GOODWIN HOUSE INCORPORATED AND AFFILIATES

CONSOLIDATED FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEARS ENDED SEPTEMBER 30, 2022 AND 2021

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INDEPENDENT AUDITORS' REPORT

Board of Trustees
Goodwin House Incorporated and Affiliates
Alexandria, Virginia

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of Goodwin House Incorporated and Affiliates, which comprise the consolidated statements of financial position as of September 30, 2022 and 2021, and the related consolidated statements of operations, and changes in net assets, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Goodwin House Incorporated and Affiliates as of September 30, 2022 and 2021, and the results of its operations, changes in its net assets, and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Goodwin House Incorporated and Affiliates' ability to continue as a going concern for one year after the date the consolidated financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

- Identify and assess the risks of material misstatement of the consolidated 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 consolidated financial statements.

- Obtain an understanding of internal control relevant to the 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 Goodwin House Incorporated and Affiliates' internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Goodwin House Incorporated and Affiliates' ability to continue as a going concern for a reasonable period of time.

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

Board of Trustees
Goodwin House Incorporated and Affiliates

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying supplementary information show on pages 36 to 51 is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Plymouth Meeting, Pennsylvania
December 19, 2022

GOODWIN HOUSE INCORPORATED AND AFFILIATES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
SEPTEMBER 30, 2022 AND 2021

	2022	2021
ASSETS		
CURRENT ASSETS		
Cash and Cash Equivalents	$ 14,677,942	$ 25,429,868
Current Portion of Assets Limited as to Use	-	3,399,600
Resident Accounts Receivable, Net of Allowance for Doubtful Accounts of $1,218,000 and $945,000 in 2022 and 2021, Respectively	5,630,003	5,325,240
Other Receivables	4,402,460	2,292,578
Investments Classified as Trading Securities	156,093,589	160,834,432
Prepaid Expenses, Inventory, and Other Assets	2,419,270	1,355,564
Total Current Assets	183,223,264	198,637,282
ASSETS LIMITED AS TO USE		
Externally Restricted Under Bond Indenture Agreements (Held by Trustee)	2,000,694	14,767,408
Board-Designated	2,658,914	1,636,016
Other	75,000	75,000
Less: Amounts Available for Current Liabilities	-	(3,399,600)
Assets Limited as to Use, Net of Current Portion	4,734,608	13,078,824
INVESTMENTS	31,613,332	49,682,521
FAIR VALUE OF INTEREST RATE SWAP	6,889,156	-
PROPERTY AND EQUIPMENT, NET	226,643,570	200,499,388
Total Assets	$ 453,103,930	$ 461,898,015

See accompanying Notes to Consolidated Financial Statements.

GOODWIN HOUSE INCORPORATED AND AFFILIATES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (CONTINUED)
SEPTEMBER 30, 2022 AND 2021

	2022	2021
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Current Portion of Long-Term Debt	$ 3,953,931	$ 4,872,675
Accounts Payable	3,215,668	2,410,995
Health Care Center Deposits	596,017	474,623
Accrued Interest Payable	544,139	3,399,600
Other Accrued Expenses	9,275,199	8,676,735
Paycheck Protection Program Loan	-	9,520,031
Total Current Liabilities	17,584,954	29,354,659
LONG-TERM DEBT, Net of Current Portion	173,867,650	170,970,985
ENTRANCE FEES AND DEPOSITS		
Entrance Fee Deposits	1,217,126	1,248,906
Refundable Entrance Fees	18,641,141	15,509,977
Deferred Revenue from Entrance Fees	142,341,147	134,947,810
Total Entrance Fees and Deposits	162,199,414	151,706,693
ANNUITIES PAYABLE	648,913	720,950
FAIR VALUE OF INTEREST RATE SWAP	-	789,263
ASSET RETIREMENT OBLIGATION	210,407	210,407
Total Liabilities	354,511,338	353,752,957
NET ASSETS		
Without Donor Restrictions	94,629,211	104,436,630
With Donor Restrictions	3,963,381	3,708,428
Total Net Assets	98,592,592	108,145,058
Total Liabilities and Net Assets	$ 453,103,930	$ 461,898,015

See accompanying Notes to Consolidated Financial Statements.

GOODWIN HOUSE INCORPORATED AND AFFILIATES
CONSOLIDATED STATEMENTS OF OPERATIONS
YEARS ENDED SEPTEMBER 30, 2022 AND 2021

	2022	2021
REVENUES, GAINS, AND OTHER SUPPORT		
Monthly Fees	$ 52,016,899	$ 49,055,028
Amortization of Deferred Revenue from Entrance Fees	23,061,844	21,468,268
Health Care Services	27,933,086	24,392,093
Contributions	4,461,642	3,897,773
Investment Income	13,145,192	17,433,638
Resident and Other Services	1,379,089	934,001
CARES Act and Provider Relief Funds	1,547,019	2,115,208
Net Assets Released from Restrictions	746,935	574,500
Other	175,136	172,691
Total Revenues, Gains, and Other Support	124,466,842	120,043,200
EXPENSES		
Administrative and General	15,159,747	17,041,960
Marketing	2,682,406	2,611,328
Resident and Social Services	4,709,613	4,469,308
Environmental Services and Plant Operations	11,692,390	10,426,519
Dietary	14,894,577	13,110,600
Health and Wellness	38,107,577	29,892,326
Resident Assistance, Net	461,913	476,080
Other Program Services	1,232,318	788,741
Fundraising - General	227,652	234,867
Depreciation	17,356,811	16,575,729
Interest	6,158,514	6,740,018
Total Expenses	112,683,518	102,367,476
OPERATING INCOME	11,783,324	17,675,724
OTHER INCOME (LOSS)		
Other Nonoperating Gains	1,903,779	43,590
Net Unrealized Gain (Loss) on Securities	(39,467,307)	20,851,046
Change in Fair Value of Interest Rate Swap Agreement	7,678,419	1,384,098
Forgiveness of Paycheck Protection Program Loan	9,520,031	-
Loss on Extinguishment of Debt	(1,172,105)	-
Total Other Income (Loss)	(21,537,183)	22,278,734
EXCESS (DEFICIT) OF REVENUE OVER (UNDER) EXPENSES	(9,753,859)	39,954,458
OTHER CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS		
Net Unrealized Losses on Debt Obligation Securities	(53,560)	(135,137)
INCREASE (DECREASE) IN NET ASSETS WITHOUT DONOR RESTRICTIONS	$ (9,807,419)	$ 39,819,321

See accompanying Notes to Consolidated Financial Statements.

GOODWIN HOUSE INCORPORATED AND AFFILIATES
CONSOLIDATED STATEMENTS OF CHANGES IN NET ASSETS
YEARS ENDED SEPTEMBER 30, 2022 AND 2021

	2022	2021
INCREASE (DECERASE) IN NET ASSETS WITHOUT DONOR RESTRICTIONS	$ (9,807,419)	$ 39,819,321
NET ASSETS WITH DONOR RESTRICTIONS		
Contributions of Cash and Other Financial Assets	1,001,888	514,145
Net Assets Released from Restrictions	(746,935)	(574,500)
Change in Net Assets With Donor Restrictions	254,953	(60,355)
CHANGE IN NET ASSETS	(9,552,466)	39,758,966
Net Assets - Beginning of Year	108,145,058	68,386,092
NET ASSETS - END OF YEAR	$ 98,592,592	$ 108,145,058

See accompanying Notes to Consolidated Financial Statements.

GOODWIN HOUSE INCORPORATED AND AFFILIATES
CONSOLIDATED STATEMENTS OF CASH FLOWS
YEARS ENDED SEPTEMBER 30, 2022 AND 2021

	2022	2021
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	$ (9,552,466)	$ 39,758,966
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities:		
Amortization of Deferred Revenue from Entrance Fees	(23,061,844)	(21,468,268)
Depreciation	17,356,811	16,575,729
Gain on Fair Value of Interest Rate Swap Agreement	(7,678,419)	(1,384,098)
Amortization of Deferred Financing Costs	64,712	59,880
Amortization of Bond Discount/Premium, Net	(316,715)	(757,216)
Provision for Bad Debts	925,056	872,505
Proceeds from Entrance Fees, Net of Refunds	33,694,071	21,632,442
Net Unrealized (Gain) Loss on Investments	39,520,867	(20,715,909)
Realized Gain on Sales of Investments	(15,427,801)	(9,155,393)
Change in Equity Value of Investments in Limited Partnerships	4,119,373	(5,761,388)
Loss on Extinguishment of Debt	1,172,105	-
Forgiveness of Paycheck Protection Program Loan	(9,520,031)	-
(Increase) Decrease in Assets:		
Accounts Receivable	(1,229,819)	(1,753,467)
Other Receivables and Entrance Fees Receivable	(2,109,882)	(960,766)
Prepaid Expenses, Inventory, and Other Assets	(1,063,706)	270,854
Increase (Decrease) in Liabilities:		
Accounts Payable	804,673	(26,299)
Health Care Center Deposits	121,394	(49,064)
Accrued Interest	(2,855,461)	173,213
Other Accrued Expenses	490,738	(142,386)
Annuities Payable	(72,037)	(91,467)
Net Cash Provided by Operating Activities	25,381,619	17,077,868
CASH FLOWS FROM INVESTING ACTIVITIES		
Net Sales of Investments	(5,402,407)	5,098,029
(Increase) Decrease in Assets Limited as to Use	5,732,604	(544,495)
Purchases of Property and Equipment	(18,797,797)	(8,552,728)
The View at Goodwin Living Acquisition	(24,703,196)	-
Net Cash Used by Investing Activities	(43,170,796)	(3,999,194)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from Long-Term Debt	140,293,567	-
Proceeds from Paycheck Protection Program Loan	-	9,520,031
Refunding Payments on Long-Term Debt	(133,148,652)	-
Increase (Decrease) in Entrance Fee Deposits	(31,780)	47,462
Principal Payments on Long-Term Debt	(4,872,567)	(9,256,123)
Deferred Issuance Costs	(1,214,529)	-
Net Cash Provided by Financing Activities	1,026,039	311,370
NET INCREASE (DECREASE) IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH	(16,763,138)	13,390,044
Cash, Cash Equivalents, and Restricted Cash - Beginning of Year	33,441,739	20,051,695
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH - END OF YEAR	$ 16,678,601	$ 33,441,739
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Accounts Payable and Property, Plant, and Equipment	$ 343,904	$ 790

See accompanying Notes to Consolidated Financial Statements.

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

Goodwin House Incorporated (GHI or Organization) is a nonprofit, nonstock Virginia Corporation organized in 1955 by resolution of the Protestant Episcopal Church of the Diocese of Virginia.

GHI owns and operates two continuing care retirement communities: Goodwin House Alexandria (GHA) in Alexandria, Virginia; Goodwin House Bailey's Crossroads (GHBC) in Falls Church, Virginia. GHA opened in 1967 and currently has 267 residential living apartments, 52 assisted living units, 80 nursing care units, and 10 memory support units. GHBC opened in 1987 and currently has 325 residential living apartments, 43 assisted living units, 69 nursing care units, and 16 memory support units.

Goodwin House Foundation (the Foundation) was formed in September 1989 and began operations in 1992 as a nonprofit corporation organized under the laws of the Commonwealth of Virginia to exclusively benefit, support, and foster the operations and functions, and carry out the objectives of GHI, which elects the board of directors of the Foundation.

Goodwin House Community Services (GHCS) was formed in October 2000 as a for-profit corporation organized under the laws of the Commonwealth of Virginia to provide management services to other nonprofit retirement communities.

Goodwin House Development Corporation (GHDC) was originally formed in October 2001 as a for-profit corporation organized under the laws of the Commonwealth of Virginia. In March 2014, GHDC was granted nonprofit status from the Internal Revenue Service (IRS), and its purpose is to support and develop the expansion of GHI.

Goodwin House Home and Community Based Services (GHHCBS) was formed on September 18, 2019 as a nonprofit corporation organized under the laws of the Commonwealth of Virginia. As stated in the Articles of Corporation, GHHCBS was formed for the purpose of developing, acquiring, owning, operating and maintaining businesses providing rehabilitative, restorative, advanced illness care, and other health care services to both older adults to others within the service area of Goodwin House Incorporated, in order to promote the health and welfare of persons in need of those services. On January 2, 2020, GHHCBS entered into an agreement with The Temple Foundation, Inc. under which the home health services they owned and operated (known as The Virginian) was conveyed to GHHCBS together with a cash payment to fund the expenses and support the growth of the home health operations.

Goodwin House Specialized Care is an operating unit of GHI whose purpose is to provide services to current residents of GHA and GHBC, and outside of the GHI Community. Its services include palliative care, hospice, and nonmedical daily living assistance.

Goodwin House at Home (GHAH) is an operating unit of GHI whose purpose is to expand services into the community. The services include coordination of care and services, emergency call systems and, ultimately, coverage of activities of daily living as a member's care needs change.

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Organization (Continued)

The View Alexandria (TVA) is an operating unit of GHDC. TVA (formerly The Hermitage Northern Virginia) was acquired by GHDC on August 1, 2022 and currently has 125 licensed assisted living units and 24 nursing care units.

The consolidated financial statements consist of the accounts of GHI, the Foundation, GHCS, GHDC, GHHCBS, and TVA, collectively referred to as the “Corporation.” All significant intercompany transactions and balances have been eliminated in consolidation.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements. Estimates also affect the reported amounts of revenues and expenses during the reporting period. Actual results will differ from those estimates.

Cash, Cash Equivalents, and Restricted Cash

The Corporation considers all unrestricted and highly liquid investments with maturities of three months or less when purchased to be cash equivalents. Cash and cash equivalents within funds identified as assets limited as to use include assets held by trustees under bond indenture agreements and entrance fee deposits held in escrow, if any, and are considered restricted in nature.

The following table provides a reconciliation of cash, cash equivalents, and restricted cash reported within the consolidated statements of financial position that sum to the total of the same such amounts shown in the consolidated statements of cash flows at September 30.

	2022	2021
Cash and Cash Equivalents	$ 14,677,942	$ 25,429,868
Restricted Cash included in Assets Limited As to Use	2,000,659	8,011,871
Total Cash, Cash Equivalents, and Restricted Cash Shown in the Consolidated Statements of Cash Flows	$ 16,678,601	$ 33,441,739

Allowance for Doubtful Accounts

The Corporation provides an allowance for uncollectible accounts using management’s estimate about the collectability of past due accounts. Residents are not required to provide collateral for services rendered, except for a one-month advance deposit for individuals admitted to the facility without a life care contract. Payment for services is required upon receipt of invoice or claim submitted. Accounts past due more than 30 days are individually analyzed for collectability, and management determines when accounts are reserved based upon historical losses and existing economic conditions.

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets Limited as to Use

Assets limited as to use include assets held by trustees under bond indenture agreements, board-designated funds set aside for the purpose of GHI strategic initiatives, and entrance fee deposits held in escrow, if any. Assets limited as to use are carried at fair value.

Investments

The Corporation carries investments in marketable equity securities, bonds, and other investments at fair value, as determined by quoted values, in the consolidated statements of financial position. The fair values relating to underlying investments in certain partnerships have been estimated by the partnerships' management and/or the manager of funds held by the partnerships in the absence of readily ascertainable market values. The change in the fair values of the partnerships is reported in the consolidated statements of operations as a component of investment income. Due to the inherent uncertainty of these estimates, these values may differ from the values that would have been used had a ready market for these investments existed and the differences could be material. Cost used in the determination of gains and losses on sales of investments is based on the specific cost of the investment sold. Investment income (including realized gains and losses on investments, interest, and dividends) and unrealized gains (losses) on securities are included to arrive at excess (deficit) of revenue over (under) expenses unless restricted by donor or law. Unrealized gains (losses) on debt obligation securities are excluded from excess (deficit) of revenue over (under) expenses but are included in other changes in net assets without donor restrictions.

Fair Value Measurement

Fair value measurement applies to reported balances that are required or permitted to be measured at fair value under an existing accounting standard. Fair value is a market-based measurement, not an entity-specific measurement; therefore, a fair value measurement should be determined based on the assumptions that market participants would use in pricing the asset or liability and establishes a fair value hierarchy. The fair value hierarchy consists of three levels of inputs that may be used to measure fair value as follows:

Level 1 – Inputs that utilize quoted prices (unadjusted) in active markets for identical assets or liabilities that the Corporation has the ability to access.

Level 2 – Inputs that include quoted prices for similar assets and liabilities in active markets and inputs that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the financial instrument. Fair values for these instruments are estimated using pricing models, quoted prices of securities with similar characteristics, or discounted cash flows.

Level 3 – Inputs that are unobservable for the asset or liability, which are typically based on an entity's own assumptions, as there is little, if any, related market activity. Fair value for these instruments is estimated using quoted prices of similar assets in active markets, quoted prices for identical or similar assets in nonactive markets, and inputs other than quoted prices that are observable.

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fair Value Measurement (Continued)

In instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the level in the fair value hierarchy within which the entire fair value measurement falls is based on the lowest level input that is significant to the fair value measurement in its entirety.

Additionally, from time to time, the Corporation may be required to record at fair value other assets on a nonrecurring basis in accordance with U.S. GAAP. These adjustments to fair value usually result from the application of the lower-of-cost-or-market accounting or write down of individual assets. The Corporation has not written down any individual assets as of September 30, 2022 and 2021.

Property and Equipment

The Corporation capitalizes all expenditures for property and equipment costing over $1,000 and having useful lives greater than two years. Depreciation is provided on a straight-line basis over the estimated useful lives of the assets. The cost of maintenance and repairs is charged against operations as incurred, whereas significant renewals and betterments are capitalized. The general range of estimated lives for the buildings and land improvements is 20 to 40 years and 3 to 10 years for equipment and furnishings.

Derivative Financial Instrument

The Corporation utilizes a derivative financial instrument to reduce its exposure to the market risk from changes in interest rates. The instrument used to mitigate this risk is an interest rate swap. The changes in fair value of this instrument are included in other income.

Deferred Financing Costs and Bond Premium

Financing costs and bond premiums incurred in connection with the issuance of long-term debt are deferred and amortized using the effective-interest method over the term of the related indebtedness. Interest expense attributable to the expensing of deferred financing costs was $64,712 and $59,880 for the years ended September 30, 2022 and 2021, respectively.

Deferred Revenue from Entrance Fees

Residents pay up-front fees to the Organization pursuant to entering into a continuing-care contract. These fees, net of the portion that is refundable to residents, are recorded as deferred revenue from entrance fees and are amortized to income using the straight-line method over the estimated remaining life expectancy of the individual residents or couples, adjusted annually.

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Obligation to Provide Future Services

The Organization annually calculates the present value of the net cost of future services and the use of facilities to be provided to current residents and compares that amount with the balance of deferred revenue from entrance fees. If the present value of the net cost of future services and the uses of facilities exceeds the deferred revenue from entrance fees, a liability would be recorded with a corresponding charge to income. This calculation did not result in a liability as of September 30, 2022 or 2021.

Charitable Gift Annuities

The Foundation receives assets from donors under gift annuity agreements in exchange for a promise by the Foundation to pay periodic fixed amounts during the annuitants' or specified beneficiaries' lives. Assets received are recognized at fair value, and an annuities payable liability is recognized for the present value of future cash flows expected to be paid to the donors, discounted at 5% during both the years ended September 30, 2022 and 2021. Contribution revenue is recognized for the difference between the amounts received and the liability recorded. Adjustments to the annuity liability are made annually to reflect changes in the discount rate and the remaining life expectancies of the donors.

Notes Receivable

On December 15, 2020, Goodwin House Development Corporation advanced $2,000,000 to Arlington Partnership for Affordable Housing, a Virginia nonstock nonprofit corporation, under the terms of an unsecured promissory note bearing interest at 2%. The term of the note is through December 1, 2021, with a possible 60-day extension at the option of the borrower. The purpose of the note is to fund predevelopment costs for an affordable housing project for older adults in Fairfax County, Virginia. The balance of the note plus accrued interest is included in other receivables on the consolidated statements of financial position. The amount outstanding on the note at September 30, 2021 was $2,000,000. Accrued interest receivable at September 30, 2021 was $22,523. The note was repaid on October 13, 2021.

Excess of Revenue Over Expenses

The consolidated statements of operations include excess of revenue over expenses. Changes in net assets without donor restrictions excluded from excess of revenue over expenses, consistent with industry practice, include unrealized gains and losses on debt obligation securities, permanent transfers of assets to and from affiliates for other than goods and services, and contributions of long-lived assets, including assets acquired from donor restricted contributions to be used for specific purposes of acquiring such assets.

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Assets

Net Assets, revenues, gains, and other support are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Include net assets available for use in general operations and not subject to donor restrictions. At times, the governing board can designate, from net assets without donor restrictions, net assets for a board-designated endowment or other purposes.

Net Assets With Donor Restrictions – Include net assets subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource has been fulfilled, or both. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that the resources be maintained in perpetuity.

Contributions restricted by donors are reported as increases in net assets without donor restrictions if the restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished) in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions, depending on the nature of the restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the consolidated statements of operations and changes in net assets as net assets released from restrictions. See Note 8 for additional disclosure of net assets with donor restrictions comprised of donations which require the passage of time (temporary in nature) and to be held in perpetuity (perpetual in nature).

Net Patient Revenue

The Organization has agreements with third-party payors that may provide for payments at amounts different from its established rates. Net patient and resident service revenue is reported at the estimated net realizable amounts from residents, third-party payors, and others for service rendered.

Resident Services Revenue

Resident services revenue is reported at the amount that reflects the consideration to which the Organization expects to be entitled in exchange for providing resident services and care. Resident services include monthly fees, health care services, and resident and other services on the consolidated statements of operations. These amounts are due from residents, third-party payors (including health insurers and government programs), and others and includes variable consideration for retroactive revenue adjustments due to settlement of audits, reviews, and investigations. Generally, the Organization bills the residents monthly for services and third-party payors after the services are performed.

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Resident Services Revenue (Continued)

Performance obligations are determined based on the nature of the services provided by the Organization. Revenue for performance obligations satisfied over time is recognized based on actual charges incurred. The Organization believes that this method provides a faithful depiction of the transfer of services over the term of the performance obligation based on the inputs needed to satisfy the obligation. Generally, performance obligations satisfied over time relate to residents receiving skilled nursing or other services within the facility or residents receiving services within or outside of the facility. The Organization measures the performance obligation from admission into the facility or commencement of services to the point when the Organization is no longer required to provide services to that resident, which is generally at the time of discharge or termination of the resident contract. Revenue for performance obligations satisfied at a point in time is generally recognized when goods are provided to the residents and customers in a retail setting (e.g., guest meals) and the Organization does not believe it is required to provide additional goods or services related to that sale.

The Organization determines the transaction price based on standard charges for goods and services provided, reduced by contractual adjustments provided to third-party payors, discounts provided to uninsured patients in accordance with the Organization’s policy and/or implicit price concessions provided to residents. The Organization determines its estimates of contractual adjustments based on contractual agreements, its policies, and historical experience. The Organization determines its estimate of implicit price concessions based on its historical collection experience.

The composition of resident services revenue by primary payor is as follows for the years ended September 30:

	2022	2021
Private Pay	$ 65,598,215	$ 61,453,877
Medicare	15,383,236	12,722,798
Medicaid	347,623	204,447
Total Resident Services Revenue	$ 81,329,074	$ 74,381,122

Revenue from resident’s deductibles and coinsurance are included in the categories presented above based on the primary payor.

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Resident Services Revenue (Continued)

The composition of resident care service revenue based on its service lines, method of reimbursement, and timing of revenue recognition are as follows for the years ended September 30:

	2022	2021
Service Lines:		
Independent Living	$ 39,900,007	$ 37,232,387
Assisted Living	6,896,916	6,613,734
Skilled Nursing Facility	14,428,186	13,053,145
Personal Care	4,340,927	4,580,883
Hospice	7,155,449	6,056,814
Home Health Care	2,946,251	2,557,819
Rehab	3,034,808	2,283,239
Other Sales	2,626,530	2,003,101
Total	$ 81,329,074	$ 74,381,122
Method of Reimbursement:		
Fee for Service	$ 65,598,215	$ 61,658,324
Other	15,730,859	12,722,798
Total	$ 81,329,074	$ 74,381,122
Timing of Revenue and Recognition:		
Services Transferred Over Time	$ 74,116,137	$ 68,660,068
Sales at a Point in Time	7,212,937	5,721,054
Total	$ 81,329,074	$ 74,381,122

Financing Component

The Organization has elected the practical expedient allowed under Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 606-10-32-18 and does not adjust the promised amount of consideration from residents and third-party payors for the effects of a significant financing component due to the Organization's expectation that the period between the time the service is provided to a resident and the time that the resident or a third-party payor pays for that service will be one year or less.

Contract Costs

The Organization has applied the practical expedient provided by FASB ASC 340-40-25-4 and all incremental customer contract acquisition costs are expensed as they are incurred as the amortization period of the asset that the Organization otherwise would have recognized is one year or less in duration.

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

New Accounting Pronouncements — Accounting Standards Update (ASU) 2020-07

In September 2020, the Financial Accounting Standards Board (FASB) issued ASU 2020-07, *Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets*. The standard requires nonprofits to expand their financial statement presentation and disclosure of contributed nonfinancial assets, including in-kind contributions. The standard includes disclosure of information on an entity's policies on contributed nonfinancial assets about monetization and utilization during the reporting period, information on donor-imposed restrictions, and valuation techniques. The new standard, as amended, is to be applied retrospectively to annual reporting periods beginning after June 15, 2021, and interim periods within annual reporting periods beginning after June 15, 2022. The Corporation adopted the standard on October 1, 2021, and it had no impact on the fiscal years 2022 and 2021 presentation.

Income Taxes

GHI, GHDC, GHHCBS, and the Foundation are nonprofit corporations as described in Section 501(c)(3) of the Internal Revenue Code (IRC) and are exempt from federal income taxes pursuant to Section 501(a) of the IRC. GHCS and TVA are for-profit corporations. The Corporation follows the provisions of the income tax standard regarding the recognition and measurement of uncertain tax positions. The application of these provisions has no effect on the Corporation's financial statements.

The Corporation has implemented processes to ensure corporate compliance with the IRS intermediate sanctions provision. These processes include retention by the board of trustees of an unbiased third-party consultant to review executive compensation practices, annual review of executive team compensation by the board compensation committee, and annual review by the board of trustees of the performance and compensation of the Corporation's president and chief executive officer. The board engages in periodic corporate compliance education, has adopted and reviews at least annually a written corporate compliance program and code of conduct, and has a detailed conflict of interest policy.

Subsequent Events

In preparing these consolidated financial statements, the Corporation has evaluated events and transactions for potential recognition or disclosure through December 19, 2022, the date the consolidated financial statements were issued.

NOTE 2 LIQUIDITY AND AVAILABILITY

The Corporation regularly monitors the availability of resources required to meet its operating needs and other contractual commitments, while also striving to maximize the investment of its available funds. For purposes of analyzing financial resources to meet expenses over a 12-month period, the Corporation considers all expenses related to its ongoing mission-related activities as well as the conduct of services undertaken to support these activities.

NOTE 2 LIQUIDITY AND AVAILABILITY (CONTINUED)

A portion of the investment portfolio consists of a liquid reserve of approximately $2.5 million. This portfolio generally consists of higher quality fixed-income investments with durations of five years or less and is available for short- to medium-term cash needs in excess of the amounts held in operating cash.

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the consolidated statement of financial position date, are as follows:

	2022	2021
Financial Assets at Year-End:		
Cash and Cash Equivalents	$ 14,677,942	$ 25,429,868
Accounts Receivable	10,032,463	7,617,818
Investments	156,093,589	160,834,432
Subtotal	180,803,994	193,882,118
Less: Illiquid Alternative Investments	49,100,919	49,429,786
Less: Amounts Not Available to be Used Within One Year	1,686,341	1,683,529
Financial Assets Available to Meet General Expenditures Within One Year	$ 130,016,734	$ 142,768,803

The Corporation has commitments to fund approximately $32,750,000 of investments in private equity funds as of year-end, of which approximately $21,172,000 has been called (funded in cash) as of September 30, 2022, leaving a remaining commitment of $11,578,000. There is adequate liquidity in the long-term investment portfolio to fund these commitments to fund additional private-equity investments. These private-equity investments are generally illiquid in the medium term and are generally not available to support the medium-term cash needs of the Corporation. The remainder of the investment portfolio is invested in a diversified portfolio of readily marketable securities that are available for the cash needs of the Corporation, if necessary.

The Corporation has other assets limited to use for donor-restricted purposes, board designation, and debt service. These assets limited to use, which are more fully described in Note 4 are not available for general expenditure within the next year and are not reflected in the amounts above.

NOTE 3 PROPERTY AND EQUIPMENT

The components of property and equipment at September 30 are as follows:

	2022	2021
Land and Land Improvements	$ 6,589,814	$ 4,640,547
Buildings	370,237,678	341,164,279
Equipment and Furnishings	21,544,085	21,487,857
Construction in Progress	1,699,937	229,635
Total	400,071,514	367,522,318
Less: Accumulated Depreciation	(173,427,944)	(167,022,930)
Property and Equipment, Net	$ 226,643,570	$ 200,499,388

NOTE 3 PROPERTY AND EQUIPMENT (CONTINUED)

Included in construction in progress are project planning costs for a potential senior living community. There is currently a senior living community planned to open in Fall 2025 in Loudoun County, Virginia.

NOTE 4 ASSETS LIMITED AS TO USE

Assets limited as to use consist of the following at September 30:

	2022		2021	
	Fair Value	Cost	Fair Value	Cost
Externally Restricted Under				
Bond Indenture Agreements:				
Money Market Accounts	$ 2,000,659	$ 2,000,659	$ 8,011,871	$ 8,011,871
Corporate Bonds	-	-	6,755,537	6,701,979
Board Designated:				
Cash and Equivalents	7,482	7,482	119	119
Mutual Funds:				
Bonds	765,669	854,605	417,299	409,860
Equities	1,885,798	2,025,780	1,218,598	882,432
Total	$ 4,659,608	$ 4,888,526	$ 16,403,424	$ 16,006,261

NOTE 5 INVESTMENTS

Current investments consist of the following at September 30:

	2022		2021	
	Fair Value	Cost	Fair Value	Cost
Cash and Cash Equivalents	$ 2,930,890	$ 2,930,890	$ 727,696	$ 727,696
Mutual Funds:				
Bonds	46,541,391	52,464,204	47,518,145	46,981,909
Equities	64,643,781	63,592,681	86,946,442	56,924,248
Alternative Investments	41,977,527	30,517,162	25,642,149	13,051,958
Total Investments Classified as Trading	$ 156,093,589	$ 149,504,937	$ 160,834,432	$ 117,685,811

Long term investments consist of the following at September 30:

	2022		2021	
	Fair Value	Cost	Fair Value	Cost
Cash and Cash Equivalents	$ 209,949	$ 209,949	$ 9,837,822	$ 9,837,822
Fixed Income	24,279,991	26,126,173	16,057,062	16,017,157
Alternative Investments	7,123,392	5,521,748	23,787,637	16,563,847
Total	$ 31,613,332	$ 31,857,870	$ 49,682,521	$ 42,418,826

NOTE 5 INVESTMENTS (CONTINUED)

Investments in alternative investments are not listed on national exchanges or over-the-counter markets, or for which quoted market prices are not readily available. Consequently, a fair market value and cost basis for such investments can be difficult to obtain.

The Corporation has an investment committee that meets periodically throughout the year to approve purchases and sales of investments, and review asset allocations and the returns on the investment portfolio. Management, in connection with a third-party investment advisor, performs due diligence on the valuation of all investments.

The Corporation is invested in a variety of investment funds. In general, investments are exposed to various risks, such as interest rate, credit, and overall market volatility risk. Due to the level of risk associated with certain investments, it is reasonably possible that changes in the values of the investments will occur in the near term that could materially affect investment balances and the amounts reported in the consolidated statements of financial position and consolidated statements of operations and changes in net assets.

The Corporation's securities investments that are bought and held principally for the purpose of selling them in the near term are classified as current investments. Current investments are recorded at fair value on the consolidated statements of financial position in current assets, and the change in fair value during the period is a component of other income (loss). Securities investments not classified as current investments are classified as noncurrent investments. Noncurrent investments are recorded at fair value in investments and other assets on the consolidated statements of financial position, with the change in fair value during the period included as a component of other changes in net assets without donor restrictions.

Total return on investments and assets limited as to use is comprised of the following for the years ended September 30:

	2022	2021
Interest and Dividends	$ 1,871,018	$ 2,535,769
Net Realized Gains on Investments	15,427,801	9,155,393
Change in Value of Investments in Limited Partnerships	(4,119,373)	5,761,388
Change in Value of Charitable Gift Annuities	(34,254)	(18,912)
Total Included in Operating Income	13,145,192	17,433,638
Unrealized Gains (Losses) on Investments:		
Securities, Included in Other Income	(39,467,307)	20,851,046
Debt Obligation Securities, Included in Other Changes in Net Assets Without Donor Restrictions	(53,560)	(135,137)
Total Investment Return	$ (26,375,675)	$ 38,149,547

NOTE 6 LONG-TERM DEBT

Long-term debt at September 30 consists of the following:

Description	2022	2021
Industrial Development Authority of the City of Alexandria Residential Care Facilities Mortgage Revenue Bonds (Goodwin House Incorporated), Series 2015:		
Due in graduated annual installments ranging from $955,000 in fiscal year 2021 to $3,945,000 in fiscal year 2051. Interest is payable semiannual at fixed rates ranging from 1.0% to 5.0%.	$ -	$ 59,500,000
Fairfax County Economic Development Authority (Virginia) Residential Care Facilities Mortgage Revenue Bonds (Goodwin House Incorporated), Series 2016:		
Series 2016A, due in graduated annual installments ranging from $4,675,000 in fiscal year 2032 to $7,450,000 in fiscal year 2042. Interest is payable semiannually at fixed rates ranging from 2.76% to 3.375%.	-	65,880,000
Series 2016B, due to a bank in graduated annual installments ranging from $3,796,123 in fiscal year 2021 to $4,659,000 in fiscal year 2031. Interest is payable monthly, and is substantially hedged by a derivative instrument at a fixed rate of 2.0175% through 2031.	39,036,605	42,914,172
Industrial Development Authority of the City of Alexandria Taxable Residential Care Facilities Revenue Refunding Bonds (Goodwin House Incorporated), Series 2022:		
Series 2022A, due in graduated annual installments ranging from $1,406,229 in fiscal year 2026 to $5,949,147 in fiscal year 2043. Interest is payable monthly, and is substantially hedged by a derivative instrument at a fixed rate of 3.007% through 2042.	64,340,007	-
Series 2022B, due to a bank in graduated annual installments ranging from $804,681 in fiscal year 2027 to $4,196,232 in fiscal year 2048. Interest is payable monthly, and is substantially hedged by a derivative instrument at a fixed rate of 3.651% through 2024.	58,178,560	-

NOTE 6 LONG-TERM DEBT (CONTINUED)

Description	2022	2021
The View at Goodwin Living, LLC Term Loan, due in graduated annual installments ranging from $29,907 in fiscal year 2025 to $1,173,992 in fiscal year 2050. Interest is payable monthly, and is substantially hedged by a derivative instrument at a fixed rate of 4.528% through 2027.	$ 17,775,000	$ -
Total	179,330,172	168,294,172
Add: Unamortized Bond Premium	-	10,461,668
Less: Unamortized Debt Issuance Costs	(1,508,591)	(2,912,180)
Total	177,821,581	175,843,660
Less: Current Portion of Long-Term Debt	(3,953,931)	(4,872,675)
Total Long-Term Debt	$ 173,867,650	$ 170,970,985

Series 2015 Bonds

In May 2015, the Industrial Development Authority of the City of Alexandria authorized an issuance of Residential Care Facilities Mortgage Revenue Bonds in the principal amount of $68,815,000. Proceeds of the Series 2015 Bonds were used by the Organization to refund the outstanding principal amount of the then-existing Series 2005 Bonds, finance costs of improvements and additions to Goodwin House Alexandria, pay certain issuance costs of the Series 2015 Bonds, and fund a debt service reserve fund for the Series 2015 Bonds.

The Series 2015 Bonds mature serially and bear interest at a fixed rate of between 1.0% and 5.0% over the life of the issuance.

On December 17, 2020, the board of trustees approved the optional redemption of $4,505,000 of the Series 2015 Bonds. This group of the bonds has a weighted-average maturity of approximately 9.85 years and a weighted-average coupon of approximately 4.13%. This redemption was consummated in fiscal year 2021.

In May 2022, the proceeds of the Series 2022B Bonds were used to refund the remaining Series 2015 Bonds outstanding.

Series 2016 Bonds

In September 2016, the Fairfax County Economic Development Authority authorized the issuance of Residential Care Facilities Mortgage Revenue Refunding Bonds, Series 2016. The proceeds of the Series 2016 Bonds were used by Goodwin House Incorporated to significantly refund all of the outstanding principal amount of the Series 2007 Bonds, pay certain costs of issuance of Series 2016 A and B Bonds, and fund a debt service reserve fund for the Series 2016A Bonds. The remaining principal of the series 2007 bonds was paid on October 1, 2017.

The Series 2016A Bonds, in the initial principal amount of $65,880,000, mature serially and bear interest at fixed rates between 2.76% and 3.375% over the life of the issuance which terminates in October 2042.

NOTE 6 LONG-TERM DEBT (CONTINUED)

Series 2016 Bonds (Continued)

In May 2022, the proceeds of the Series 2022A Bonds were used to refund the remaining Series 2016A Bonds outstanding.

The Series 2016B Bond is payable to a bank in the initial principal amount of $58,136,005. The obligation of the Organization to pay the Series 2016B Bond is evidenced by a promissory note payable that was issued as an obligation under the Master Indenture. Effective January 1, 2018, the interest rate on the Series 2016B Bond was reset, in accordance with the loan agreement, to maintain the after tax yield to the bank after the reduction in the federal corporate income tax rate as the result of the Tax Cuts and Jobs Act.

The Series 2016B Bond is substantially hedged by an interest rate swap agreement (the 2016B Swap). Under the terms of the 2016B Swap, the Organization will pay a fixed rate of 2.0175% and receive a variable rate equal to 67% of the sum of the 30-day LIBOR rate plus 140 basis points on the notional amount, which is equal to the original principal amount of the Series 2016B Bond and declines in step with the outstanding principal. The 2016B Swap expires on the final maturity date of the Series 2016B Bond. As of September 30, 2022 and 2021, the valuation of the swap was an asset (liability) of $2,449,871 and ($789,263), respectively.

Series 2022 Bonds

In May 2022, Industrial Development Authority of the City of Alexandria authorized an issuance of Residential Care Facilities Mortgage Revenue Bonds, Series 2022. The proceeds of the Series 2022 Bonds were used by Goodwin House Incorporated to refund all of the outstanding principal amount of the Series 2015 Bonds, refund all of the outstanding principal amount of the Series 2016A Bonds, and pay cost of issuance related to the Series 2022A and 2022B Bonds.

The Series 2022A Bonds, in the initial principal amount of $64,340,007, mature serially and bear interest at a fixed rate of 3.007% over the life of the issuance which terminates in October 2042.

The Series 2022A Bond is substantially hedged by an interest rate swap agreement (the 2022A Swap). Under the terms of the 2022A Swap, the Organization will pay a fixed rate of 3.0070% and receive a variable rate equal to 79% of the sum of the 30-day SOFR rate plus 140 basis points on the notional amount, which is equal to the original principal amount of the Series 2022A Bond and declines in step with the outstanding principal. The 2022A Swap expires on the final maturity date of the Series 2022A Bond. As of September 30, 2022, the valuation of the swap was an asset of $2,263,992.

The Series 2022B Bonds, in the initial principal amount of $58,178,560, mature serially and bear interest at a fixed rate of 3.651% over the life of the issuance which terminates in October 2047.

NOTE 6 LONG-TERM DEBT (CONTINUED)

Series 2022 Bonds (Continued)

The Series 2022B Bond is substantially hedged by an interest rate swap agreement (the 2022B Swap). Under the terms of the 2022B Swap, the Organization will pay a fixed rate of 3.6510% and receive a variable rate equal to 100% of the sum of the 30-day SOFR rate plus 140 basis points on the notional amount, which is equal to the original principal amount of the Series 2022B Bond and declines in step with the outstanding principal. The 2022B Swap expires on the final maturity date of the Series 2022B Bond. As of September 30, 2022 and 2021, the valuation of the swap was an asset of $1,201,086 and $-0-, respectively.

TVA Term Loan

In August 2022, The View at Goodwin Living, LLC executed a loan agreement with Truist Bank in the principal amount of $17,775,000 (TVA Term Loan). The proceeds of the TVA Term loan were used to fund the acquisition and improvement to the facility. The TVA Term loan bears monthly interest-only payments until September 2025 and monthly principal and interest payments amortizing until July 2050. The TVA Term Loan terminates on August 1, 2027.

The TVA Term Loan is substantially hedged by an interest rate swap agreement (the TVA Swap). Under the terms of the TVA Swap, the Organization will pay a fixed rate of 4.5280% and receive a variable rate equal to 200% of the sum of the 30-day SOFR rate plus 140 basis points on the notional amount, which is equal to the original principal amount of the TVA Term Loan and declines in step with the outstanding principal. The TVA Swap expires on August 1, 2027. As of September 30, 2022, the valuation of the swap was an asset of $974,207.

Bond Collateral, Trustee-Held Funds, and Covenants

Collateral for the debt includes the trustee-held funds, a first mortgage lien on the Organization’s real estate, as well as a general security interest in the Organization’s inventory, accounts receivable, general intangibles, chattel paper, and rights arising out of Medicare, Medicaid, or other federal programs, and revenues and receipts derived from operations.

The Organization is subject to various covenants under the bond agreements. These covenants include certain reporting, financial, and operational requirements. As of September 30, 2022 and 2021, management is not aware of any noncompliance with these covenants. The Foundation, GHCS, GHDC, and GHHCBS are excluded as obligors under any of the bonds. GHDC has liquidity requirements under the TVA Term Loan.

NOTE 6 LONG-TERM DEBT (CONTINUED)

Bond Collateral, Trustee-Held Funds, and Covenants (Continued)

The funds held by the bond trustee included the following accounts at September 30:

	2022	2021
Series 2015 Bonds:		
Bond Debt Service Fund	$ 323	$ 2,494,648
Debt Service Reserve Fund	-	4,125,099
Total Series 2015 Bond Funds	323	6,619,747
Series 2016 Bonds:		
Bond Debt Service Fund	371	1,839,449
Debt Service Reserve Fund	-	6,308,212
Total Series 2016 Bond Funds	371	8,147,661
TVA Term Loan:		
Debt Service Reserve Fund	1,500,000	-
Environmental Hold	500,000	-
Total TVR Term Loan Funds	2,000,000	-
Total	$ 2,000,694	$ 14,767,408

The bond debt service funds were used to accumulate cash for the next scheduled payment. The bond debt service reserve funds served as an additional collateral for the future payments of bond principal. The TVA Term Loan debt service reserve fund serve as additional collateral for future debt service payments and environmental hold fund serves as collateral in the event a Phase II environmental assessment necessitated remediation of any kind. Subsequent to the end of the fiscal year, TVA had a clean Phase II environmental assessment and the lender released the requirement to hold funds aside for this purpose.

Principal maturities (exclusive of unamortized bond premium) on long-term debt for the next five years and the total amount due thereafter are as follows:

Year Ending September 30,	Amount
2023	$ 3,953,931
2024	4,036,101
2025	4,150,016
2026	5,991,711
2027	6,484,363
Thereafter	154,714,050
Total	179,330,172
Less: Unamortized Debt Issuance Costs	(1,508,591)
Total Bonds Payable, Net	177,821,581
Less: Current Portion of Bonds Payable	(3,953,931)
Total Bonds Payable, Less Current Maturities	$ 173,867,650

Interest expense activity is set forth following for the fiscal years ended September 30:

	2022	2021
Interest Paid	$ 9,265,978	$ 7,264,141
Amortization of Deferred Financing Costs	64,712	59,880
Amortization of Bond Premium	(316,715)	(757,216)
Increase (Decrease) in Accrued Interest	(2,855,461)	173,213
Total Interest Expense	$ 6,158,514	$ 6,740,018

NOTE 7 ENTRANCE FEES AND DEPOSITS

Reservation deposits received from prospective residents are fully refundable until they sign a resident agreement, at which time the deposits are applied toward the residents' entrance fees.

The Organization offers three types of resident agreements with varying entrance fee refund provisions as described below.

1. Standard, modified plan, and long-term care options – For pre-1998 agreements, in the event the resident voluntarily terminates the agreement, the resident receives a refund of 97% of the entrance fee, less 2% thereof for each month from the effective date of the agreement. The resident does not receive a refund after 48½ months of occupancy.

   For agreements beginning in 1998, in the event the resident voluntarily terminates the agreement, the resident receives a refund of 100% of the entrance fee, less 1% thereof for each month from the effective date of the agreement.

   For certain older agreements, in the event of the resident's death, no refund of the entrance fee is due to the resident's estate. For agreements beginning in 1998, in the event of the resident's death, the resident's estate receives a refund of 100% of the entrance fee, less 4% thereof for each month since the effective date of the agreement.

   For certain older agreements, if the Organization terminates the agreement, the resident receives a refund of 97% of the entrance fee, less 1% thereof for each month from the effective date of the agreement. For agreements beginning in 1998, if the Organization terminates the agreement, the resident receives a refund of 100% of the entrance fee, less 1% thereof for each month since the effective date of the agreement.

2. Refundable plan option – For certain agreements entered into prior to 1998, in the event the resident voluntarily terminates the agreement, the resident receives a refund of 97% of the entrance fee, less 2% thereof for each month since the effective date of the agreement, but in no event shall the refund be less than 50% of the total entrance fee paid. For certain agreements beginning in 1998, in the event the resident voluntarily terminates the agreement, the resident receives a refund of 100% of the entrance fee, less 1% thereof for each month since the effective date of the agreement, but in no event shall the refund be less than 50% of the total entrance fee paid.

   For certain agreements entered into prior to 1998, in the event of the resident's death, the resident's estate receives a refund of 97% of the entrance fee less any costs for inpatient health care given in the health care facilities, but in no event shall the refund be less than 50% of the total entrance fee paid. For certain agreements beginning in 1998, in the event of the resident's death, the resident's estate receive a refund of 100% of the entrance fee, less 4% thereof for each month since the effective date of the agreement, but in no event shall the refund be less than 50% of the total entrance fee paid.

NOTE 7 ENTRANCE FEES AND DEPOSITS (CONTINUED)

Refundable plan option (continued) – For certain agreements entered into prior to 1998, if the Organization terminates the agreement, the resident receives a refund of 97% of the entrance fee, less 1% thereof for each month since the effective date of the agreement, but in no event shall the refund be less than 50% of the total entrance fee paid. For certain agreements beginning in 1998, if the agreement is terminated by the Organization, the resident receives a refund of 100% of the entrance fee, less 1% thereof for each month since the effective date of the agreement, but in no event shall the refund be less than 50% of the total entrance fee paid.

3. 90% Refundable Type C plan – The entrance fee is 100% refundable in the first six months and 90% thereafter. This contract does not include assisted living or nursing care but provides guaranteed access to these levels of care at the private daily rate.

At September 30, 2022 and 2021, the portion of entrance fees subject to refund provisions amounted to $109,595,917 and $99,686,832, respectively, subject to reoccupancy provisions in the contracts. The amounts of refundable entrance fees to be paid to current residents were $18,641,141 and $15,509,977 at September 30, 2022 and 2021, respectively.

NOTE 8 NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions at September 30, 2022 and 2021 are comprised of donations which require the passage of time or the fulfillment of specific actions by the Corporation in order to satisfy the asset restriction and net assets maintained in perpetuity. These net assets with donor restrictions were available for the following purposes at September 30:

	2022	2021
Programs Supporting Staff	$ 385,856	$ 559,155
Resident Financial Assistance	661,959	537,827
Programs Supporting Resident Engagement	1,123,500	831,601
Hospice	105,725	96,316
Endowment	1,686,341	1,683,529
Total Net Assets With Donor Restrictions	$ 3,963,381	$ 3,708,428

Net assets were released from donor restrictions for the following purposes at September 30:

	2022	2021
Programs Supporting Staff	$ 412,685	$ 364,515
Resident Financial Assistance	-	67,017
Programs Supporting Resident Engagement	312,871	122,276
Hospice	21,379	20,692
Total Releases from Restriction	$ 746,935	$ 574,500

NOTE 8 NET ASSETS WITH DONOR RESTRICTIONS (CONTINUED)

Net assets required to be maintained in perpetuity of $1,686,341 and $1,683,529 at September 30, 2022 and 2021, respectively, are principally restricted to an endowment from which the income is used to support the purpose of the Foundation.

During the year ended September 30, 2009, an enacted version of the Uniform Prudent Management of Institutional Funds Act of 2006 (UPMIFA) became effective in Virginia. The Foundation's endowments consist of various funds established for a variety of purposes. Its endowments are donor-restricted funds. As required by U.S. GAAP, net assets associated with endowment funds, including net assets designated by the Foundation's board of directors as endowment funds, are classified and reported based on the existence or absence of donor-imposed restrictions.

In practice, the Foundation has accounted for these funds by preserving the fair value of the original gift as of the date of the gift of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. In accordance with this practice, the Corporation classifies as permanently restricted net assets: 1) the original value of gifts donated as permanently restricted, 2) the original value of subsequent gifts to the permanent endowment, and 3) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund.

NOTE 9 EMPLOYEE BENEFIT PLAN

The Organization sponsors a defined contribution 401(k) profit sharing plan (the Plan) that covers all full-time employees, and part-time employees who meet certain participation requirements, age 21 or older, who have completed one year of service. Contributions to the Plan, both matching and nonmatching, are determined by the board of trustees on a discretionary basis. Matching contributions are vested immediately, and any nonmatching contributions are made annually for eligible employees employed on January 1 of each year.

The Organization contributed approximately $2,400,000 and $2,300,000 to the Plan for the years ended September 30, 2022 and 2021, respectively. Additionally, approximately $829,000 and $796,000 was accrued as of September 30, 2022 and 2021, respectively, as nonmatching contributions.

The Organization sponsors eligible deferred compensation plans under Sections 457(b) and 457(f). These plans are intended to be Top Hat plans under Section 201(2) of the Employee Retirement Income Security Act of 1974. The Organization contributed $102,000 and $114,485 to the Section 457 plans for the years ended September 30, 2022 and 2021, respectively.

NOTE 10 FUNCTIONAL EXPENSES

The Organization provides residential and health care services to residents of its facilities. All categories of expenses that are not directly related to the Organization's program are allocated to one or more management and administrative functions based on estimates of time and effort involved. The functional allocation of these expenses related to these services is as follows for the years ended September 30:

	2022			
	Program Services	Supporting Services	Fundraising	Total
Salaries and Wages	$ 44,935,423	$ 6,670,691	$ 155,904	$ 51,762,018
Employee Benefits	5,477,434	637,331	12,444	6,127,209
Payroll Taxes	3,349,888	412,292	10,033	3,772,213
General and Administrative	10,384,077	3,973,649	18,780	14,376,506
Building and Maintenance	4,989,210	1,596,460	-	6,585,670
Supplies	3,079,042	92,184	18,407	3,189,633
Purchased Services	3,336,363	6,500	12,081	3,354,944
Interest	6,158,514	-	-	6,158,514
Depreciation	17,356,811	-	-	17,356,811
Total Functional Expenses	$ 99,066,762	$ 13,389,107	$ 227,649	$ 112,683,518

	2021			
	Program Services	Supporting Services	Fundraising	Total
Salaries and Wages	$ 39,649,716	$ 6,174,020	$ 191,272	$ 46,015,008
Employee Benefits	5,911,857	634,021	8,740	6,554,618
Payroll Taxes	2,934,346	331,353	7,328	3,273,027
General and Administrative	9,596,089	3,080,353	16,351	12,692,793
Building and Maintenance	4,444,432	1,390,918	-	5,835,350
Supplies	2,285,738	104,007	5,416	2,395,161
Purchased Services	2,270,661	9,350	5,761	2,285,772
Interest	6,740,018	-	-	6,740,018
Depreciation	16,575,729	-	-	16,575,729
Total Functional Expenses	$ 90,408,586	$ 11,724,022	$ 234,868	$ 102,367,476

NOTE 11 FAIR VALUE MEASUREMENT

The following table presents the Corporation's fair value hierarchy for those assets and liabilities measured at fair value on a recurring basis at September 30:

	2022			
	Level 1	Level 2	Level 3	Total
Investments and Assets Limited as to Use				
Assets:				
Corporate Bonds	$ -	$ -	$ -	$ -
Mutual Funds:				
Bonds	47,307,060	-	-	47,307,060
Equities	66,529,579	-	-	66,529,579
Fixed Income	24,279,991	-	-	24,279,991
Fair Value of Interest Rate Swap Agreement	-	6,889,156	-	6,889,156
Subtotal	$ 138,116,630	$ 6,889,156	$ -	145,005,786
Investments Measured at Fair Value Using Net Asset Value Per Share				49,100,919
Total				$ 194,106,705

	2021			
	Level 1	Level 2	Level 3	Total
Investments and Assets Limited as to Use				
Assets:				
Corporate Bonds	$ 6,755,537	$ -	$ -	$ 6,755,537
Mutual Funds:				
Bonds	47,935,444	-	-	47,935,444
Equities	88,165,040	-	-	88,165,040
Fixed Income	16,057,062	-	-	16,057,062
Liabilities:				
Fair Value of Interest Rate Swap Agreement	-	(789,263)	-	(789,263)
Subtotal	$ 158,913,083	$ (789,263)	$ -	158,123,820
Investments Measured at Fair Value Using Net Asset Value Per Share				49,429,786
Total				$ 207,553,606

NOTE 11 FAIR VALUE MEASUREMENT (CONTINUED)

The determination of the fair values on the previous page incorporates various factors. These factors include not only the credit standing of the counterparties involved and the impact of credit enhancements, but also the impact of the Corporation's nonperformance risk on its liabilities.

The fair value of investments is determined by third-party service providers utilizing various methods dependent upon the specific type of investment. When quoted prices are available in the active market, securities are classified within Level 1 of the valuation hierarchy. Assets utilizing Level 1 inputs include money market funds and bank deposits, U.S. government and agency securities, corporate bonds, common stock, and mutual funds.

Liabilities utilizing Level 2 inputs are derivatives. The carrying amount represents fair market value and is based on a price estimated by a third party using the income approach, which uses valuation techniques to convert future cash flows to a discounted value, using current market expectations.

Investments measured at fair value using net asset value per share include partnerships and are considered alternative investments. Alternative investments are those not listed on national exchanges or over-the-counter markets, or for which quoted market prices are not readily available. The Corporation follows guidance related to the fair value measurement standard that was issued for estimating the fair value of investments in investment companies that have a calculated value of their capital account or net asset value (NAV) in accordance with, or in a manner consistent with a U.S. GAAP. As a practical expedient, the Corporation is permitted under U.S. GAAP to estimate the fair value of an investment at the measurement date using reported NAV without further adjustment unless the entity expects to sell the investment at a value other than NAV or if NAV is not calculated in accordance with U.S. GAAP.

The Corporation has a policy which permits investments in alternative investments that do not have a readily determinable fair value and, as such, uses the NAV per share as calculated on the reporting entity's measurement date as the fair value of the investment. A listing of the investments held by the Corporation and their attributes that may qualify for these valuations consist of the following as of September 30, 2022:

Investment/Strategy	Fair Value	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
(a) Private Equity Funds	$ 29,252,480	$ 12,427,372	N/A (Illiquid)	N/A (Illiquid)
(b) Pinnacle Equity Fund, L.P.	5,487,723	-	Monthly	30 days
(c) The Kiltearn Global Equity Fund	6,292,772	-	Monthly	6 business days
(d) GQG Partners Global Equity Fund	8,067,944	-	Weekly	5 business days

NOTE 11 FAIR VALUE MEASUREMENT (CONTINUED)

(a) The funds in this account are shown below. The term of the private equity funds is estimated at over 10 years plus the option of several years of extensions. Capital will be invested, generally, over the first four to six years of the fund's life and distributions may be paid out throughout the life of the investment, as per the General Partners' discretion.

1. AEA Investors Fund VII, L.P., established to primarily make control investments in North American companies operating in the business products/services, consumer products/services, and health care industries.

2. Freeman Spogli Equity Partners VIII, L.P., established to primarily make control investments in North American companies operating in the business products/services, consumer products/services, health care, and materials/resources industries.

3. Horsley Bridge XIII Venture, L.P. and Horsley Bridge Venture 14, L.P., established to invest primarily in early stage venture capital partnerships which focus on investing in information technology companies in the U.S. and other core venture markets.

4. Monarch Alternative Capital Partners Offshore IV, L.P. and Monarch Alternative Capital Partners Offshore V L.P., established to invest in distressed or financially troubled companies in inefficient segments of the credit markets.

5. Tailwind Capital Partners III (Cayman), L.P., established to primarily make control investments in growth-oriented, North American companies in the smaller end of the middle market in the health care, business services, and industrial services sectors.

6. The Resolute Fund V, L.P., managed by The Jordan Company, L.P., established to primarily make control investments in North American companies operating in the industrials, consumer products/services, and health care industries.

7. The Veritas Capital Fund VI, L.P., The Veritas Capital Fund VII, L.P., and The Veritas Capital Fund VIII, L.P., established to primarily make control investments in North American companies that provide critical products and services, primarily technology or technology-enabled solutions, to government and commercial customers worldwide.

(b) This U.S. equity fund was established to invest in small and mid-cap stocks within the U.S. Typically, the fund holds between 60 and 100 stocks. The investment vehicle is a Commingled Fund.

(c) This global equity fund was established to invest in mid and large-cap stocks on a global basis. Typically, the fund holds between 60 and 110 stocks. The investment vehicle is a Commingled Fund.

(d) This global equity fund was established to invest in mid and large-cap stocks on a global basis. Typically, the fund holds between 30 and 60 stocks. The investment vehicle is a Commingled Fund.

NOTE 12 CONCENTRATIONS OF CREDIT RISK

During 2022 and 2021, the Corporation had an arrangement with its commercial bank to invest all of its unrestricted cash in a mutual fund consisting of U.S. government and agency securities. Any net cash activity is invested in or withdrawn from this fund. Accordingly, none of the unrestricted cash is protected by the Federal Deposit Insurance Corporation (FDIC) insurance. Cash in the bank exceeds FDIC insurable limits. The funds on deposit in brokerage accounts are insured by the SIPC up to $500,000.

NOTE 13 COMMITMENTS AND CONTINGENCIES

Insurance

The Organization has group insurance agreements with other Virginia retirement communities for general liability, professional liability, and workers' compensation insurance. Under the terms of the policies, the risk for these entities is pooled and a potential liability for this coverage is actuarially determined. Premiums paid represent a portion of the potential liability, as actuarially determined for the group. The policies also provide for umbrella coverage, which functions as an extension of the primary limits. The policies are written on a claims first-made basis and have a reinsurance component with a third party. Management has not recorded any liabilities related to this policy as they are not aware of any underfunding within the pool.

Contingencies

The Organization entered into a reserve agreement dated July 3, 2007, with Lehman Brothers Special Financing, Inc. (Lehman), guaranteed by Lehman Brothers Holdings, Inc., whereby Lehman would invest a portion of the reserve funds related to the Organization's 2007 bonds and pay the Organization a fixed rate of return on the funds for the life of the agreement. Upon Lehman's bankruptcy filing in 2008, Lehman defaulted on its obligation to pay the fixed rate of return. The principal amount of the reserve funds invested was not at risk and was returned to the Organization.

On October 20, 2010, the Organization entered into a termination agreement with Lehman, in which Lehman agreed to pay the Organization liquidated damages of $1,388,000, pending the results of their bankruptcy proceedings. Through September 30, 2022, the Organization has received total payments of $948,378 (68% of the agreed-upon damages). The Organization expects to receive further distributions as such amounts become available; however, there is no assurance that any future payments will be received. As of September 30, 2022, there are no amounts reflected in the consolidated statement of financial position related to future amounts that have yet to be received, and the consolidated statements of operations reflects only amounts that were received in cash during the periods.

NOTE 13 COMMITMENTS AND CONTINGENCIES (CONTINUED)

Other

The Organization operates in the health care industry and may be subject to legal proceedings and claims from time to time that arise in the course of providing its services. The Organization maintains malpractice insurance coverage on the claims made basis, which provides coverage for claims occurring and reported during the policy year. Management has determined that no provision is required for amounts expected to be paid under the policy's deductible limits for unasserted claims not covered by the policy and any other uninsured liability. Management has recorded no legal reserve liability for any legal proceedings as of the date of this report.

The health care industry is subject to numerous laws and regulations of federal, state, and local governments. These laws and regulations include, but are not necessarily limited to, matters such as licensure, accreditation, government health care program participation requirements, reimbursement for patient services, and Medicare and Medicaid fraud and abuse.

Capital Commitment to Goodwin House Development Corporation

GHI has committed capital funding to GHDC for the purpose of expanding the mission and reach of Goodwin House Incorporated. The board of trustees approved an additional commitment of $9,000,000 during the year ended September 30, 2022. The total capital commitment by GHI to GHDC through September 30, 2022 is $35,618,642.

GHAH Operations in the District of Columbia

GHAH cash and equivalents includes reserves necessary to be in accordance with the District of Columbia Code Section 44-151-8, which is calculated as follows:

	2022	2021
Subsequent Year Budgeted Expenses, Net of Depreciation and Amortization	$ 2,521,000	$ 2,343,000
Plus Current Maturities of Long-Term Debt	-	-
Subtotal	2,521,000	2,343,000
Minimum Percentage	20%	20%
Reserve Required at September 30	$ 504,200	$ 468,600

MedRehab Alliance LLC

In September 2020, GHHCBS entered into a unit purchase agreement with MedRehab Alliance, LLC (MedRehab) to purchase units of MedRehab for $75,000. MedRehab provides rehabilitation, consulting, and management services to senior care organizations in Michigan, Pennsylvania, New York, Maryland, Virginia, and North Carolina.

NOTE 13 COMMITMENTS AND CONTINGENCIES (CONTINUED)

Provider Relief Funds

Due to the Coronavirus pandemic, the U.S. Department of Health and Human Services (HHS) made available emergency relief grant funds to health care providers through the CARES Act Provider Relief Fund (PRF). Total grant funds approved and received by Organization for the years ended September 30, 2022 and 2021 was $1,547,019 and $1,001,812, respectively. The PRF's are subject to certain restrictions on eligible expenses or uses, reporting requirements, and will be subject to audit. At September 30, 2022 and 2021, respectively, the Corporation recognized $1,547,019 and $2,115,208 as operating revenue in the consolidated statement of operations. Management believes the amounts have been recognized appropriately as of September 30, 2022 and 2021.

Paycheck Protection Program Loan

In April 2021, the Corporation obtained a loan from the U.S. Small Business Administration (SBA) in the amount of $9,520,031 to fund payroll, rent, utilities, and interest on mortgages and existing debt through the Paycheck Protection Program (the PPP Loan). The PPP Loan was obtained from Truist Bank at a fixed rate of 1.0% per annum. On December 9, 2021, the Corporation received a letter from the SBA that the full balance of the PPP Loan had been forgiven. The SBA may review funding eligibility and usage of funds for compliance with program requirements based on dollar thresholds and other factors. The amount of liability, if any, from potential noncompliance cannot be determined with certainty; however, management is of the opinion that any review will not have a material adverse impact on the Corporation's financial position.

GOODWIN HOUSE INCORPORATED AND AFFILIATES
CONSOLIDATING STATEMENT OF FINANCIAL POSITION
SEPTEMBER 30, 2022

	Consolidated	Eliminations	Goodwin House Incorporated Obligated Group	Goodwin House Foundation	Goodwin House Community Services	Goodwin House Development Corporation	Goodwin House Home & Community Based Services	The View Alexandria
CURRENT ASSETS								
Cash and Cash Equivalents	$ 14,677,942	$ -	$ 8,803,755	$ 1,301,016	$ 100,459	$ 356,529	$ 517,016	$ 3,599,167
Current Portion of Assets Limited as to Use	-	-	-	-	-	-	-	-
Resident Accounts Receivable, Net	5,630,003	-	4,947,172	-	14,744	-	487,855	180,232
Other Receivables	4,402,460	1,584,943	1,696,737	1,082,438	-	38,342	-	-
Investments Classified as Trading Securities	156,093,589	-	141,766,991	14,326,598	-	-	-	-
Due from Affiliates	-	(2,924,430)	1,932,760	-	-	991,670	-	-
Prepaid Expenses, Inventory, and Other Assets	2,419,270	-	2,309,262	-	-	94,002	7,239	8,767
Total Current Assets	183,223,264	(1,339,487)	161,456,677	16,710,052	115,203	1,480,543	1,012,110	3,788,166
ASSETS LIMITED AS TO USE								
Externally Restricted Under Bond Indenture Agreements (Held by Trustee)	2,000,694	-	659	-	-	2,000,035	-	-
Board-Designated	2,658,914	-	-	2,658,914	-	-	-	-
Other	75,000	-	-	-	-	-	75,000	-
Assets Limited as to Use, Net of Current Portion	4,734,608	-	659	2,658,914	-	2,000,035	75,000	-
INVESTMENTS	31,613,332	-	12,188,313	856,027	-	18,568,992	-	-
PROPERTY AND EQUIPMENT, NET	226,643,570	-	200,303,765	-	-	1,687,341	38,677	24,613,787
FAIR VALUE OF INTEREST RATE SWAP	6,889,156	-	5,914,949	-	-	-	-	974,207
OTHER ASSETS								
Investment in Affiliate	-	(46,307,168)	36,858,410	-	-	9,448,758	-	-
Total Assets	$ 453,103,930	$ (47,646,655)	$ 416,722,773	$ 20,224,993	$ 115,203	$ 33,185,669	$ 1,125,787	$ 29,376,160

GOODWIN HOUSE INCORPORATED AND AFFILIATES
CONSOLIDATING STATEMENT OF FINANCIAL POSITION (CONTINUED)
SEPTEMBER 30, 2022

	Consolidated	Eliminations	Goodwin House Incorporated Obligated Group	Goodwin House Foundation	Goodwin House Community Services	Goodwin House Development Corporation	Goodwin House Home & Community Based Services	The View Alexandria
CURRENT LIABILITIES								
Current Portion of Long-Term Debt	$ 3,953,931	$ -	$ 3,953,931	$ -	$ -	$ -	$ -	$ -
Accounts Payable	3,215,668	-	3,198,214	4,174	-	-	-	13,280
Health Care Center Deposits	596,017	-	596,017	-	-	-	-	-
Accrued Interest Payable	544,139	-	480,445	-	-	-	-	63,694
Due to Affiliates	-	(2,924,430)	992,038	96,039	386	-	106,012	1,729,955
Other Accrued Expenses	9,275,199	-	9,275,199	-	-	-	-	-
Total Current Liabilities	17,584,954	(2,924,430)	18,495,844	100,213	386	-	106,012	1,806,929
LONG-TERM DEBT, Net of Current Portion	173,867,650	-	156,535,253	-	-	-	-	17,332,397
ENTRANCE FEES AND DEPOSITS								
Entrance Fee Deposits	1,217,126	-	1,217,126	-	-	-	-	-
Refundable Entrance Fees	18,641,141	-	18,641,141	-	-	-	-	-
Deferred Revenue from Entrance Fees	142,341,147	-	142,341,147	-	-	-	-	-
Total Entrance Fees and Deposits	162,199,414	-	162,199,414	-	-	-	-	-
ANNUITIES PAYABLE	648,913	-	-	648,913	-	-	-	-
ASSET RETIREMENT OBLIGATION	210,407	-	210,407	-	-	-	-	-
Total Liabilities	354,511,338	(2,924,430)	337,440,918	749,126	386	-	106,012	19,139,326
NET ASSETS								
Without Donor Restrictions	94,629,211	(44,722,225)	79,257,748	15,536,593	114,817	33,185,669	1,019,775	10,236,834
With Donor Restrictions	3,963,381	-	24,107	3,939,274	-	-	-	-
Total Net Assets	98,592,592	(44,722,225)	79,281,855	19,475,867	114,817	33,185,669	1,019,775	10,236,834
Total Liabilities and Net Assets	$ 453,103,930	$ (47,646,655)	$ 416,722,773	$ 20,224,993	$ 115,203	$ 33,185,669	$ 1,125,787	$ 29,376,160

GOODWIN HOUSE INCORPORATED AND AFFILIATES
CONSOLIDATING STATEMENT OF OPERATIONS AND CHANGES IN NET ASSETS
YEAR ENDED SEPTEMBER 30, 2022

	Consolidated	Eliminations	Goodwin House Incorporated Obligated Group	Goodwin House Foundation	Goodwin House Community Services	Goodwin House Development Corporation	Goodwin House Home & Community Based Services	The View Alexandria
REVENUES, GAINS, AND OTHER SUPPORT								
Monthly Fees	$ 52,016,899	$ -	$ 50,975,135	$ -	$ -	$ -	$ -	$ 1,041,764
Amortization of Deferred Revenue from Entrance Fees	23,061,844	-	23,061,844	-	-	-	-	-
Health Care Services	27,933,086	-	21,522,328	-	-	-	5,992,741	418,017
Contributions	4,461,642	-	-	4,461,642	-	-	-	-
Investment Income (Loss)	13,145,192	-	11,863,637	1,072,039	-	209,516	-	-
Resident and Other Services	1,379,089	-	1,347,199	-	-	-	-	31,890
CARES Act and Provider Relief Funds	1,547,019	-	1,547,019	-	-	-	-	-
Net Assets Released from Restrictions	746,935	-	-	746,935	-	-	-	-
Other	175,136	-	-	-	175,136	-	-	-
Total Revenues, Gains, and Other Support	124,466,842	-	110,317,162	6,280,616	175,136	209,516	5,992,741	1,491,671
EXPENSES								
Administrative and General	15,159,747	-	13,435,616	193,234	154,594	537,878	617,891	220,534
Marketing	2,682,406	-	2,600,388	-	-	-	-	82,018
Resident and Social Services	4,709,613	-	4,660,429	-	-	-	-	49,184
Environmental Services and Plant Operations	11,692,390	-	11,416,572	-	-	-	-	275,818
Dietary	14,894,577	-	14,544,068	-	-	-	-	350,509
Health and Wellness	38,107,577	-	32,409,636	-	-	-	5,221,929	476,012
Resident Assistance, Net	461,913	-	-	461,913	-	-	-	-
Other Program Services	1,232,318	-	-	1,232,318	-	-	-	-
Fundraising - General	227,652	-	-	227,652	-	-	-	-
Depreciation	17,356,811	-	17,245,016	-	-	-	22,386	89,409
Interest	6,158,514	-	6,024,196	-	-	-	-	134,318
Total Expenses	112,683,518	-	102,335,921	2,115,117	154,594	537,878	5,862,206	1,677,802
OPERATING INCOME (LOSS)	11,783,324	-	7,981,241	4,165,499	20,542	(328,362)	130,535	(186,131)

GOODWIN HOUSE INCORPORATED AND AFFILIATES
CONSOLIDATING STATEMENT OF OPERATIONS AND CHANGES IN NET ASSETS (CONTINUED)
YEAR ENDED SEPTEMBER 30, 2022

	Consolidated	Eliminations	Goodwin House Incorporated Obligated Group	Goodwin House Foundation	Goodwin House Community Services	Goodwin House Development Corporation	Goodwin House Home & Community Based Services	The View Alexandria
OTHER INCOME								
Other Nonoperating Gains	$ 1,903,779	$ -	$ 1,891,834	$ -	$ -	$ -	$ 11,945	$ -
Net Unrealized Loss on Securities	(39,467,307)	-	(32,929,197)	(5,070,858)	-	(1,467,252)	-	-
Change in Fair Value of Interest Rate Swap	7,678,419	-	6,704,212	-	-	-	-	974,207
Forgiveness of Paycheck Protection Program Loan	9,520,031	-	9,057,930	66,985	-	-	395,116	-
Loss on Extinguishment of Debt	(1,172,105)	-	(1,172,105)	-	-	-	-	-
EXCESS (DEFICIT) OF REVENUE OVER (UNDER) EXPENSES	(9,753,859)	-	(8,466,085)	(838,374)	20,542	(1,795,614)	537,596	788,076
OTHER CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS								
Net Unrealized Loss on Debt Obligation Securities	(53,560)	-	(53,560)	-	-	-	-	-
Contributed Capital	-	(18,455,129)	-	-	-	9,006,371	-	9,448,758
INCREASE (DECREASE) IN NET ASSETS WITHOUT DONOR RESTRICTIONS	(9,807,419)	(18,455,129)	(8,519,645)	(838,374)	20,542	7,210,757	537,596	10,236,834
NET ASSETS WITH DONOR RESTRICTIONS								
Contributions of Cash and Other Financial Assets	1,001,888	-	-	1,001,888	-	-	-	-
Net Assets Released from Restrictions	(746,935)	-	-	(746,935)	-	-	-	-
INCREASE IN NET ASSETS WITH DONOR RESTRICTIONS	254,953	-	-	254,953	-	-	-	-
CHANGE IN NET ASSETS	$ (9,552,466)	$ (18,455,129)	$ (8,519,645)	$ (583,421)	$ 20,542	$ 7,210,757	$ 537,596	$ 10,236,834

GOODWIN HOUSE INCORPORATED OBLIGATED GROUP
COMBINING STATEMENT OF FINANCIAL POSITION
SEPTEMBER 30, 2022

	Total	Goodwin House Alexandria	Goodwin House Bailey's Crossroads	Goodwin House at Home	Goodwin House Specialized Care
CURRENT ASSETS					
Cash and Cash Equivalents	$ 8,803,755	$ 2,346,152	$ 1,780,365	$ 2,664,272	$ 2,012,966
Resident Accounts Receivable, Net	4,947,172	1,860,607	2,132,583	17,749	936,233
Other Receivables	1,696,737	1,104,894	576,237	15,606	-
Investments Classified as Trading Securities	141,766,991	64,255,256	77,511,735	-	-
Due from Affiliates	1,932,760	1,924,316	8,444	-	-
Prepaid Expenses, Inventory, and Other Assets	2,309,262	1,855,106	454,156	-	-
Total Current Assets	161,456,677	73,346,331	82,463,520	2,697,627	2,949,199
ASSETS LIMITED AS TO USE					
Externally Restricted Under Bond Indenture Agreements (Held by Trustee)	659	288	371	-	-
INVESTMENTS	12,188,313	56,768	3,842,616	3,449,734	4,839,195
PROPERTY AND EQUIPMENT, NET	200,303,765	97,523,644	102,777,913	2,208	-
FAIR VALUE OF INTEREST RATE SWAP	5,914,949	-	5,914,949	-	-
OTHER ASSETS					
Investment in Affiliate	36,858,410	18,429,205	18,429,205	-	-
Total Assets	$ 416,722,773	$ 189,356,236	$ 213,428,574	$ 6,149,569	$ 7,788,394

GOODWIN HOUSE INCORPORATED OBLIGATED GROUP
COMBINING STATEMENT OF FINANCIAL POSITION (CONTINUED)
SEPTEMBER 30, 2022

	Total	Goodwin House Alexandria	Goodwin House Bailey's Crossroads	Goodwin House at Home	Goodwin House Specialized Care
CURRENT LIABILITIES					
Current Portion of Long-Term Debt	$ 3,953,931	$ -	$ 3,953,931	$ -	$ -
Accounts Payable	3,198,214	3,196,962	1,252	-	-
Health Care Center Deposits	596,017	277,644	318,373	-	-
Accrued Interest Payable	480,445	195,868	284,577	-	-
Due to Affiliates	992,038	991,670	368	-	-
Other Accrued Expenses	9,275,199	9,275,199	-	-	-
Total Current Liabilities	18,495,844	13,937,343	4,558,501	-	-
LONG-TERM DEBT, Net of Current Portion	156,535,253	67,509,470	89,025,783	-	-
ENTRANCE FEES AND DEPOSITS					
Entrance Fee Deposits	1,217,126	531,007	686,119	-	-
Refundable Entrance Fees	18,641,141	7,571,457	9,381,012	1,688,672	-
Deferred Revenue from Entrance Fees	142,341,147	65,433,516	70,996,112	5,911,519	-
Total Entrance Fees and Deposits	162,199,414	73,535,980	81,063,243	7,600,191	-
ASSET RETIREMENT OBLIGATION	210,407	210,407	-	-	-
Total Liabilities	337,440,918	155,193,200	174,647,527	7,600,191	-
NET ASSETS					
Without Donor Restrictions	79,257,748	34,160,406	38,759,570	(1,450,622)	7,788,394
With Donor Restrictions	24,107	2,630	21,477	-	-
Total Net Assets	79,281,855	34,163,036	38,781,047	(1,450,622)	7,788,394
Total Liabilities and Net Assets	$ 416,722,773	$ 189,356,236	$ 213,428,574	$ 6,149,569	$ 7,788,394

GOODWIN HOUSE INCORPORATED OBLIGATED GROUP
COMBINING STATEMENT OF OPERATIONS AND CHANGES IN NET ASSETS
YEAR ENDED SEPTEMBER 30, 2022

	Total	Goodwin House Alexandria	Goodwin House Bailey's Crossroads	Goodwin House at Home	Goodwin House Specialized Care
REVENUES, GAINS, AND OTHER SUPPORT					
Monthly Fees	$ 50,975,135	$ 23,820,376	$ 25,887,109	$ 1,267,650	$ -
Amortization of Deferred Revenue from Entrance Fees	23,061,844	12,023,371	10,270,515	767,958	-
Health Care Services	21,522,328	5,102,987	4,922,965	-	11,496,376
Investment Income	11,863,637	4,791,433	6,833,481	132,333	106,390
Resident and Other Services	1,347,199	725,216	610,883	11,100	-
CARES Act and Provider Relief Funds	1,547,019	749,620	797,399	-	-
Total Revenues, Gains, and Other Support	110,317,162	47,213,003	49,322,352	2,179,041	11,602,766
EXPENSES					
Administrative and General	13,435,616	5,547,980	5,605,636	2,282,000	-
Marketing	2,600,388	1,282,521	1,317,867	-	-
Resident and Social Services	4,660,429	2,268,823	2,391,606	-	-
Environmental Services and Plant Operations	11,416,572	5,632,447	5,784,125	-	-
Dietary	14,544,068	6,405,757	8,138,311	-	-
Health and Wellness	32,409,636	11,390,737	9,824,817	-	11,194,082
Depreciation	17,245,016	8,543,018	8,700,526	1,472	-
Interest	6,024,196	2,892,869	3,131,327	-	-
Total Expenses	102,335,921	43,964,152	44,894,215	2,283,472	11,194,082
OPERATING INCOME (LOSS)	7,981,241	3,248,851	4,428,137	(104,431)	408,684
OTHER GAINS					
Other Nonoperating Gains	1,891,834	945,917	945,917	-	-
Net Unrealized Loss on Securities	(32,929,197)	(14,462,726)	(18,466,471)	-	-
Change in Fair Value of Interest Rate Swap	6,704,212	-	6,704,212	-	-
Forgiveness of Paycheck Protection Program Loan	9,057,930	4,167,256	4,740,941	149,733	-
Gain (Loss) on Extinguishment of Debt	(1,172,105)	(2,841,258)	1,669,153	-	-
EXCESS (DEFICIT) OF REVENUE OVER (UNDER) EXPENSES	(8,466,085)	(8,941,960)	21,889	45,302	408,684
OTHER CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS					
Net Unrealized Loss on Debt Obligation Securities	(53,560)	(18,728)	(34,832)	-	-
CHANGE IN NET ASSETS	$ (8,519,645)	$ (8,960,688)	$ (12,943)	$ 45,302	$ 408,684

GOODWIN HOUSE INCORPORATED OBLIGATED GROUP
STATEMENT OF CASH FLOWS
YEAR ENDED SEPTEMBER 30, 2022

CASH FLOWS FROM OPERATING ACTIVITIES	
Change in Net Assets	$ (8,519,645)
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities:	
Amortization of Deferred Revenue from Entrance Fees	(23,061,844)
Gain on Fair Value of Interest Rate Swap Agreement	(6,704,212)
Depreciation	17,245,016
Amortization of Deferred Financing Costs	63,395
Amortization of Bond Discount/Premium, Net	(316,715)
Provision for Bad Debt	810,056
Proceeds from Entrance Fees, Net of Refunds	33,694,071
Net Unrealized Loss on Investments	32,982,757
Realized Gain on Sales of Investments	(14,363,831)
Change in the Equity Value of Investments in Limited Partnerships	3,864,781
Loss on Extinguishment of Debt	1,172,105
Forgiveness of Paycheck Protection Program Loan	(9,057,930)
(Increase) Decrease in Assets:	
Accounts Receivable	(769,056)
Other Receivables and Entrance Fees Receivable	(1,513,429)
Prepaid Expenses, Inventory and Other Assets	(1,193,722)
Due from Affiliates and Investment in Affiliates, Net of Due to Affiliates	2,583,709
Increase (Decrease) in Liabilities:	
Accounts Payable	789,419
Health Care Center Deposits	121,394
Accrued Interest	(2,919,155)
Other Accrued Expenses	490,738
Net Cash Provided by Operating Activities	25,397,902
CASH FLOWS FROM INVESTING ACTIVITIES	
Net Sales of Investments	(16,617,405)
Decrease in Assets Limited as to Use	8,755,537
Purchases of Property and Equipment and Construction in Progress	(17,315,802)
Net Cash Used by Investing Activities	(25,177,670)
CASH FLOWS FROM FINANCING ACTIVITIES	
Proceeds from Long-Term Debt	122,518,567
Refunding Payments on Long-Term Debt	(133,148,652)
Increase in Entrance Fee Deposits	(31,780)
Principal Payments on Long-Term Debt	(4,872,567)
Deferred Issuance Costs	(770,609)
Net Cash Used by Financing Activities	(16,305,041)
NET DECREASE IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH	(16,084,809)
Cash, Cash Equivalents, and Restricted Cash - Beginning of Year	26,889,223
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH - END OF YEAR	$ 10,804,414

GOODWIN HOUSE INCORPORATED AND AFFILIATES
CONSOLIDATING STATEMENT OF FINANCIAL POSITION
SEPTEMBER 30, 2021

	Consolidated	Eliminations	Goodwin House Incorporated Obligated Group	Goodwin House Foundation	Goodwin House Community Services	Goodwin House Development Corporation	Goodwin House Home & Community Based Services
CURRENT ASSETS							
Cash and Cash Equivalents	$ 25,429,868	$ -	$ 18,877,352	$ 2,335,423	$ 80,404	$ 92,018	$ 4,044,671
Current Portion of Assets Limited as to Use	3,399,600	-	3,399,600	-	-	-	-
Resident Accounts Receivable, Net	5,325,240	-	4,988,172	-	14,496	-	322,572
Other Receivables	2,292,578	(306,892)	183,308	393,639	-	2,022,523	-
Investments Classified as Trading Securities	160,834,432	-	145,281,594	15,552,838	-	-	-
Due from Affiliates	-	(6,326,601)	4,925,516	-	-	127,133	1,273,952
Prepaid Expenses, Inventory, and Other Assets	1,355,564	-	1,115,540	-	-	233,831	6,193
Total Current Assets	198,637,282	(6,633,493)	178,771,082	18,281,900	94,900	2,475,505	5,647,388
ASSETS LIMITED AS TO USE							
Externally Restricted Under Bond Indenture Agreements (Held by Trustee)	14,767,408	-	14,767,408	-	-	-	-
Board Designated	1,636,016	-	-	1,636,016	-	-	-
Other	75,000	-	-	-	-	-	75,000
Less: Amounts Available for Current Liabilities	(3,399,600)	-	(3,399,600)	-	-	-	-
Assets Limited as to Use, Net of Current Portion	13,078,824	-	11,367,808	1,636,016	-	-	75,000
INVESTMENTS	49,682,521	-	25,438,218	970,931	-	23,273,372	-
PROPERTY AND EQUIPMENT, NET	200,499,388	-	200,232,979	-	-	226,035	40,374
OTHER ASSETS							
Investment in Affiliate	-	(25,960,204)	25,960,204	-	-	-	-
Total Assets	$ 461,898,015	$ (32,593,697)	$ 441,770,291	$ 20,888,847	$ 94,900	$ 25,974,912	$ 5,762,762

GOODWIN HOUSE INCORPORATED AND AFFILIATES
CONSOLIDATING STATEMENT OF FINANCIAL POSITION (CONTINUED)
SEPTEMBER 30, 2021

	Consolidated	Eliminations	Goodwin House Incorporated Obligated Group	Goodwin House Foundation	Goodwin House Community Services	Goodwin House Development Corporation	Goodwin House Home & Community Based Services
CURRENT LIABILITIES							
Current Portion of Long-Term Debt	$ 4,872,675	$ -	$ 4,872,675	$ -	$ -	$ -	$ -
Accounts Payable	2,410,995	-	2,408,795	2,200	-	-	-
Health Care Center Deposits	474,623	-	474,623	-	-	-	-
Accrued Interest Payable	3,399,600	-	3,399,600	-	-	-	-
Due to Affiliates	-	(6,326,601)	1,401,085	39,424	625	-	4,885,467
Other Accrued Expenses	8,676,735	-	8,676,735	-	-	-	-
Paycheck Protection Program Loan	9,520,031	-	9,057,930	66,985	-	-	395,116
Total Current Liabilities	29,354,659	(6,326,601)	30,291,443	108,609	625	-	5,280,583
LONG-TERM DEBT, Net of Current Portion	170,970,985	-	170,970,985	-	-	-	-
ENTRANCE FEES AND DEPOSITS							
Entrance Fee Deposits	1,248,906	-	1,248,906	-	-	-	-
Refundable Entrance Fees	15,509,977	-	15,509,977	-	-	-	-
Deferred Revenue from Entrance Fees	134,947,810	-	134,947,810	-	-	-	-
Total Entrance Fees and Deposits	151,706,693	-	151,706,693	-	-	-	-
ANNUITIES PAYABLE	720,950	-	-	720,950	-	-	-
FAIR VALUE OF INTEREST RATE SWAP	789,263	-	789,263	-	-	-	-
ASSET RETIREMENT OBLIGATION	210,407	-	210,407	-	-	-	-
Total Liabilities	353,752,957	(6,326,601)	353,968,791	829,559	625	-	5,280,583
NET ASSETS							
Without Donor Restrictions	104,436,630	(26,267,096)	87,777,393	16,374,967	94,275	25,974,912	482,179
With Donor Restrictions	3,708,428	-	24,107	3,684,321	-	-	-
Total Net Assets	108,145,058	(26,267,096)	87,801,500	20,059,288	94,275	25,974,912	482,179
Total Liabilities and Net Assets	$ 461,898,015	$ (32,593,697)	$ 441,770,291	$ 20,888,847	$ 94,900	$ 25,974,912	$ 5,762,762

GOODWIN HOUSE INCORPORATED AND AFFILIATES
CONSOLIDATING STATEMENT OF OPERATIONS AND CHANGES IN NET ASSETS
YEAR ENDED SEPTEMBER 30, 2021

	Consolidated	Eliminations	Goodwin House Incorporated Obligated Group	Goodwin House Foundation	Goodwin House Community Services	Goodwin House Development Corporation	Goodwin House Home & Community Based Services
REVENUES, GAINS, AND OTHER SUPPORT							
Monthly Fees	$ 49,055,028	$ -	$ 49,055,028	$ -	$ -	$ -	$ -
Amortization of Deferred Revenue from Entrance Fees	21,468,268	-	21,468,268	-	-	-	-
Health Care Services	24,392,093	-	19,551,036	-	-	-	4,841,057
Contributions	3,897,773	-	-	3,897,773	-	-	-
Investment Income	17,433,638	-	16,438,389	1,074,372	-	(79,123)	-
Resident and Other Services	934,001	-	934,001	-	-	-	-
CARES Act and Provider Relief Funds	2,115,208	-	2,115,208	-	-	-	-
Net Assets Released from Restrictions	574,500	-	-	574,500	-	-	-
Other	172,691	-	-	-	172,691	-	-
Total Revenues, Gains, and Other Support	120,043,200	-	109,561,930	5,546,645	172,691	(79,123)	4,841,057
EXPENSES							
Administrative and General	17,041,960	-	12,248,473	178,043	155,803	51,028	4,408,613
Marketing	2,611,328	-	2,592,058	-	-	-	19,270
Resident and Social Services	4,469,308	-	4,469,308	-	-	-	-
Environmental Services and Plant Operations	10,426,519	-	10,426,519	-	-	-	-
Dietary	13,110,600	-	13,110,600	-	-	-	-
Health and Wellness	29,892,326	-	29,892,326	-	-	-	-
Resident Assistance, Net	476,080	-	-	476,080	-	-	-
Other Program Services	788,741	-	-	788,741	-	-	-
Fundraising - General	234,867	-	-	234,867	-	-	-
Depreciation	16,575,729	-	16,561,742	-	-	-	13,987
Interest	6,740,018	-	6,740,018	-	-	-	-
Total Expenses	102,367,476	-	96,041,044	1,677,731	155,803	51,028	4,441,870
OPERATING INCOME (LOSS)	17,675,724	-	13,520,886	3,868,914	16,888	(130,151)	399,187

GOODWIN HOUSE INCORPORATED AND AFFILIATES
CONSOLIDATING STATEMENT OF OPERATIONS AND CHANGES IN NET ASSETS (CONTINUED)
YEAR ENDED SEPTEMBER 30, 2021

	Consolidated	Eliminations	Goodwin House Incorporated Obligated Group	Goodwin House Foundation	Goodwin House Community Services	Goodwin House Development Corporation	Goodwin House Home & Community Based Services
OTHER INCOME (LOSS)							
Other Nonoperating Gains (Losses)	$ 43,590	$ -	$ 30,709	$ -	$ -	$ -	$ 12,881
Net Unrealized Gain on Securities	20,851,046	-	18,566,122	2,225,673	-	59,251	-
Change in Fair Value of Interest Rate Swap	1,384,098	-	1,384,098	-	-	-	-
EXCESS (DEFICIT) OF REVENUE OVER (UNDER) EXPENSES	39,954,458	-	33,501,815	6,094,587	16,888	(70,900)	412,068
OTHER CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS							
Net Unrealized Gain on Debt Obligation Securities	(135,137)	-	(135,137)	-	-	-	-
Goodwin House Alexandria Contributed Capital to GHDC	-	(2,003,788)	-	-	-	2,003,788	-
INCREASE (DECREASE) IN NET ASSETS WITHOUT DONOR RESTRICTIONS	39,819,321	(2,003,788)	33,366,678	6,094,587	16,888	1,932,888	412,068
NET ASSETS WITH DONOR RESTRICTIONS							
Contributions	514,145	-	-	514,145	-	-	-
Net Assets Released from Restrictions	(574,500)	-	-	(574,500)	-	-	-
DECREASE IN NET ASSETS WITH DONOR RESTRICTIONS	(60,355)	-	-	(60,355)	-	-	-
CHANGE IN NET ASSETS	$ 39,758,966	$ (2,003,788)	$ 33,366,678	$ 6,034,232	$ 16,888	$ 1,932,888	$ 412,068

GOODWIN HOUSE INCORPORATED OBLIGATED GROUP
COMBINING STATEMENT OF FINANCIAL POSITION
SEPTEMBER 30, 2021

	Total	Goodwin House Alexandria	Goodwin House Bailey's Crossroads	Goodwin House at Home	Goodwin House Specialized Care
CURRENT ASSETS					
Cash and Cash Equivalents	$ 18,877,352	$ 7,642,142	$ 6,063,312	$ 1,793,435	$ 3,378,463
Current Portion of Assets Limited as to Use	3,399,600	1,772,963	1,626,637	-	-
Resident Accounts Receivable, Net	4,988,172	2,341,533	1,846,913	31,284	768,442
Other Receivables	183,308	2,610	96,304	84,394	-
Investments Classified as Trading Securities	145,281,594	52,654,741	92,626,853	-	-
Due from Affiliates	4,925,516	4,925,153	363	-	-
Prepaid Expenses and Inventory	1,115,540	982,623	132,917	-	-
Total Current Assets	178,771,082	70,321,765	102,393,299	1,909,113	4,146,905
ASSETS LIMITED AS TO USE					
Externally Restricted Under Bond Indenture Agreements (Held by Trustee)	14,767,408	6,619,747	8,147,661	-	-
Less: Amounts Available for Current Liabilities	(3,399,600)	(1,772,963)	(1,626,637)	-	-
Assets Limited as to Use, Net of Current Portion	11,367,808	4,846,784	6,521,024	-	-
INVESTMENTS	25,438,218	2,628,540	16,259,472	3,317,401	3,232,805
PROPERTY AND EQUIPMENT, NET	200,232,979	99,151,928	101,077,372	3,679	-
OTHER ASSETS					
Investment in Affiliate	25,960,204	25,960,204	-	-	-
Total Assets	$ 441,770,291	$ 202,909,221	$ 226,251,167	$ 5,230,193	$ 7,379,710

GOODWIN HOUSE INCORPORATED OBLIGATED GROUP
COMBINING STATEMENT OF FINANCIAL POSITION (CONTINUED)
SEPTEMBER 30, 2021

	Total	Goodwin House Alexandria	Goodwin House Bailey's Crossroads	Goodwin House at Home	Goodwin House Specialized Care
CURRENT LIABILITIES					
Current Portion of Long-Term Debt	$ 4,872,675	$ 995,000	$ 3,877,675	$ -	$ -
Accounts Payable	2,408,795	2,408,099	696	-	-
Health Care Center Deposits	474,623	191,910	282,713	-	-
Accrued Interest Payable	3,399,600	1,772,963	1,626,637	-	-
Due to Affiliates	1,401,085	127,133	1,273,952	-	-
Other Accrued Expenses	8,676,735	8,676,735	-	-	-
Paycheck Protection Program Loan	9,057,930	4,167,256	4,740,941	149,733	-
Total Current Liabilities	30,291,443	18,339,096	11,802,614	149,733	-
LONG-TERM DEBT, Net of Current Portion	170,970,985	69,800,448	101,170,537	-	-
ENTRANCE FEES AND DEPOSITS					
Entrance Fee Deposits	1,248,906	516,114	732,792	-	-
Refundable Entrance Fees	15,509,977	5,965,605	8,188,637	1,355,735	-
Deferred Revenue from Entrance Fees	134,947,810	64,953,827	64,773,334	5,220,649	-
Total Entrance Fees and Deposits	151,706,693	71,435,546	73,694,763	6,576,384	-
FAIR VALUE OF INTEREST RATE SWAP	789,263	-	789,263	-	-
ASSET RETIREMENT OBLIGATION	210,407	210,407	-	-	-
Total Liabilities	353,968,791	159,785,497	187,457,177	6,726,117	-
NET ASSETS					
Without Donor Restrictions	87,777,393	43,121,094	38,772,513	(1,495,924)	7,379,710
With Donor Restrictions	24,107	2,630	21,477	-	-
Total Net Assets	87,801,500	43,123,724	38,793,990	(1,495,924)	7,379,710
Total Liabilities and Net Assets	$ 441,770,291	$ 202,909,221	$ 226,251,167	$ 5,230,193	$ 7,379,710

GOODWIN HOUSE INCORPORATED OBLIGATED GROUP
COMBINING STATEMENT OF OPERATIONS AND CHANGES IN NET ASSETS
YEAR ENDED SEPTEMBER 30, 2021

	Total	Goodwin House Alexandria	Goodwin House Bailey's Crossroads	Goodwin House at Home	Goodwin House Specialized Care
REVENUES, GAINS, AND OTHER SUPPORT					
Monthly Fees	$ 49,055,028	$ 22,986,780	$ 24,999,143	$ 1,069,105	$ -
Amortization of Deferred Revenue					
from Entrance Fees	21,468,268	10,867,684	9,928,896	671,688	-
Health Care Services	19,551,036	4,562,147	4,351,192	-	10,637,697
Investment Income	16,438,389	6,676,405	9,542,750	119,673	99,561
Resident and Other Services	934,001	435,913	484,588	13,500	-
CARES Act and Provider Relief Funds	2,115,208	1,057,604	1,057,604	-	-
Total Revenues, Gains, and Other Support	109,561,930	46,586,533	50,364,173	1,873,966	10,737,258
EXPENSES					
Administrative and General	12,248,473	5,020,514	5,127,662	2,100,297	-
Marketing	2,592,058	1,416,451	1,175,607	-	-
Resident and Social Services	4,469,308	2,181,218	2,288,090	-	-
Environmental Services and Plant Operations	10,426,519	4,908,767	5,517,752	-	-
Dietary	13,110,600	5,720,226	7,390,374	-	-
Health and Wellness	29,892,326	10,849,037	9,128,211	-	9,915,078
Depreciation	16,561,742	8,179,582	8,381,424	736	-
Interest	6,740,018	3,366,286	3,373,732	-	-
Total Expenses	96,041,044	41,642,081	42,382,852	2,101,033	9,915,078
OPERATING INCOME (LOSS)	13,520,886	4,944,452	7,981,321	(227,067)	822,180
OTHER INCOME (LOSS)					
Other Nonoperating Losses	30,709	30,709	-	-	-
Net Unrealized Gain on Securities	18,566,122	8,048,103	10,518,019	-	-
Change in Fair Value of Interest Rate Swap	1,384,098	-	1,384,098	-	-
EXCESS (DEFICIT) OF REVENUE OVER (UNDER) EXPENSES	33,501,815	13,023,264	19,883,438	(227,067)	822,180
OTHER CHANGES IN NET ASSETS					
WITHOUT DONOR RESTRICTIONS					
Net Unrealized Gain on Debt					
Obligation Securities	(135,137)	(49,355)	(85,782)	-	-
CHANGE IN NET ASSETS	$ 33,366,678	$ 12,973,909	$ 19,797,656	$ (227,067)	$ 822,180

GOODWIN HOUSE INCORPORATED OBLIGATED GROUP
STATEMENT OF CASH FLOWS
YEAR ENDED SEPTEMBER 30, 2021

CASH FLOWS FROM OPERATING ACTIVITIES	
Change in Net Assets	$ 33,366,678
Adjustments to Reconcile Change in Net Assets to Net Cash Used by Operating Activities:	
Amortization of Deferred Revenue from Entrance Fees	(21,468,268)
Loss on Fair Value of Interest Rate Swap Agreement	(1,384,098)
Depreciation	16,561,742
Amortization of Deferred Financing Costs	59,880
Amortization of Bond Discount/Premium, Net	(757,216)
Provision for Bad Debt	854,262
Proceeds from Entrance Fees, Net of Refunds	21,632,442
Net Unrealized Gain on Investments	(18,430,985)
Realized Gain on Sales of Investments	(8,720,193)
Change in the Equity Value of Investments in Limited Partnerships	(5,477,971)
(Increase) Decrease in Assets:	
Accounts Receivable	(1,563,847)
Other Receivables and Entrance Fees Receivable	1,087,885
Prepaid Expenses, Inventory, and Other Assets	389,367
Due from Affiliates and Investment in Affiliates, Net of Due to Affiliates	(27,283,777)
Increase (Decrease) in Liabilities:	
Accounts Payable	(25,000)
Health Care Center Deposits	(49,064)
Accrued Interest	173,213
Other Accrued Expenses	(142,386)
Net Cash Used by Operating Activities	(11,177,336)
CASH FLOWS FROM INVESTING ACTIVITIES	
Net Sales of Investments	27,728,386
Increase in Assets Limited as to Use	1,091,521
Purchases of Property and Equipment and Construction in Progress	(8,293,446)
Net Cash Provided by Investing Activities	20,526,461
CASH FLOWS FROM FINANCING ACTIVITIES	
Proceeds from Paycheck Protection Program Loan	9,057,930
Increase in Entrance Fee Deposits	47,462
Principal Payments on Long-Term Debt	(9,256,123)
Net Cash Used by Financing Activities	(150,731)
NET INCREASE IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH	9,198,394
Cash, Cash Equivalents, and Restricted Cash - Beginning of Year	17,690,829
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH - END OF YEAR	$ 26,889,223