic due to not being able to admit new residents for a year and continued weakness in admissions due to concerns about the communal living environment. Our highest priority has been and will continue to be the health and safety of our veteran residents and staff.

Revenue from resident fees, visitor meal purchases, and short-term rental accommodations fell over 15 percent, from an average $1.31 million per month in the first half of FY 2020 to a low point of $1.11 million in April 2021. Due to economic uncertainty and reduced interest rates, investment income from trust fund balances declined to negligible amounts, from an average $108,000 per month in the first half of FY 2020 to a low point of $591 in May 2021. The recent rise in interest rates have helped increase investment income levels to an average of $124,000 per month in the second half of FY 2022

The pandemic also inhibited our progress on plans to address critical capital maintenance projects due to restricted access to campuses, extended procurement timelines, and limited availability of contract labor and materials; and to lease a portion of our Washington, D.C. campus for mixed-use private development due to economic disruption and process delays.

FINANCIAL CONSTRAINTS

AFRH continues to be constrained financially. The trust fund is replenished from revenue sources defined by current legislation, including active-duty withholding, fines and forfeitures, resident fees, lease or sale of property, investment interest, and gifts and donations. The last decade saw significant reductions to AFRH's largest revenue source, fines and forfeitures, which has stabilized in recent years but not rebounded to previous levels.

AFRH regularly revises our financial projections to recognize changing trends in income sources. Management initiatives target gains in efficiencies, improving performance, and identifying new revenue to build up the trust fund, while investing in our infrastructure. Trust fund gains can be measured through intragovernmental assets in the agency's annual financial statements and demonstrates management's efforts to increase sustainability through revenue and other initiatives.

Fiscal Year	Intergovernmental Assets (in millions)
2016	$ 56.4
2017	66.4
2018	78.2
2019	87.1
2020	100.5
2021	101.3
2022	107.2

Source: AFRH Performance and Accountability Reports

Inflation factors have diminished gains realized through our initiatives, particularly the mandatory payroll increases of 10 percent since 2015 along with associated benefits costs, and inflationary costs to many of the goods and services we purchase. Since no budgetary headroom remained under a fixed level of appropriations for operations and maintenance since 2015, in FY 2022 the Administration and Congress worked together to increase AFRH's operating and maintenance authorization to $68 million and extended the period of availability to 2 years which provides continuity to handle emergency needs or lapses in funding.

Fiscal Year	Operation & Maintenance Budget	Mandatory Pay Increase
2016	$ 63,300,000	1.0%
2017	63,300,000	1.0%
2018	63,300,000	1.4%
2019	63,300,000	1.9%
2020	63,300,000	2.6%
2021	66,300,000	1.0%
2022	68,000,000	2.7%
		11.6% total

INFRASTRUCTURE & MAINTENANCE

Outdated and deteriorating facilities have a negative effect on AFRH's ability to attract and retain residents, and low occupancy exacerbates AFRH's financial problems by reducing fee income and driving higher fixed costs per resident. Without continued investment, this backlog will threaten our operations and force more expensive replacements in future years.

Between FY 2015 and FY 2019, AFRH operated with a $1 million annual budget for capital construction and renovation. The balance sheet acquisition value of our property, plant, and equipment was $399 million at the end of FY 2019, minus $94 million accumulated amortization/depreciation. This equated to a capital expenditure ratio of only 0.25% and $889 per available unit. By comparison, a 2019 senior living industry report showed nationwide average per unit capital expenditures of $8,465 for continuing care retirement communities. [1]

Congressional authorizations in FYs 2021 through 2022 totaled $16.3 million for capital expenditures, which has allowed AFRH to begin addressing mission-critical capital maintenance on our Washington campus. As discussed in the section on COVID-19 impacts, the pandemic delayed progress on these projects due to campus access restrictions, extended procurement timelines, a shortage of qualified bidders, and limited availability of contract labor and materials. We are moving aggressively to execute these projects as procurement and supply chain disruptions ease. We closed FY 2022 with projects underway for essential elevator replacements, and electrical, water and sewer, and HVAC infrastructure modernization.

STRATEGIC GOALS AND INITIATIVES

Since leadership changes in FY 2018, AFRH has continually assessed its strategic goals and metrics with a short-term focus on taking steps to achieve long-term solvency and sustainability, as directed by Congress. Due to the Coronavirus pandemic which required major shifts in focus and resources through most of FY 2020, AFRH did not update goals and metrics in Summer 2020 looking ahead to FY 2021. The plan was updated in July 2021 looking ahead to FY 2023, and in [November] 2022 looking ahead to FY 2024. Despite the challenges presented by the pandemic, the following are key management initiatives currently underway.

- ACHIEVE AN OCCUPANCY RATE OF 90 PERCENT OR BETTER

Empty rooms are a wasted resource: missed opportunity to serve veterans in need, lost revenue, and a sunk cost to maintain unused facilities. Antiquated residences and deteriorating common areas are unacceptable for current residents and deter prospective residents. The team is focused on rebuilding its outreach and marketing. Stabilizing

[1] "Actual vs. Budgeted Capital Expenditures Per Available Unit by Property Type", *State of Seniors Housing 2019,* American Seniors Housing Association.

occupancy at 90 percent or more is expected to yield additional resident fee income upwards of $5 million annually based on current resident mix and average fees.

Despite efforts to increase occupancy through expanded outreach and new authority to admit spouses, occupancy continued to decline in FY 2020 to a low point in May 2021 due to the coronavirus pandemic as we were unable to admit new residents for most of the previous year and some residents opted to leave our community living environment. Like the senior living industry writ large, we are watching for long term effects the pandemic may have on our business model, but in general we expect its effects to be temporary despite continued weakness in new admissions through FY 2022.

Long-term sustainability for AFRH must include evolving our facilities and services to meet the needs and desires of future generations of veterans. Our Gulfport campus continues to attract new residents with its modern facilities and amenities and beachfront location. Our Washington campus is significantly more challenging as over 80 percent of our residents live in the Sheridan Building which was originally constructed in the 1960s with the last significant facelift completed in the early 1990s. Rooms are designed for single occupants and are smaller than average rooms in the lowest quartile for retirement communities nationwide.

Average Unit Size of Continuing Care Retirement Communities Nationwide (in square feet)			
AFRH	**Lower Quartile**	**Median**	**Upper Quartile**
272	434	750	1,439

Source: *The State of Seniors Housing, 2019*; American Seniors Housing Association

In FY 2020, AFRH began engaging an architecture and engineering firm to redesign the Sheridan Building to modern standards and increase per-unit square footage by extending usable floor area to include the existing but currently unusable balconies damaged in the 2010 earthquake. Their proposed design would increase independent living room size to an average 561 square feet, with individual units ranging from 400 to 700 square feet, by incorporating exterior balconies as new interior corridors.

The building-wide cost estimate of $77 million would result in fully renovated interiors, modern energy efficient systems to improve appearance and energy use, and extend the life of the Sheridan Building for decades. AFRH considered alternatives including an economical option that would have been only a “facelift” of resident rooms rather than a full renovation and found the savings to be modest, and a replacement option since the Washington campus master plan permits construction of up three new buildings adjacent to North Capitol Street. AFRH commissioned a feasibility study for these new buildings as well as renovation of the historic Grant and Security buildings which have each been closed for over 20 years. The study estimated that the three new buildings, which would modernize the Home’s residences and address aging infrastructure issues, would cost approximately $505 million and yield 479 units (similar to the Sheridan Building’s current 469 units), with additional costs for equipment and furnishings and demolition of the Sheridan Building. It also concluded that while the Grant Building is structurally sound, renovation would likely yield only 72 housing units for the estimated cost of $130 million ($1.8 million per unit). Alternatively, AFRH estimates $4 to $5 million in demolition costs for the Grant Building based on General Services Administration data, though reselling or recycling materials could offset some cost. Finally, the study estimated the cost of renovating the 8,000 square foot historic Security Building for use as a community facility at $6 million, with additional build-out and furnishing costs depending on use.

Due to the expense and extended timeframe for new construction and historic renovation, and given that the Sheridan Building would still require interim updates and eventual demolition once new construction is complete, AFRH leadership believes extending the useful life of the Sheridan Building by at least two decades is the most prudent course of action. AFRH requested funding for the renovation in the FY 2023 budget request and both houses of Congress included funding for the project in their respective appropriations bills. [At the time of publication final FY 2023 appropriations were not passed into law.]

- Reorganize healthcare services for optimum income potential

One-third of our operating expenses from the trust fund provide healthcare services at our two campuses. Although AFRH residents are eligible and entitled to Federal health-benefits from TRICARE, the Department of Veterans Affairs, Medicare and Medicaid, AFRH cannot currently obtain reimbursement from these programs. AFRH and DOD have proposed legislative changes to secure healthcare reimbursements from DOD and the VA. By providing on-site medical services to our residents, AFRH reduces the number of patient visits to DOD and VA facilities as well as risks to our high-risk residents of traveling off-site for care. In late FY 2022 we begin coding healthcare provider services at our wellness centers, which will provide data to demonstrate AFRH's healthcare services and will likely be needed if reimbursement is eventually authorized. Through that effort and ongoing feedback from healthcare staff, AFRH recognizes the need to update and modernize the legacy electronic health record system to improve recordkeeping and reduce system-related workload on healthcare providers so they can focus on patient care.

- Manage assets productively

AFRH continues its efforts to leverage its assets and resources for the expansion of its revenue base. Plans to execute a master ground lease for a mixed-use development on 30 percent of its AFRH-Washington (AFRH-W) acreage have been in the making for more than a decade. Current projections indicate that the almost-5 million square foot development represents AFRH's best opportunity to generate a significant and enduring income stream. To enable this development plan, in FY 2020, AFRH negotiated a memorandum of understanding regarding land use, zoning, and entitlements with the National Capital Planning Commission (NCPC) and the District of Columbia's Office of Planning (DCOP), which in turn made possible the inclusion of the 80-acre portion of AFRH-W in DC's 2021 Comprehensive Plan revision. These significant achievements paved the way for shifting zoning, permitting, road transfer of jurisdiction, and public services to DC, thereby eliminating execution concerns raised by the development's potential lenders and equity partners. In FYs 2021 and 2022, AFRH worked with NCPC, DCOP, and the developers to amend the master plan, addressing proposed variances, revised construction standards and market preferences, and other assumptions since the plan's original approval in 2008, and secured final and unconditional approval of the amendment by the NCPC in June 2022. AFRH and the development team have reached fundamental agreement on the terms and form of the master lease and its exhibits (which include the amended master plan and historic preservation programmatic agreement). Under DCOP's sponsorship, securing the zoning for the development remains the last critical-path activity prior to executing the master lease; both are targeted for completion in late calendar year 2023.

- Expand the tradition of enlisted support to the Home

AFRH's mission is to serve our Nation's veterans regardless of their ability to pay for the services they receive. AFRH leaders have concluded that increased resident fees are not a likely source of substantial additional revenue given our resident demographics and modest incomes. Rather, AFRH is proud that following recent eligibility expansions we are now able to admit retired members of the National Guard and Reserves as well as spouses along with their eligible veteran. These changes greatly expand the pool of eligible residents and make AFRH more attractive to potential applicants. There are two areas for additional revenue that would build on the legacy for AFRH to be supported principally by those eligible to reside there.

First, the monthly $0.50 pay deduction currently only applies to active duty enlisted members, not guard and reserve members despite becoming eligible for AFRH in FY 2021. The Senate version of the National Defense Authorization Act (NDAA) for Fiscal Year 2020 contained a provision, not ultimately adopted in the final law, which would have extended AFRH eligibility to retired members of the National Guard and Reserves while also extending the withhold. The Congressional Budget Office estimated that AFRH would receive an additional $4 million from the reserve components.[2] Because the provision would generate new revenue, the proposal must originate in the House of Representatives per the Constitution. The NDAA for FY 2021 (Public Law 116-283) extended AFRH eligibility but not the withhold. AFRH believes extending the withhold to all components would reinforce the tradition of current

[2] Direct Spending and Revenue Effects of S. 1790, the National Defense Authorization Act for Fiscal Year 2020, https://www.cbo.gov/system/files/2019-06/s1790directspending_0.pdf

enlisted members supporting their brothers and sisters in arms from earlier generations by helping preserve the important benefit AFRH provides to enlisted veterans.

Second, Section 1007(i) of title 37, United States Code, empowers the Secretary of Defense to adjust the amount, not to exceed $1.00, based on the financial needs of the retirement home. The amount has been set at $0.50 since 1977. The Bureau of Labor Statistics consumer price index inflation calculator indicates that $0.50 in late 1977 has the same buying power as $4.84 in late 2022.[3] AFRH leadership has engaged with DOD over the years but has been unable to secure a withholding increase, despite military pay increasing 45 percent between 2007 and 2022 alone.[4] Section 1007 does permit differing amounts based on grade or length of service but does not apply automatic increases tied to pay inflation.

- BUILD ON THE IMPORTANCE FOR MAINTAINING AND SUSTAINING CAPITAL INFRASTRUCTURE

AFRH made progress on capital investment projects in FY 2022, despite a much slower pace than desired due to the pandemic. The following table provides the current status of projects budgeted from the $21 million in capital authority provided in FYs 2020 to 2022.

FY 2020-2022 PRIORITY CAPITAL MAINTENANCE PROJECTS			
Campus	**Project Description**	**Funding Thru FY22**	**Status As of September 30, 2022**
Washington	Replace 1950s-1960s electrical infrastructure	$ 7,500,000	Equipment delivery underway, switch gear delayed due to supply chain, installation expected to begin Dec 2022; additional $800k budgeted in FY23 due to inflation
Washington	Replace original 1960 Sheridan Building roof and quarters building roofs	1,754,000	Complete, $146k under budget
Washington	HVAC system - chiller and water pump replacement	1,448,159	Delivery and installation underway, $52k under budget
Washington	HVAC system – modernization and energy efficiency	1,950,000	Survey and designs complete, equipment ordered; additional $900k budgeted in FY23 due to additional structural support required
Washington	Replace 1920s-1960s water and sewer infrastructure	6,500,000	Phase 1 design complete, solicitation anticipated Nov 2022 following multiple SBA reviews; phases 2 & 3 studies complete and in design; additional $1m funding in FY23 due to higher materials cost and underground drainage mitigation
Washington	Replace 1950s-1970s elevators (Sheridan, Stanley, Quarters 1)	3,400,000	Stanley Chapel elevator installed; Sherman Bldg replacement underway; Sheridan Bldg equipment delivery underway
Gulfport	Replace primary and backup generators impacted by lightning, hurricane, and saltwater damage	3,500,000	Design underway for dual-fuel system; $2.5m backup generator budgeted FY23

[3] https://www.bls.gov/data/inflation_calculator.htm
[4] Annual Pay Adjustments, https://militarypay.defense.gov/Pay/Basic-Pay/AnnualPayRaise/

Gulfport	Replace boilers due to salt corrosion	500,000	Design underway, plans expected Nov 2022
Both	Replace outdated and malfunctioning emergency alert system	450,000	System selection demos planned
Washington	Repair and replace slate roofs on historic buildings	300,000	Solicitation package in development
Washington	Repair masonry on historic buildings causing water infiltration and energy loss	400,000	Solicitation package in development
	TOTAL	$ 27,702,159	

SECTION 2
FINANCIAL INFORMATION

BROWN & COMPANY

CERTIFIED PUBLIC ACCOUNTANTS AND MANAGEMENT CONSULTANTS, PLLC

INDEPENDENT AUDITOR'S REPORT

Armed Forces Retirement Home
Washington, D.C.

In our audits of the fiscal years 2022 and 2021 financial statements of the Armed Forces Retirement Home (AFRH), we found:

- AFRH's financial statements as of and for the fiscal years ended September 30, 2022, and 2021, are presented fairly, in all material respects, in accordance with United States of America (U.S.) generally accepted accounting principles;

- no material weaknesses in internal control over financial reporting based on the limited procedures we performed; and

- no reportable noncompliance with provisions of applicable laws, regulations, contracts, and grant agreements for fiscal year 2022.

- The following sections discuss in more detail (1) our report on the financial statements, which includes required supplementary information (RSI)[1] and other information included with the financial statements[2]; (2) our report on internal control over financial reporting; (3) our report on compliance with laws, regulations, contracts, and grant agreements.

Report on the Financial Statements

Opinion

In accordance with the provisions of the Accountability of Tax Dollars Act of 2002 (ATDA) (Pub. L. No. 107-289), we have audited AFRH's financial statements. AFRH's financial statements comprise the balance sheets as of September 30, 2022, and 2021; the related statements of net cost, changes in net position, and budgetary resources for the fiscal years then ended; and the related notes to the financial statements. In our opinion, AFRH's financial statements present fairly, in all material respects, AFRH's financial position as of September 30, 2022, and 2021, and its net costs of operations, changes in net position, and budgetary resources for the fiscal years then ended in accordance with U.S. generally accepted accounting principles.

1 The RSI consists of "Management's Discussion and Analysis" and the "Statement of Budgetary Resources", which are included with the financial statements.
2 Other information consists of information included with the financial statements, other than the RSI, Financial section, and the auditor's report.

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Basis for Opinion

We conducted our audits in accordance with U.S. generally accepted government auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of AFRH and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibility of Management for the Financial Statements

AFRH management is responsible for (1) the preparation and fair presentation of these financial statements in accordance with U.S. generally accepted accounting principles; (2) preparing, measuring, and presenting the RSI in accordance with U.S. generally accepted accounting principles; (3) preparing and presenting other information included in AFRH's Performance and Accountability Report (PAR) and ensuring the consistency of that information with the audited financial statements and the RSI; and (4) designing, implementing, and maintaining effective internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit of the financial statements conducted in accordance with U.S. generally accepted government auditing standards will always detect a material misstatement or a material weakness when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered to be material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with U.S. generally accepted government auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements in order to obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
- Obtain an understanding of internal control relevant to our audit of the 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 AFRH's internal control over financial reporting. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Perform other procedures we consider necessary in the circumstances.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the financial statement audit.

Required Supplementary Information

U.S. generally accepted accounting principles issued by the Federal Accounting Standards Advisory Board (FASAB) require that the RSI be presented to supplement the financial statements. Such information is the responsibility of management and, although not a part of the financial statements, is required by FASAB, which considers it to be an essential part of financial reporting for placing the financial statements in appropriate operational, economic, or historical context. We have applied certain limited procedures to the RSI in accordance with U.S. generally accepted government auditing standards, which consisted of inquiries of management about the methods of preparing the RSI and comparing the information for consistency with management's responses to the auditor's inquiries, the financial statements, and other knowledge we obtained during the audit of the financial statements, in order to report omissions or material departures from FASAB guidelines, if any, identified by these limited procedures. We did not audit and we do not express an opinion or provide any assurance on the RSI because the limited procedures we applied do not provide sufficient evidence to express an opinion or provide any assurance.

Other Information

AFRH's other information contains a wide range of information, some of which is not directly related to the financial statements. This information is presented for purposes of additional analysis and is not a required part of the financial statements or the RSI. Management is responsible for the other information included in AFRH's PAR. The other information comprises the detailed summary of management assurances and other information as applicable but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Report on Internal Control over Financial Reporting

In connection with our audits of AFRH's financial statements, we considered AFRH's internal control over financial reporting, consistent with our auditor's responsibilities discussed below.

Results of Our Consideration of Internal Control over Financial Reporting

Our consideration of internal control was for the limited purpose described below, and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies[3] or to express an opinion on the effectiveness of AFRH's internal control over financial reporting. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting

3 A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control over financial reporting, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control over financial reporting that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Basis for Results of Our Consideration of Internal Control over Financial Reporting

We performed our procedures related to AFRH's internal control over financial reporting in accordance with U.S. generally accepted government auditing standards.

Responsibilities of Management for Internal Control over Financial Reporting

AFRH management is responsible for designing, implementing, and maintaining effective internal control over financial reporting relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for Internal Control over Financial Reporting

In planning and performing our audit of AFRH's financial statements as of and for the fiscal year ended September 30, 2022, in accordance with U.S. generally accepted government auditing standards, we considered AFRH's internal control relevant to the financial statement audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of AFRH's internal control over financial reporting. Accordingly, we do not express an opinion on AFRH's internal control over financial reporting. We are required to report all deficiencies that are considered to be significant deficiencies or material weaknesses. We did not consider all internal controls relevant to operating objectives, such as those controls relevant to preparing performance information and ensuring efficient operations.

Definition and Inherent Limitations of Internal Control over Financial Reporting

An entity's internal control over financial reporting is a process effected by those charged with governance, management, and other personnel, the objectives of which are to provide reasonable assurance that (1) transactions are properly recorded, processed, and summarized to permit the preparation of financial statements in accordance with U.S. generally accepted accounting principles, and assets are safeguarded against loss from unauthorized acquisition, use, or disposition, and (2) transactions are executed in accordance with provisions of applicable laws, including those governing the use of budget authority, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent, or detect and correct, misstatements due to fraud or error.

Intended Purpose of Report on Internal Control over Financial Reporting

The purpose of this report is solely to describe the scope of our consideration of AFRH's internal control over financial reporting and the results of our procedures, and not to provide an opinion on the effectiveness of AFRH's internal control over financial reporting. This report is an integral part of an audit performed in accordance with U.S. generally accepted government auditing standards in considering internal control over financial reporting. Accordingly, this report on internal control over financial reporting is not suitable for any other purpose.

Report on Compliance with Laws, Regulations, Contracts, and Grant Agreements

In connection with our audits of AFRH's financial statements, we tested compliance with selected provisions of applicable laws, regulations, contracts, and grant agreements consistent with our auditor's responsibilities discussed below.

Results of Our Tests for Compliance with Laws, Regulations, Contracts, and Grant Agreements

Our tests for compliance with selected provisions of applicable laws, regulations, contracts, and grant agreements disclosed no instances of noncompliance for fiscal year 2022 that would be reportable under U.S. generally accepted government auditing standards. However, the objective of our tests was not to provide an opinion on compliance with laws, regulations, contracts, and grant agreements applicable to AFRH. Accordingly, we do not express such an opinion.

Basis for Results of Our Tests for Compliance with Laws, Regulations, Contracts, and Grant Agreements

We performed our tests of compliance in accordance with U.S. generally accepted government auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for Tests of Compliance section below.

Responsibilities of Management for Compliance with Laws, Regulations, Contracts, and Grant Agreements

AFRH management is responsible for complying with laws, regulations, contracts, and grant agreements applicable to AFRH.

Auditor's Responsibilities for Tests of Compliance with Laws, Regulations, Contracts, and Grant Agreements

Our responsibility is to test compliance with selected provisions of applicable laws, regulations, contracts, and grant agreements applicable to AFRH that have a direct effect on the determination of material amounts and disclosures in AFRH's financial statements, and to perform certain other limited procedures. Accordingly, we did not test compliance with all laws, regulations, contracts, and grant agreements applicable to AFRH. We caution that noncompliance may occur and not be detected by these tests.

Intended Purpose of Report on Compliance with Laws, Regulations, Contracts, and Grant Agreements

The purpose of this report is solely to describe the scope of our testing of compliance with selected provisions of applicable laws, regulations, contracts, and grant agreements, and the results of that testing, and not to provide an opinion on compliance. This report is an integral part of an audit performed in accordance with U.S. generally accepted government auditing standards in considering compliance. Accordingly, this report on compliance with laws, regulations, contracts, and grant agreements is not suitable for any other purpose.

Brown & Company

Greenbelt, Maryland
November 10, 2022

PRINCIPAL FINANCIAL STATEMENTS

The Principal Financial Statements (Statements) have been prepared to report the financial position and results of operations of the AFRH. The AFRH management is responsible for the fair presentation of information contained in the principal financial statements. The independent accounting firm, Brown & Co. CPAs, PLLC, is the auditor for the AFRH FY 2021 financial statements. The Statements have been prepared from the books and records of the Agency in accordance with formats prescribed by the Office of Management and Budget (OMB) in OMB Circular A-136, Financial Reporting Requirements, revised. The Statements are in addition to financial reports prepared by the Agency in accordance with OMB and U.S. Department of the Treasury (Treasury) directives to monitor and control the status and use of budgetary resources, which are prepared from the same books and records. Shared service providers, U.S. Treasury BFS and U.S. Department of Agriculture National Financial Center (NFC), processed payroll and financial transactions under Interagency Agreements, and AFRH relies on information received from these partners (along with audits and reviews) to execute management controls.

The Statements should be read with the understanding that they are for a component of the U.S. Government, a sovereign entity. The Agency has no authority to pay liabilities not covered by budgetary resources. Liquidation of such liabilities requires enactment of an appropriation. Comparative data for 2018 are included.

The Balance Sheet provides information on assets, liabilities, and net position similar to balance sheets reported in the private sector. Intra-departmental balances have been eliminated from the amounts presented.

The Statement of Net Cost reports the components of the net costs of the Agency's operations for the period. The net cost of operations consists of the gross cost incurred by the Agency less any exchange (i.e., earned) revenue from our activities. Intra-departmental balances have been eliminated from the amounts presented.

The Statement of Changes in Net Position reports the beginning net position, the transactions that affect net position for the period, and the ending net position. Intra-departmental transactions have been eliminated from the amounts presented.

The Statement of Budgetary Resources provides information on how budgetary resources were made available and their status at the end of the year. Information in this statement is reported on the budgetary basis of accounting. Intra-departmental transactions have not been eliminated from the amounts presented.

Required Supplementary Information contains a Combining Statement of Budgetary Resources, the condition of assets held by the Agency, and information on deferred maintenance and repairs. The Combining Statement of Budgetary Resources provides additional information on amounts presented in the Combined Statement of Budgetary Resources.

Notes to the Financial Statements describe significant accounting policies as well as detailed information on select statement lines.

Balance Sheet

ARMED FORCES RETIREMENT HOME
BALANCE SHEET
AS OF SEPTEMBER 30, 2022 AND 2021
(In Dollars)

	2022	2021
Assets:		
Intragovernmental (Note 2)		
Fund Balance With Treasury	$ 7,726,941	$ 6,429,718
Investments (Note 3)	99,460,497	94,862,520
Total Intragovernmental	107,187,438	101,292,238
With the Public:		
Accounts Receivable, Net (Note 4)	720,450	1,313,409
General Property, Plant, and Equipment, Net (Note 5)	282,770,632	287,965,320
Total With the Public	283,491,082	289,278,729
Total Assets	$390,678,520	$390,570,967
Liabilities (Note 6) :		
Intragovernmental		
Accounts Payable	$ 64,874	$ 79,163
Other Liabilities (Note 8)	1,278,247	1,313,743
Other Liabilities (Without Reciprocals)	80,453	71,482
Liability to the General Fund of the U.S. Government for Custodial and Other Non-Entity Assets	1,569	(838)
Benefit Program Contributions Payable	1,196,225	1,243,099
Total Intragovernmental	1,343,121	1,392,906
With the Public:		
Accounts Payable	3,118,678	1,698,974
Federal Employee and Veterans' Benefits Payable	6,862,574	7,858,021
Advances from Others and Deferred Revenue	2,409,731	2,905,563
Other Liabilities (Note 8)	1,143,461	1,020,102
Total With the Public	13,534,444	13,482,660
Total Liabilities	$ 14,877,565	$ 14,875,566
Net Position:		
Total Net Position - Funds from Dedicated Collections		
Total Net Position - Funds from Other than Dedicated Collections	375,800,955	375,695,401
Total Net Position	375,800,955	375,695,401
Total Liabilities and Net Position	$ 390,678,520	$390,570,967

Statement of Net Cost

ARMED FORCES RETIREMENT HOME
STATEMENT OF NET COST
FOR THE YEARS ENDED SEPTEMBER 30, 2022 AND 2021
(In Dollars)

		2022		2021
Program Costs:				
Program: Embrace Resident-Centered Care				
Gross Costs	$	62,736,890	$	61,471,661
Less: Earned Revenue		(15,176,295)		(12,194,381)
Net Program Costs	$	47,560,595	$	49,277,280
Program: Maintain Exceptional Stewardship				
Gross Costs	$	8,575,998	$	7,175,668
Less: Earned Revenue		(2,074,567)		(1,423,466)
Net Program Costs	$	6,501,431	$	5,752,202
Program: Staff-Centered Stewardship				
Gross Costs	$	1,681,882	$	2,573,770
Less: Earned Revenue		(406,854)		(510,569)
Net Program Costs	$	1,275,028	$	2,063,201
Program: Leverage External Stakeholders				
Gross Costs	$	245,874	$	508,481
Less: Earned Revenue		(59,478)		(100,870)
Net Program Costs	$	186,396	$	407,611
Net Cost of Operations	$	55,523,450	$	57,500,294

Statement of Changes in Net Position

ARMED FORCES RETIREMENT HOME
STATEMENT OF CHANGES IN NET POSITION
FOR THE YEARS ENDED SEPTEMBER 30, 2022 AND 2021

		2022		2021
Budgetary Financing Sources:				
Appropriations Received	$	25,000,000	$	22,000,000
Appropriations Used		(25,000,000)		(22,000,000)
Total Unexpended Appropriations	$	-	$	-
Cumulative Results of Operations:				
Beginning Balances	$	375,695,401	$	380,140,014
Budgetary Financing Sources:				
Appropriations Used		25,000,000		22,000,000
Nonexchange Revenue		-		28,285,315
Donations and Forfeitures of Cash and Cash Equivalents		(62,480)		928,341
Transfers In/Out Without Reimbursement		10,688		37,864
Imputed Financing Sources (Note 11)		1,796,802		1,804,161
Other		28,883,994		-
Net Cost of Operations		(55,523,450)		(57,500,294)
Net Change		105,554		(4,444,614)
Cumulative Results of Operations	$	375,800,955	$	375,695,401
Net Position	$	375,800,955	$	375,695,401

Statement of Budgetary Resources

ARMED FORCES RETIREMENT HOME
STATEMENT OF BUDGETARY RESOURCES
FOR THE YEARS ENDED SEPTEMBER 30, 2022 AND 2021
(In Dollars)

		2022		2021
Budgetary Resources:				
Unobligated balance from prior year budget authority, net	$	45,348,381	$	37,206,259
Appropriations		102,000,000		97,300,000
Spending authority from offsetting collections		10,689		83,661
Total Budgetary Resources	$	147,359,070	$	134,589,920
Status of Budgetary Resources:				
New obligations and upward adjustments (total)	$	115,831,570	$	87,390,364
Unobligated balance, end of year:				
Apportioned, unexpired account (Note 2)		15,126,334		36,082,354
Unapportioned, unexpired accounts		6,971,371		3,250,443
Unexpired unobligated balance, end of year		22,097,705		39,332,797
Expired unobligated balance, end of year		9,429,795		7,866,759
Unobligated balance, end of year (total)		31,527,500		47,199,556
Total Budgetary Resources	$	147,359,070	$	134,589,920
Outlays, net:				
Outlays, net, (total)	$	90,507,083	$	87,552,329
Distributed Offsetting Receipts		(17,799,130)		(17,365,863)
Agency outlays, net	$	72,707,953	$	70,186,466

ARMED FORCES RETIREMENT HOME
VARIANCE ANALYSIS OF FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2022 AND 2021

Balance Sheet

No Significant variances between the comparative periods.

Statement of Net Cost

No Significant variances between the comparative periods.

Statement of Changes in Net Position

No Significant variances between the comparative periods.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. REPORTING ENTITY

The Armed Force Retirement Home (AFRH) was incorporated on November 1, 1991, by section 411(a) of 24 U.S.C. The AFRH is an independent Agency in the Executive branch of the Federal Government. The AFRH has two facilities. One is located in Gulfport, MS and the other is located in Washington, D.C.

The AFRH's mission is to fulfill our nation's promise to its veterans by providing a premier retirement community with exceptional residential care and extensive support services. We support our residents' independence, dignity, distinction, heritage and future of continued life-enriching experiences. Together, the AFRH family of residents and staff create a place of caring and continual learning. We are committed to providing the best housing and support services possible and creating a true community of accomplished, independent residents, who are free to explore their talents, pursue their interests and follow their dreams.

The 1991 Defense Authorization Act created an AFRH Trust Fund (Trust Fund). Governed by limitations determined annually by the U.S. Congress, the Trust Fund is used to finance operating expenses as well as capital expenditures of the AFRH on an annual and no year basis.

General Funds are accounts used to record financial transactions arising under Congressional appropriations or other authorizations to spend general revenues. AFRH manages Operations and Facilities, Engineering and Development General Fund accounts.

General Fund Miscellaneous Receipts are accounts established for receipts of non-recurring activity, such as fines, penalties, fees and other miscellaneous receipts for services and benefits.

AFRH receives custodial collections and holds custodial receivables that are non-entity assets and are transferred to Treasury at the fiscal year-end.

AFRH has rights and ownership of all assets reported in these financial statements. AFRH does not possess any non-entity assets.

B. BASIS OF PRESENTATION

The financial statements have been prepared to report the financial position and results of operations of AFRH. The Balance Sheet presents the financial position of the Agency. The Statement of Net Cost presents the Agency's operating results and the Statement of Changes in Net Position displays the changes in the Agency's equity accounts. The Statement of Budgetary Resources presents the sources, status, and uses of the Agency's resources and follows the rules for the Budget of the United States Government.

The statements are a requirement of the Chief Financial Officers Act of 1990 and the Government Management Reform Act of 1994. They have been prepared from, and are fully supported by, the books and records of AFRH in accordance with the hierarchy of accounting principles generally accepted in the United States of America, standards issued by the Federal Accounting Standards Advisory Board (FASAB), Office of Management and Budget (OMB) Circular A-136, *Financial Reporting Requirements,* as amended, and AFRH accounting policies which are summarized in this note. These statements, with the exception of the Statement of Budgetary Resources, are different from financial management reports, which are also prepared pursuant to OMB directives that are used to monitor and control AFRH's use of budgetary resources. The financial statements and associated notes are presented on a comparative basis. Unless specified otherwise, all amounts are presented in dollars.

C. Basis of Accounting

Transactions are recorded on both an accrual accounting basis and a budgetary basis. Under the accrual method, revenues are recognized when earned, and expenses are recognized when a liability is incurred (without regard to receipt or payment of cash). Budgetary accounting facilitates compliance with legal requirements on the use of Federal funds.

D. Fund Balance with Treasury

Fund Balance with Treasury is the aggregate amount of the AFRH's funds with Treasury in expenditure, receipt, and deposit fund accounts. Appropriated funds recorded in expenditure accounts are available to pay current liabilities and finance authorized purchases.

The AFRH does not maintain bank accounts of its own, has no disbursing authority, and does not maintain cash held outside of Treasury. Treasury disburses funds for the Agency on demand.

E. Investment in U.S. Government Securities

AFRH has the authority to invest in U.S. Government securities. The securities include marketable Treasury securities and/or nonmarketable, market-based securities issued by the Bureau of the Fiscal Service. Market-based securities are Treasury securities that are not traded on any securities exchange but mirror the prices of marketable securities with similar terms. It is expected that investments will be held until maturity; therefore, they are classified as investment securities held to maturity and are carried at historical cost, adjusted for amortization of premiums and discounts. The amortization of premiums and discounts are recognized as adjustments to interest income using the level-yield, scientific method of effective interest amortization over the term of the respective issues. Interest on investments is accrued as it is earned.

F. Accounts Receivable

Accounts receivable consists of amounts owed to AFRH by other Federal Agencies and the general public. Amounts due from Federal Agencies are considered fully collectible. Accounts receivable from the public include reimbursements from employees. An allowance for uncollectible accounts receivable from the public is established when, based upon a review of outstanding accounts and the failure of all collection efforts, management determines that collection is unlikely to occur considering the debtor's ability to pay.

G. Property, Equipment, and Software

The AFRH owns the land and buildings in which it operates. The majority of the property, equipment and software is used to provide residential and health care to members and is valued at cost. Equipment purchased, transferred, or donated with an acquisition cost greater than or equal to $50,000 per unit is capitalized. Routine maintenance is expensed as incurred. Construction costs are capitalized as construction-in-progress until the asset is completed then transferred to the appropriate property account. Depreciation expense is recognized on property, equipment, and software with the exception of construction-in-progress. Depreciation is recognized using the straight-line method over the assets' useful lives. Other equipment is expensed when purchased. Most AFRH heritage assets are multi-use facilities and are classified as general property, equipment and software. Applicable standard Governmental guidelines regulate the disposal and convertibility of Agency property, equipment, and software. The useful lives used when recording depreciation on property, equipment, and software are as follows:

Description	Useful Life (years)
Improvements to Land	10-20
Buildings and Improvements	20-50
Equipment	5-10

Heritage Assets are defined by SSFAS No. 29 as: "Property, plant and equipment (PP&E) that are unique for one or more of the following reasons: historical or natural significance; cultural educational, or artistic (e.g., aesthetic) importance; or significant architectural characteristics." SSFAS 29 stipulates that Heritage Assets can be classified as Collection-Type Heritage Assets and Non-Collection Type Heritage Assets. AFRH-W maintains Collection-Type Heritage Assets which include buildings, structures, objects, etc. Federal agencies are not required to assign a cost on the Balance Sheet for heritage assets. Heritage assets are not included on the Balance Sheet since no financial, nor replacement, can value be assigned to them. These items support the Agency's mission by demonstrating historical significance, excellence and innovation.

H. Advances and Prepaid Charges

Advance payments are generally prohibited by law. There are some exceptions, such as reimbursable agreements, subscriptions and payments to contractors and employees. Payments made in advance of the receipt of goods and services are recorded as advances or prepaid charges at the time of prepayment and recognized as expenses when the related goods and services are received.

I. Liabilities

Liabilities represent the amount of funds likely to be paid by the AFRH as a result of transactions or events that have already occurred.

AFRH reports its liabilities under two categories: Intragovernmental and With the Public. Intragovernmental liabilities represent funds owed to another Government Agency. Liabilities "With the Public" represent funds owed to any entity or person that is not a Federal Agency, including private sector firms and Federal employees. Each of these categories may include liabilities that are covered by budgetary resources and liabilities not covered by budgetary resources.

Liabilities covered by budgetary resources are liabilities funded by a current appropriation or other funding source. These consist of accounts payable and accrued payroll and benefits. Accounts payable represent amounts owed to another entity for goods ordered and received and for services rendered except for employees. Accrued payroll and benefits represent payroll costs earned by employees during the fiscal year which are not paid until the next fiscal year.

Liabilities not covered by budgetary resources are liabilities that are not funded by any current appropriation or other funding source. These liabilities consist of accounts payable and accrued payroll and benefits.

J. Annual, Sick, and Other Leave

Annual leave is accrued as it is earned, and the accrual is reduced as leave is taken. The balance in the accrued leave account is adjusted to reflect current pay rates. Liabilities associated with other types of vested leave (including compensatory, restored leave, and sick leave in certain circumstances) are accrued at year-end, based on latest pay rates and unused hours of leave. Funding will be obtained from future financing sources to the extent that current or prior year appropriations are not available to fund annual and other types of vested leave earned but not taken. Non-vested leave is expensed when used. Any liability for sick leave that is accrued but not taken by a Civil Service Retirement System (CSRS)-covered employee is transferred to the Office of Personnel Management (OPM) upon the retirement of that individual. Credit is given for sick leave balances in the computation of annuities upon the retirement of Federal Employees Retirement System (FERS)-covered employees.

K. Accrued and Actuarial Workers' Compensation

The Federal Employees' Compensation Act (FECA) administered by the U.S. Department of Labor (DOL) addresses all claims brought by the AFRH employees for on-the-job injuries. The DOL bills each Agency annually as its claims are paid, but payment of these bills is deferred for two years to allow for funding through the budget process. Similarly, employees that the AFRH terminates without cause may receive unemployment compensation benefits under the unemployment insurance program also administered by the DOL, which bills each Agency quarterly for paid claims. Future appropriations will be used for the reimbursement to DOL. The liability consists of (1) the net present value of estimated future payments calculated by the DOL and (2) the unreimbursed cost paid by DOL for compensation to recipients under the FECA.

L. Retirement Plans

AFRH employees participate in either the CSRS or the FERS. The employees who participate in CSRS are beneficiaries of AFRH matching contribution, equal to seven percent of pay, distributed to their annuity account in the Civil Service Retirement and Disability Fund.

Prior to December 31, 1983, all employees were covered under the CSRS program. From January 1, 1984 through December 31, 1986, employees had the option of remaining under CSRS or joining FERS and Social Security. Employees hired as of January 1, 1987 are automatically covered by the FERS program. Both CSRS and FERS employees may participate in the Federal Thrift Savings Plan (TSP). FERS employees receive an automatic Agency contribution equal to one percent of pay and AFRH matches any employee contribution up to an additional four percent of pay. For FERS participants, AFRH also contributes the employer's matching share of Social Security.

FERS employees and certain CSRS reinstatement employees are eligible to participate in the Social Security program after retirement. In these instances, AFRH remits the employer's share of the required contribution.

AFRH recognizes the imputed cost of pension and other retirement benefits during the employees' active years of service. OPM actuaries determine pension cost factors by calculating the value of pension benefits expected to be paid in the future and communicate these factors to AFRH for current period expense reporting. OPM also provides information regarding the full cost of health and life insurance benefits. AFRH recognized the offsetting revenue as imputed financing sources to the extent these expenses will be paid by OPM.

AFRH does not report on its financial statements information pertaining to the retirement plans covering its employees. Reporting amounts such as plan assets, accumulated plan benefits, and related unfunded liabilities, if any, is the responsibility of the OPM, as the administrator.

M. Other Post-Employment Benefits

AFRH employees eligible to participate in the Federal Employees' Health Benefits Plan (FEHBP) and the Federal Employees' Group Life Insurance Program (FEGLIP) may continue to participate in these programs after their retirement. The OPM has provided the AFRH with certain cost factors that estimate the true cost of providing the post-retirement benefit to current employees. The AFRH recognizes a current cost for these and Other Retirement Benefits (ORB) at the time the employee's services are rendered. The ORB expense is financed by OPM, and offset by the AFRH through the recognition of an imputed financing source.

N. Use of Estimates

The preparation of the accompanying financial statements in accordance with generally accepted accounting principles requires management to make certain estimates and assumptions that affect the reported amounts of assets, liabilities, revenues, and expenses. Actual results could differ from those estimates.

O. Contingencies

Liabilities are deemed contingent when the existence or amount of the liability cannot be determined with certainty pending the outcome of future events. AFRH recognizes contingent liabilities in the accompanying balance sheet and statement of net cost, when it is both probable and can be reasonably estimated. AFRH discloses contingent liabilities in the notes to the financial statements when the conditions for liability recognition are not met or when a loss from the outcome of future events is more than remote.

P. Reclassification

Certain fiscal year 2021 balances have been reclassified, retitled, or combined with other financial statement line items for consistency with the current year presentation.

Q. Classified Activities

Accounting standards require all reporting entities to disclose that accounting standards allow certain presentation and disclosure to be modified, if needed, to prevent the disclosure of classified information.

Note 2. Fund Balance With Treasury

Fund Balance with Treasury account balances as of September 30, 2022 and 2021, were as follows:

	2022	2021
Status of Fund Balance with Treasury:		
Unobligated Balance		
Available	$ 15,126,334	$ 36,082,354
Unavailable	56,768,596	51,226,254
Obligated Balance Not Yet Disbursed	35,292,508	13,983,630
Total	$ 107,187,438	$ 101,292,238

No discrepancies exist between the Fund Balance reflected on the Balance Sheet and the balances in the Treasury accounts.

The available unobligated fund balances represent the current-period amount available for obligation or commitment. At the start of the next fiscal year, this amount will become part of the unavailable balance as described in the following paragraph.

The unavailable unobligated fund balances represent the amount of appropriations for which the period of availability for obligation has expired. These balances are available for upward adjustments of obligations incurred only during the period for which the appropriation was available for obligation or for paying claims attributable to the appropriations.

The obligated balance not yet disbursed includes accounts payable, accrued expenses, and undelivered orders that have reduced unexpended appropriations but have not yet decreased the fund balance on hand.

Note 3. Investments

Investments as of September 30, 2022 consist of the following:

	Cost/ Acquisition Value	Amortization Method	Net Investments	Market Value
Intragovernmental Investments:				
Marketable	$ 99,460,497	Interest	$ 99,460,497	$ 99,460,497
Total Intragovernmental Investments	$ 99,460,497		$ 99,460,497	$ 99,460,497

Investments as of September 30, 2021 consist of the following:

	Cost/ Acquisition Value		Amortization Method	Net Investments		Market Value	
Intragovernmental Investments:							
Marketable	$	94,862,520	Interest	$	94,862,520	$	94,862,520
Total Intragovernmental Investments	$	94,862,520		$	94,862,520	$	94,862,520

Non-marketable, market-based securities are Treasury notes and bills issued to Governmental accounts that are not traded on any securities exchange, but mirror the prices of marketable securities with similar terms.

NOTE 4. ACCOUNTS RECEIVABLE

Accounts receivable balances as of September 30, 2022 and 2021, were as follows:

	2022		2021	
Other than Intergovernmental Accounts Receivable	$	720,450	$	1,313,409
Total Other than Intragovernmental Accounts Receivable	$	720,450	$	1,313,409
Total Accounts Receivable	$	720,450	$	1,313,409

Accounts receivable from the public is primarily made up of resident fees due from residents of the AFRH.

Historical experience has indicated that the majority of the receivables are collectible. There are no material uncollectible accounts as of September 30, 2022 and 2021.

NOTE 5. PROPERTY, EQUIPMENT, AND SOFTWARE

Schedule of Property, Equipment, and Software as of September 30, 2022:

Major Class	Acquisition Cost	Accumulated Amortization/ Depreciation	Net Book Value
Building	$ 394,022,091	$ 119,753,082	$ 274,269,009
Land	331,463	-	331,463
Furniture & Equipment	2,571,570	1,231,175	1,340,395
Leasehold Improvements	5,541,031	3,070,341	2,470,690
Construction-in-Progress	4,359,075	-	4,359,075
Total	$ 406,825,230	$ 124,054,598	$ 282,770,632

Schedule of Property, Equipment, and Software as of September 30, 2021:

Major Class	Acquisition Cost	Accumulated Amortization/ Depreciation	Net Book Value
Building	$ 393,269,485	$ 109,605,873	$ 283,663,612
Land	331,463	-	331,463
Furniture & Equipment	1,990,869	1,039,361	951,508
Leasehold Improvements	5,272,330	2,727,945	2,544,385
Construction-in-Progress	474,352	-	474,352
Total	$ 401,338,499	$ 113,373,179	$ 287,965,320

NOTE 6. LIABILITIES NOT COVERED BY BUDGETARY RESOURCES

The liabilities for AFRH as of September 30, 2022 and 2021 include liabilities not covered by budgetary resources. Congressional action is needed before budgetary resources can be provided. Although future appropriations to fund these liabilities are likely and anticipated, it is not certain that appropriations will be enacted to fund these liabilities.

	2022	2021
Intragovernmental – FECA	$ 886,599	$ 972,289
Intragovernmental – Unemployment Insurance	-	1,490
Unfunded Leave	1,214,703	1,310,354
Actuarial FECA	5,595,670	6,503,449
Deferred Lease Liabilities	2,369,731	2,896,727
Total Liabilities Not Covered by Budgetary Resources	$ 10,066,703	$ 11,684,309
Total Liabilities Covered by Budgetary Resources	4,809,292	3,190,895
Total Liabilities Not Requiring Budgetary Resources	1,570	362
Total Liabilities	$ 14,877,565	$ 14,875,566

FECA and the Unemployment Insurance liabilities represent the unfunded liability for actual workers' compensation claims and unemployment benefits paid on AFRH's behalf and payable to the DOL. AFRH also records an actuarial liability for future workers' compensation claims based on the liability to benefits paid (LBP) ratio provided by DOL and multiplied by the average of benefits paid over three years.

Unfunded leave represents a liability for earned leave and is reduced when leave is taken. The balance in the accrued annual leave account is reviewed quarterly and adjusted as needed to accurately reflect the liability at current pay rates and leave balances. Accrued annual leave is paid from future funding sources and is reflected accordingly as a liability not covered by budgetary resources. Sick and other leave is expensed as taken.

NOTE 7. ACTUARIAL FECA LIABILITY

FECA provides income and medical cost protection to covered Federal civilian employees harmed on the job or who have contracted an occupational disease and beneficiaries of employees whose death is attributable to a job-related injury or occupational disease. Claims incurred for benefits under FECA for AFRH's employees are administered by the DOL and ultimately paid by AFRH when funding becomes available.

AFRH bases its estimate for FECA actuarial liability on the DOL's FECA model. The DOL method of determining the liability uses payment patterns associated with historical benefits for a specific incurred period to predict the ultimate payments for the period. Based on the information provided by the DOL, AFRH's liability as of September 30, 2022 and 2021 was $5.6 million and $6.5 million, respectively.

NOTE 8. OTHER LIABILITIES

Other liabilities account balances as of September 30, 2022 were as follows:

		Current		Total
Intragovernmental				
Employer Contributions and Payroll Taxes Payable (without reciprocals)	$	80,453	$	80,453
Custodial Liability (to the General Fund)		1,569		1,569
Employer Contributions and Payroll Taxes Payable		309,626		309,626
Unfunded FECA Liability		886,599		886,599
Total Intragovernmental Other Liabilities	$	1,278,247	$	1,278,247
Other than Intragovernmental				
Accrued Funded Payroll and Leave	$	1,143,847	$	1,143,847
Other Liabilities w/Related Budgetary Obligations		(386)		(386)
Total Other than Intragovernmental Other Liabilities	$	1,143,461	$	1,143,461
Total Other Liabilities	$	2,421,708	$	2,421,708

Other liabilities account balances as of September 30, 2021 were as follows:

		Current		Total
Intragovernmental				
Employer Contributions and Payroll Taxes Payable (without reciprocals)	$	71,482	$	71,482
Custodial Liability (to the General Fund)		(838)		(838)
Employer Contributions and Payroll Taxes Payable		269,320		269,320
Unfunded FECA Liability		972,289		972,289
Other Unfunded Employment Related Liability		1,490		1,490
Total Intragovernmental Other Liabilities	$	1,313,743	$	1,313,743
Other than Intragovernmental				
Accrued Funded Payroll and Leave	$	1,019,376	$	1,019,376
Other Liabilities w/Related Budgetary Obligations		(475)		(475)
Custodial Liability		1,201		1,201
Total Other than Intragovernmental Other Liabilities	$	1,020,102	$	1,020,102
Total Other Liabilities	$	2,333,845	$	2,333,845

NOTE 9. DEFERRED REVENUE

In FY 2015, the Armed Forces Retirement Home entered into a lease agreement with Creative Minds International Public Charter School as the lessee with occupancy beginning on August 1, 2015. The lessee continues to occupy the Sherman Building North and Annex sections with initial lease square footage of 32,050 and the square footage has increased throughout the years. Since leasing to the School, the AFRH has added property lease arrangements for residential quarters and parking spaces to generate revenue on underutilized property.

NOTE 10. DEDICATED FUNDS

AFRH has dedicated funds that fall into several categories. Governed by limitations determined annually by the U.S. Congress, the Trust Fund is used to finance operating expenses as well as other expenditures of the AFRH on annual and multi-year bases. For example, the Hurricane Katrina monies were appropriated on an emergency basis to cover necessary expenses related to the consequences of Hurricane Katrina and remain available until expended, the CARES Act funds were made available under a two-year appropriation for pandemic-related expenditures, and Capital Funds are no-year appropriations.

Transactions are recorded on an accrual accounting basis and a budgetary basis. Under the accrual method, revenues are recognized when earned and expenses are recognized when liabilities are incurred, without regard to receipt or payment of cash. Budgetary accounting measures the appropriations and consumption of budget authority and other budgetary resources and facilitates compliance with legal constraints and controls over use of Federal funds.

Schedule of Dedicated Funds as of September 30, 2022:

	Capital Fund	Earthquake Fund	Hurricane Katrina Fund	Care Fund	Total Funds From Dedicated Collections
BALANCE SHEET					
Assets:					
Intragovernmental					
Fund Balance with Treasury	$ (15,694,321)	$ 1	$ 70,740	$ 530,319	$ (15,093,261)
Accounts Receivable, Net	-	-	-	531,000	531,000
Total Intragovernmental	$ (15,694,321)	$ 1	$ 70,740	$1,061,319	$ (14,562,261)
Other than Intragovernmental					
Accounts Receivable, Net	$ -	$ -	$ -	$ 190	$ 190
General Property, Plant, and Equipment, Net	108,196,744	11,998,714	162,575,175	-	282,770,633
Total Other than Intragovernmental	$ 108,196,744	$ 11,998,714	$ 162,575,175	$ 190	$ 282,770,823
Total Assets	$ 92,502,423	$ 11,998,715	$ 162,645,915	$1,061,509	$ 268,208,562
Liabilities:					
Intragovernmental					
Accounts Payable	$ 4,535	$ -	$ -	$ -	$ 4,535
Total Intragovernmental	$ 4,535	$ -	$ -	$ -	$ 4,535
Other than Intragovernmental					
Accounts Payable	$ 2,225,114	$ -	$ -	$ -	$ 2,225,114
Total Other than Intragovernmental	$ 2,225,114	$ -	$ -	$ -	$ 2,225,114
Total Liabilities	$ 2,229,649	$ -	$ -	$ -	$ 2,229,649
Net Position:					
Cumulative Results of Operations	$ 90,272,774	$ 11,998,715	$ 162,645,915	$1,061,509	$ 265,978,913
Total Net Position	$ 90,272,774	$ 11,998,715	$ 162,645,915	$1,061,509	$ 265,978,913
Total Liabilities and Net Position	$ 92,502,423	$ 11,998,715	$ 162,645,915	$1,061,509	$ 268,208,562
STATEMENT OF NET COST					
Gross Program Costs	$ 5,805,435	$ 293,940	$ 4,582,043	$ 81,768	$ 10,763,186
Net Program Costs	$ 5,805,435	$ 293,940	$ 4,582,043	$ 81,768	$ 10,763,186
Net Cost of Operations	$ 5,805,435	$ 293,940	$ 4,582,043	$ 81,768	$ 10,763,186
STATEMENT OF CHANGES IN NET POSITION					
Cumulative Results of Operations:					
Beginning Balances	$ 95,854,535	$ 12,292,655	$ 167,227,958	$1,143,276	$ 276,518,424
Beginning Balances, as Adjusted	$ 95,854,535	$ 12,292,655	$ 167,227,958	$1,143,276	$ 276,518,424
Transfers-in/out Without Reimbursement	$ 223,674	$ -	$ -	$ -	$ 223,674
Net Cost of Operations	(5,805,435)	(293,940)	(4,582,043)	(81,767)	(10,763,185)
Net Change in Cumulative Results of Operations	$ (5,581,761)	$ (293,940)	$ (4,582,043)	$ (81,767)	$ (10,539,511)
Cumulative Results of Operations - Ending	$ 90,272,774	$ 11,998,715	$ 162,645,915	$1,061,509	$ 265,978,913
Net Position, End of Period	$ 90,272,774	$ 11,998,715	$ 162,645,915	$1,061,509	$ 265,978,913

Schedule of Dedicated Funds as of September 30, 2021:

	Capital Fund	EarthQuake Fund	Hurricane Katrina Fund	CARES Act Fund	Total Funds from Dedicated Collections
Balance Sheet					
Intragovernmental					
Fund Balance with Treasury	$ (12,524,640)	$ 1	$ 70,740	$ 632,716	$ (11,821,183)
Accounts Receivable, Net	-	-	-	531,000	531,000
Total Intragovernmental Assets	$ (12,524,640)	$ 1	$ 70,740	$ 1,163,716	$ (11,290,183)
With the Public					
Accounts Receivable, Net	$ -	$ -	$ -	$ 279	$ 279
General Property, Plant, and Equipment, Net	108,515,448	12,292,654	167,157,218	-	287,965,320
Total With the Public Assets	$ 108,515,448	$ 12,292,654	$ 167,157,218	$ 279	$ 287,965,599
Total Assets	$ 95,990,808	$ 12,292,655	$ 167,227,958	$ 1,163,995	$ 276,675,416
Intragovernmental					
Accounts Payable	$ -	$ -	$ -	$ (14,010)	$ (14,010)
Total Intragovernmental Liabilities	$ -	$ -	$ -	$ (14,010)	$ (14,010)
With the Public					
Accounts Payable	$ (136,273)	$ -	$ -	$ (6,708)	$ (142,981)
Total With the Public Liabilities	$ (136,273)	$ -	$ -	$ (6,708)	$ (142,981)
Total Liabilities	$ (136,273)	$ -	$ -	$ (20,718)	$ (156,991)
Cumulative Results of Operations	96,127,081	12,292,655	167,227,958	1,184,713	276,832,407
Total Liabilities and Net Position	$ 95,990,808	$ 12,292,655	$ 167,227,958	$ 1,163,995	$ 276,675,416
Statement of Net Cost					
Gross Program Costs	$ 5,889,485	$ 293,940	$ 4,582,043	$ 1,218,046	$ 11,983,514
Net Program Costs	$ 5,889,485	$ 293,940	$ 4,582,043	$ 1,218,046	$ 11,983,514
Net Cost of Operations	$ 5,889,485	$ 293,940	$ 4,582,043	$ 1,218,046	$ 11,983,514
Statement of Changes in Net Position					
Beginning Balance	$ 95,481,183	$ 12,587,919	$ 177,583,701	$ 2,361,322	$ 288,014,125
Net Change in Cumulative Results of Operations	(5,889,485)	(293,940)	(4,582,043)	(1,218,046)	(11,983,514)
Cumulative Results of Operations: Ending	$ 89,591,698	$ 12,293,979	$ 173,001,658	$ 1,143,276	$ 276,030,611
Net Position, End of Period	$ 89,591,698	$ 12,293,979	$ 173,001,658	$ 1,143,276	$ 276,030,611

NOTE 11. INTER-ENTITY COSTS

AFRH recognizes certain inter-entity costs for goods and services that are received from other Federal entities at no cost or at a cost less than the full cost. Certain costs of the providing entity that are not fully reimbursed are recognized as imputed cost and are offset by imputed revenue. These imputed costs relate to employee benefits and claims to be settled by the Treasury Judgment Fund. AFRH recognizes as inter-entity costs the amount of accrued pension and post-retirement benefit expenses for current employees. The assets and liabilities associated with such benefits are the responsibility of the administering Agency, OPM. For the periods ended September 30, 2022 and 2021, respectively, inter-entity costs were as follows:

	2022	2021
Office of Personnel Management	$ 1,796,802	$ 1,804,161
Total Imputed Financing Sources	$ 1,796,802	$ 1,804,161

NOTE 12. EXPLANATION OF DIFFERENCES BETWEEN THE STATEMENT OF BUDGETARY RESOURCES AND THE BUDGET OF THE U.S. GOVERNMENT

The President's Budget that will include fiscal year 2022 actual budgetary execution information has not yet been published. The President's Budget is scheduled for publication in February 2023 and can be found at the OMB website: *http://www.whitehouse.gov/omb/.* The Fiscal Year 2022 Budget of the United States Government, with the "Actual" column completed for 2021, has been reconciled to the Statement of Budgetary Resources and there were no material differences.

In millions:

	Budgetary Resources	New Obligations & Upward Adjustments (Total)	Distributed Offsetting Receipts	Net Outlays
Combined Statement of Budgetary Resources	$ 135	$ 87	$ (17)	$ 88
Unobligated Balance Not Available	(8)	-	-	-
Difference - Due to Rounding	(2)	-	(1)	-
Budget of the U.S. Government	$ 125	$ 87	$ (18)	$ 88

NOTE 13. NET ADJUSTMENTS TO UNOBLIGATED BALANCES BROUGHT FORWARD, OCTOBER 1

This budgetary resources line consists of unobligated balance, brought forward as of October 1, as adjusted by current fiscal year activity related to the unobligated balance brought forward typical items include recoveries of prior years' unpaid obligations, downward adjustments of prior years' paid obligations, transfers of prior-years' balances, and cancellations of appropriations.

	2022	2021
Unobligated Balance Brought Forward From Prior Year, October 1	$ 41,343,463	$ 46,239,634
Recoveries of Prior Year Obligations	4,004,918	1,491,046
Unobligated Balance From Prior Year Budget Authority, Net (Discretionary and Mandatory)	$ 45,348,381	$ 47,730,680

NOTE 14. UNDELIVERED ORDERS AT THE END OF THE PERIOD

As of September 30, 2022, budgetary resources obligated for undelivered orders were as follows:

	Federal	Non-Federal	Total
Unpaid Undelivered Orders	$ 1,550,418	$ 28,972,797	$ 30,523,215
Total Undelivered Orders	$ 1,550,418	$ 28,972,797	$ 30,523,215

As of September 30, 2021, budgetary resources obligated for undelivered orders were as follows:

	Federal	Non-Federal	Total
Unpaid Undelivered Orders	$ 836,064	$ 9,966,984	$ 10,803,048
Total Undelivered Orders	$ 836,064	$ 9,966,984	$ 10,803,048

NOTE 15. CUSTODIAL ACTIVITY

AFRH custodial collections are neither primary to the mission of AFRH nor material to the overall financial statements. AFRH's total custodial collections are $1,659 and $1,205 for the years ended September 30, 2022, and 2021, respectively.

NOTE 16. RECONCILIATION OF NET COST TO NET OUTLAYS

The reconciliation of net outlays, presented on a budgetary basis, and the net cost, presented on an accrual basis, provides an explanation of the relationship between budgetary and financial accounting information.

Reconciliation of Net Cost Outlays as of September 30, 2022:

	Intragovernmental	Other than Intragovernmental	Total
Net Operating Cost (SNC)	$ 13,199,558	$ 42,323,892	$ 55,523,450
Components of Net Cost Not Part of the Budgetary Outlays			
Property, Plant, and Equipment Depreciation Expense	-	(10,681,418)	(10,681,418)
Increase/(Decrease) in Assets:			
Accounts Receivable, Net	-	(593,862)	(593,862)
Accounts Payable	14,289	(1,419,704)	(1,405,415)
Federal Employee [and Veteran] Benefits Payable	-	995,447	995,447
Other Liabilities	37,903	371,271	409,174
Financing Sources:			
Imputed Cost	(1,796,802)	-	(1,796,802)
Total Components of Net Operating Cost Not Part of the Budgetary Outlays	$ (1,744,610)	$ (11,328,266)	$ (13,072,876)
Components of the Budget Outlays That Are Not Part of Net Operating Cost			
Acquisition of Capital Assets	459,365	5,027,365	5,486,730
Financing Sources:			
Donated Revenue	-	62,480	62,480
Transfers Out (In) Without Reimbursements	(10,688)	-	(10,688)
Total Components of the Budget Outlays That Are Not Part of Net Operating Cost	$ 448,677	$ 5,089,845	$ 5,538,522
Misc Items			
Distributed Offsetting Receipts (SBR 4200)	-	-	(17,799,130)
Custodial/Non-Exchange Revenue	(28,870,446)	(13,849)	(28,884,295)
Appropriated Receipts for Trust/Special Funds	29,649,301	41,752,981	71,402,282
Total Other Reconciling Items	$ 778,855	$ 41,739,132	$ 24,718,857
Total Net Outlays (Calculated Total)	$ 12,682,480	$ 77,824,603	$ 72,707,953
Budgetary Agency Outlays, Net (SBR 4210)			
Budgetary Agency Outlays, Net			$ 72,707,953

Reconciliation of Net Cost Outlays as of September 30, 2021:

	Intragovernmental	Other than Intragovernmental	Total
Net Operating Cost (SNC)	$ 13,997,991	$ 43,502,303	$ 57,500,294
Components of Net Cost Not Part of the Budgetary Outlays			
Property, Plant, and Equipment Depreciation Expense	-	(10,751,132)	(10,751,132)
Property, Plant, and Equipment Disposals & Revaluations	-	(14,330)	(14,330)
Increase/(Decrease) in Assets:			
Accounts Receivable, Net	-	(1,803,995)	(1,803,995)
(Increase)/Decrease in Liabilities:			
Accounts Payable	122,416	1,316,997	1,439,413
Federal Employee [and Veteran] Benefits Payable	-	437,341	437,341
Other Liabilities	146,490	627,564	774,054
Financing Sources:			
Imputed Cost	(1,804,161)	-	(1,804,161)
Total Components of Net Operating Cost Not Part of the Budgetary Outlays	$ (1,535,255)	$ (10,187,555)	$ (11,722,810)
Components of the Budget Outlays That Are Not Part of Net Operating Cost			
Acquisition of Capital Assets	517,294	3,668,510	4,185,804
Financing Sources:			
Donated Revenue	-	(928,341)	(928,341)
Transfers Out (In) Without Reimbursements	(37,864)	-	(37,864)
Total Components of the Budget Outlays That Are Not Part of Net Operating Cost	$ 479,430	$ 2,740,169	$ 3,219,599
Misc Items			
Distributed Offsetting Receipts (SBR 4200)	-	-	(17,365,863)
Custodial/Non-Exchange Revenue	(27,800,192)	(23,573)	(27,823,765)
Other Temporary Timing Differences	8,723	-	8,723
Appropriated Receipts for Trust/Special Funds	27,008,751	39,361,537	66,370,288
Total Other Reconciling Items	$ (782,718)	$ 39,337,964	$ 21,189,383
Total Net Outlays (Calculated Total)	$ 12,159,448	$ 75,392,881	$ 70,186,466
Budgetary Agency Outlays, Net (SBR 4210)			
Budgetary Agency Outlays, Net			$ 70,186,466

NOTE 17. COVID-19 ACTIVITY

On March 11, 2020, a novel strain of the Coronavirus, also known as COVID-19, was declared a pandemic by the World Health Organization. As a result, a national emergency was declared in the United States concerning the COVID-19 outbreak on March 13, 2020.

In response to the pandemic, the United States Congress passed a series of bills including the Coronavirus Aid, Relief and Economic Security (CARES) Act which was signed into law by President Trump on March 27, 2020, to provide aid and economic assistance to individuals, families and businesses across the nation impacted by COVID-19.

AFRH was appropriated CARES Act funding, under Public Law 116-136, in the amount of $2.8 million to prevent, prepare for, and respond to Coronavirus, including to provide additional funds to maintain normal operations and cover other necessary authorized activities during the period that the programs are impacted by the Coronavirus. (Note 10 (Dedicated Funds) shows a breakdown of the fund.) This funding was appropriated in fiscal year FY 2020 and expired at the end of FY 2021.

	2022	2021
Budgetary Resources: Unobligated (and unexpired) Balance Carried Forward from Prior Year	$ 724,973	$ 1,950,926
Rescissions and Other Changes to Budgetary Resources	334,371	145,423
Budgetary Resources Obligated	(19,844)	(1,371,376)
Budgetary Resources: Ending Unobligated (and unexpired) Balance to be Carried Forward	$ 1,039,500	$ 724,973
Outlays, Net (Total)	$ 102,397	$ 1,285,970

SECTION 3
OTHER INFORMATION

Office of the Inspector General:
AFRH's Top Management & Performance Challenges for 2022

In accordance with the Reports Consolidation Act of 2000, the Performance and Accountability Report (PAR) must include as an Other Information (OI), a statement by the agency's Inspector General (IG) summarizing the challenges facing the Armed Forces Retirement Home (AFRH) organization. The question of Resident Admissions, Occupancy and Infrastructure Upgrades continues to be a challenge to the Agency.

A. Rebuilding Occupancy Rate

The Chief Operating Officer (COO) is focused on achieving a Resident occupancy rate of 90% percent or better. Stabilizing AFRH's Resident occupancy at or above 90 percent is expected to yield additional income annually. AFRH now permits couples, with a spouse who has been married to a military retiree during the retiree's military service. AFRH also lowered the age for entry and is available to retired members of the Reserve and National Guard. Renovation of the Sheridan Building on the Washington campus will temporarily reduce the number of available units since the building will remain open during renovation.

B. Streamline the Admissions Process

The COO directed both Washington DC and Gulfport Admissions employees to review the entire admissions process for the purpose of reducing the amount of time it takes to on-board an applicant. In many cases, it takes one to six months from the time the applicant applies to arriving as a new resident.

A year after the top to bottom review of the admission process between Washington DC and Gulfport Admissions staff, has shown a marked improvement in processing time, improved tracking, and increased communication with staff and applicants.

The integration of all application documentation in the resident electronic information system improves every level of the admission process by allowing greater access by team members. A complete application is routinely processed in less than 30 days allowing a resident to plan their admission anytime thereafter.

AFRH is a continuing care retirement facility, which requires a verification of the applicant's medical status prior to entry. AFRH implemented a telemedicine approach for most applicants, which eliminates the need for an onsite medical evaluation to determine level of care. This eliminates the cost of a pre-visit for applicants who may be financially unable to travel to either campus. AFRH also eliminated certain pre-admission required documents. These documents can now be obtained after the applicate becomes a resident, speeding the on-boarding process.

C. Infrastructure Upgrades

Both campuses, Washington and Gulfport, are undergoing modernization and repair. The Gulfport facility, although relatively new, is approaching thirteen years and is in need of service and repair of key systems.

The Washington DC campus is undertaking critical infrastructure repair and modernization projects (roof, water system, electrical system, HVAC and elevators), as some systems are a century old. Additionally, the COO anticipates the Sheridan building renovations to begin in FY 2023 to update its systems and make living accommodations more attractive to residents.

To meet these challenges, the COO developed an aggressive modernization effort for housing residents in Washington through a multimillion, multi-phased renovation of the Sheridan building main independent living building, via the U.S. General Services Administration (GSA) Construction Management Services.

PATRICK CAVANAGH, SR.
Inspector General

DEFERRED MAINTENANCE

Starting in FY 2015, OMB required agencies to disclose their deferred maintenance procedures to identify, categorize and prioritize maintenance and repairs. AFRH manages its capital improvement budget through an Investment Review Board (IRB) that manages capital improvement projects, reviews requests, prioritizes projects and approves funding for AFRH's capital investments and major acquisitions. AFRH Capital Investments include capital assets such as land, structures, equipment and intellectual property (e.g., software) that have an estimated dollar value or cost of at least $50,000 and a useful life of at least two years. The cost of a capital asset includes both its purchase price and all other costs incurred to prepare for its intended use and location.

ANALYSIS OF ENTITY'S SYSTEMS, CONTROLS AND LEGAL COMPLIANCE

DATE: October 3, 2022
FROM: Chief Operating Officer
SUBJECT: Annual Statement of Assurance Required Under the Federal Managers' Financial Integrity Act (FMFIA) for Fiscal Year 2022

As Chief Operating Officer of the Armed Forces Retirement Home (AFRH), I recognize the Agency is responsible for managing risks and maintaining effective internal controls to meet the objectives of Sections 2 and 4 of the FMFIA of 1982. AFRH conducted its assessment of risk and internal controls in according with the OMB Circular No. A-123, "Management's Responsibility for Enterprise Risk Management and Internal Control"*;* and the Green Book, GAO-14-704G, "Standards for Internal Control in the Federal Government.*"* Based on the results of the assessment, and particularly the findings under DODIG-2018-077, dated February 2018, AFRH can provide reasonable assurance, except for the material weakness(es) noted in these reports on the effectiveness of internal controls over operations, reporting, and compliance of September 30, 2022.

A new management and leadership team was established as a result of the audit conducted by the Office of the Inspector General and is responsible for directly attending the concerns raised in the report. Given the significance of these findings, we suspect these findings likely translate or otherwise impact the effectiveness of AFRH controls and its management through operations, reporting and compliance. We continue to monitor, evaluate, and correct all deficiencies discovered during the year.

AFRH conducted its assessment of the effectiveness of internal controls over operations in accordance with OMB Circular No. A-123, the GAO Green Book, and the FMFIA. The *"Internal Control Assessment (Appendix C)"* section provides specific information on how the AFRH conducted this assessment. Based on the results of the assessment, and particularly the findings under DODIG-2018-077, dated February 2018, AFRH can provide reasonable assurance, except for the material weakness(es) noted in these reports, that internal controls over operations and compliance are operating effectively as of September 30, 2022.

The AFRH conducted its assessment of the effectiveness of internal controls over reporting (including internal and external financial reporting) in accordance with OMB Circular No. A-123, the GAO Green Book, and the FMFIA. The *"Internal Control Assessment (Appendix C)"* section provides specific information on how the AFRH conducted this assessment. Based on the results of the assessment, and particularly the findings under DODIG-2018-077, dated February 2018, AFRH can provide reasonable assurance, except for the material weakness(es) noted in these reports, that internal controls over reporting (including internal and external financial reporting), and compliance are operating effectively as of September 30, 2022.

The AFRH conducted its assessment of the effectiveness of internal controls over integrated financial management systems in accordance with FMFIA and OMB Circular No. A-123, Appendix D. The *"Internal Control Assessment (Appendix C)"* section provides specific information on how the AFRH conducted this assessment. Based on the results of the assessment, and particularly the findings under DODIG-2018-077, dated February 2018, AFRH can provide reasonable assurance, except for the material weakness(es) noted in these reports, that internal controls over financial management systems are in compliance with FMFIA, Section 4; FFMIA, Section 803; and OMB Circular No. A-123, Appendix D, effectively as of September 30, 2022.

The AFRH has conducted an assessment of entity-level controls including fraud controls in accordance with the Green Book, OMB Circular No. A-123, the Payment Integrity Information Act of 2019, and GAO Fraud Risk Management Framework. Based on the results of the assessment, and particularly the findings under DODIG-2018-077, dated February 2018, AFRH can provide reasonable assurance, except for the material weakness(es) noted in these reports, that entity-level controls including fraud controls are operating effectively as of September 30, 2022.

The AFRH is hereby reporting that no Anti-Deficiency Act (ADA) violation has been discovered/identified during our assessments of the applicable processes.

If there are any questions regarding this Statement of Assurance for FY 2022, my point of contact is Travis Cook and can be reached at (202) 541-7556 or travis.cook@afrh.gov.

JOHN RISCASSI
Chief Operating Officer

INTERNAL CONTROLS ASSESSMENT

DATE: October 3, 2022
FROM: Chief Operating Officer
SUBJECT: Internal Controls Assessment

The Armed Forces Retirement Home's (AFRH) mission is to fulfill our nation's commitment to its veterans by providing a premier retirement community with exceptional residential care and extensive support services.

The AFRH is an independent agency in the Executive branch of the US Government. The AFRH provides residences and related services through two campus communities in Gulfport, MS (AFRH-G) and Washington, D.C. (AFRH-W), with a corporate headquarters (HQ) component in Washington, D.C. that oversees both, and serving certain retired and former members of the US Armed Forces (title 24, U.S. Code, chapter 10). The Chief Operating Officer (COO) is the head of the agency and is under the authority, direction, and control of the Secretary of Defense.

AFRH corporate HQ management evaluated the system of internal control in effect during the fiscal year as of the date of this memorandum, according to the guidance in OMB Circular No. A-123 and the GAO Green Book. Included is our evaluation of whether the system of internal control for AFRH is in compliance with standards prescribed by the Comptroller General.

The objectives of the system of internal control of AFRH are to provide reasonable assurance of:

- Effectiveness and efficiency of operations;
- Reliability of financial and non-financial reporting;
- Compliance with applicable laws and regulations; and
- Financial information system s compliance with the FMFIA.

The evaluation of internal controls extends to every responsibility and activity undertaken by AFRH and applies to program, administrative, and operational controls. Furthermore, the concept of reasonable assurance recognizes that (1) the cost of internal controls should not exceed the benefits expected to be derived, and (2) the benefits include reducing the risk associated with failing to achieve the stated objectives. Moreover, errors or irregularities may occur and not be detected because of inherent limitations in any system of internal control, including those limitations resulting from resource constraints, congressional restrictions, and other factors. Finally, projection of any system evaluation to future periods is subject to the risk that procedures may be inadequate because of changes in conditions; or that the degree of compliance with procedures may deteriorate. Therefore, this statement of reasonable assurance is provided within the limits of the preceding description.

INTERNAL CONTROL EVALUATION-MANAGEMENT CONTROL TESTING

AFRH management evaluated the system of internal control in accordance with the guidelines identified above. 111e results indicate that the system of internal control of AFRH, in effect as of the date of this memorandum, taken as a whole, complies with the requirement to provide reasonable assurance that the above-mentioned objectives were achieved. This position on reasonable assurance is within the limits described in the preceding section.

CONCLUSION ON OVERALL ASSESSMENT OF INTERNAL CONTROL

A new management and leadership team was established as a result of a 2018 audit conducted by the DoD Office of the Inspector General and is responsible for directly attending the concerns raised in the report. Given the significance of these findings, we suspect these findings likely translate or otherwise impact the effectiveness of AFRH controls and its management through operations, reporting and compliance. We continue to monitor, evaluate, and correct all deficiencies discovered during the year.

It is important to note that there exist many underlying strengths within the AFRH through policy, practice and people and that supports an effective internal control framework, historically well-controlled, and with outcomes generally effective in most areas. New performance expectations, organizational structures, process and management activities will continue to strengthen the organization.

JOHN RISCASSI
Chief Operating Officer

FRAUD RISK MANAGEMENT

AFRH is committed at the highest level to combating fraud and protecting Trust Fund resources. Under the Fraud Reduction and Data Analytics Act of 2015 (Pub. L. 114-186, 31 USC 3321 note), AFRH herein makes its report. AFRH evaluated an Internal Control Checklist, conducted a Risk and Control Assessment and Developed a Fraud Risk Profile and is managing in accordance with these assessments and their outcomes.

Risk management and internal controls management is a perpetual requirement in which the entity must annually evaluate systems, environmental, and other challenges that could potentially result in new risks. And, whereas, the Agency generally has low and no transactional risks in certain areas (very limited travel, no grants, a structured payroll, limited volume and type of payments), the risks are generally low overall for AFRH.

	General Control Environment Total (Maximum of 35)		**15**	
Risk based on Control Environment Score and Management's Assessment Rank If rank varies from suggested range based on total, provide justification of management's assessment.		Low	(1- 15)	
		Moderate	(16-26)	
		High	(27- 35)	
	Section III - Combined Assessment			
III.1	**Preliminary Assessment of Safeguards**	**Value**	**Current Assessment**	**Justification of Selection**
	Controls in place adequately cover known internal and external risks.	(1)	3	New management is implementing a new Enterprise Risk Management program, and still evaluating and enhancing/strengthening operations and mitigating
	Some controls in place do not adequately cover known internal and external risks.	(3)		
	There are no existing controls in place.	(5)		
	Inherent Risk Total (Maximum of 45)		**23**	
	General Control Environment Total (Maximum of 35)		**15**	
	Combined Assessment (Maximum of 85)		**41**	**Enter Combined Assessment Based on Total**
MIC Combined Assessment Score and Management's Assessment Rank If rank varies from suggested range based on total, provide justification of management's assessment.		Low	(1-38)	
		Moderate	(39-64)	
		High	(65 - 85)	
	Results			

Based on manager's assessment as noted above, select the appropriate line below and provide details as necessary (i.e. estimated dates for corrective actions if required)

Risk based on control environment and combined assessment are low or moderate - develop corrective actions for any noted control gaps and plan implementation for correction.

Provide a brief description of any noted control gaps and an estimated time line for correction.

Leadership is currently assessing risk management and internal control program, and making revisions. Objective is to gain increased effectiveness in accordance with Agency's new short term Strategic Plan, published July 2021. AFRH has filled the vacant COO and DCOO positions in fiscal year 2022, and have put priority on the assessment of controls, oversight management and performance expectations, and beginning to revamp organizational structures and management activities. It is difficult at this time to assess and answer accurately each of the listed items under these circumstances. Too, because the operations have been in place for a long period of time and well controlled, the outcomes have been effective in most areas, but not everything has been assessed (historically or currently) the way it is presented here.

Risk based on control environment or combined assessment are high - Development and implementation of adequate corrective actions is required immediately. A reassessment will be performed upon completion of implementation of corrective actions.

Provide a brief description of major causes of control risk and provide a brief description of corrective action plan and estimated implementation time line. A formal corrective action plan may be required if a material weakness is determined to be present.

ACKNOWLEDGMENTS

Thank you for your interest in AFRH. This annual report was produced with the energies and talents of the AFRH staff. To the dedicated staff of the AFRH, our sincere thanks.

To achieve its mission, AFRH relies on dedicated partners who donate their time, talents, goods and services as well as materials for construction and repairs. Management is grateful to so many people for their support: the AFRH Residents, the AFRH staff, America's active-duty service members and military retirees, area school children, local churches, associations, clubs, commercial retailers, major corporations and military service organizations. These fine organizations provide vital support, invest numerous hours at AFRH and always lend a hand. This extended community is a wonderful part of the AFRH.

A PDF of this report is available on the AFRH Website:

https://www.afrh.gov/PAR/2022PAR

Submit Suggestions and Comments to:

AFRH Chief Financial Officer
Sherman Building
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Washington, DC 20011

Learn How to Support AFRH Programs:

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