

# KEY INDICATORS REPORT

Date Prepared: 8/13/25  
Provider Name: Front Porch Obligated Group

  
Chief Executive Officer Signature

	Budget										Preferred Trend Indicator
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
OPERATIONAL STATISTICS											
1. Average Annual Occupancy by Site (%) *					See attachment.						N/A
MARGIN (PROFITABILITY) INDICATORS											
2. Net Operating Margin (%)	-4.88%	8.31%	6.76%	8.73%	9.89%	10.96%	11.45%	11.95%	12.45%	12.96%	↑
3. Net Operating Margin - Adjusted (%)	9.76%	22.26%	16.50%	17.75%	11.45%	12.33%	10.35%	8.32%	6.22%	4.05%	↓
LIQUIDITY INDICATORS											
4. Unrestricted Cash and Investments (\$000)	\$382,570	\$542,427	\$466,875	\$467,761	\$416,646	\$474,000	\$473,450	\$495,973	\$519,621	\$544,452	↑
5. Days Cash on Hand (Unrestricted)	1343	693	562	556	442	490	459	450	442	434	↓
CAPITAL STRUCTURE INDICATORS											
6. Deferred Revenue from Entrance Fees (\$000)	\$41,090	\$225,133	\$239,011	\$244,969	\$250,000	\$255,000	\$260,000	\$265,000	\$270,000	\$275,000	↑
7. Net Annual E/F proceeds (\$000)	\$5,629	\$53,342	\$55,000	\$45,517	\$48,332	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	
8. Unrestricted Net Assets (\$000)	\$340,913	\$677,122	\$690,000	\$662,501	\$675,000	\$680,000	\$685,000	\$690,000	\$695,000	\$700,000	↑
9. Annual Capital Asset Expenditure (\$000)	\$19,730	\$83,387	\$94,700	\$124,000	\$116,000	\$110,000	\$105,000	\$100,000	\$95,000	\$90,000	↓
10. Annual Debt Service Coverage	17.88	18.32	-0.94	4.47	2.50	3.00	3.50	4.00	4.50	5.00	↑
Revenue Basis (x)											
11. Annual Debt Service Coverage (x)	6.95	5.50	4.27	5.87	2.61	3.00	3.25	3.50	3.75	4.00	↑
12. Annual Debt Service/Revenue (%)	2.68%	5.32%	5.75%	4.40%	6.15%	6.14%	5.61%	5.10%	4.63%	4.20%	↓
13. Average Annual Effective Interest Rate (%)	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	
14. Unrestricted Cash & Investments/	204.00%	129.53%	113.95%	117.00%	106.92%	127.15%	129.61%	138.62%	148.34%	158.83%	↑
Long-Term Debt (%)											
15. Average Age of Facility (years)	12.53	8.78	7.17	7.85	6.73	6.03	5.57	5.14	4.73	4.59	↓

[\*] Occupancy percentages are based on available units and exclude any units taken off-line for renovation.

**Occupancy by Campus  
FY20 thru FY28**

	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	Act <b>FY25</b>	Bdgt <b>FY26</b>	<b>FY27</b>	<b>FY28</b>
Carlsbad By The Sea	94.2%	87.3%	90.8%	91.5%	96.1%	96.2%	96.2%	96.2%	96.2%
Casa de Mañana	97.2%	92.3%	94.6%	96.3%	92.4%	92.4%	94.7%	94.7%	94.7%
Cecil Pines	99.3%	99.2%	99.7%	99.8%	99.3%	99.0%	98.6%	98.6%	98.6%
Claremont Manor	93.0%	87.0%	77.4%	70.9%	78.5%	87.0%	87.5%	87.5%	87.5%
England Oaks *	89.0%	90.5%	96.0%	96.9%	98.0%	55.8%	0.0%	0.0%	0.0%
Fredericka Manor	85.9%	79.4%	81.6%	74.5%	54.1%	82.6%	88.7%	88.7%	88.7%
Kingsley Manor	94.8%	88.4%	84.1%	77.7%	70.1%	90.0%	89.2%	89.2%	89.2%
Sunny View	95.0%	89.4%	87.1%	84.9%	86.2%	88.4%	87.8%	87.8%	87.8%
Villa Gardens	94.5%	85.5%	89.6%	91.3%	91.6%	91.0%	92.4%	92.4%	92.4%
Vista del Monte	90.3%	88.9%	89.7%	92.1%	95.3%	94.1%	95.1%	95.1%	95.1%
Walnut Manor	92.7%	82.2%	89.7%	88.1%	85.2%	78.0%	81.0%	81.0%	81.0%
Wesley Palms	84.1%	76.3%	76.0%	82.4%	81.6%	84.3%	88.3%	88.3%	88.3%
Cantebury Woods	88.0%	83.4%	81.7%	77.5%	78.9%	83.7%	89.1%	89.1%	89.1%
El Sombroso Oaks	90.9%	86.4%	90.9%	94.5%	100.0%	94.5%	95.5%	95.5%	95.5%
Friends House	0.0%	0.0%	76.9%	78.1%	82.7%	86.5%	86.5%	86.5%	86.5%
San Francisco Towers	95.3%	92.1%	92.8%	90.4%	88.6%	88.3%	89.9%	89.9%	89.9%
Spring Lake Village	92.1%	87.8%	83.2%	84.7%	84.8%	88.4%	90.2%	90.2%	90.2%
St. Pauls Towers	92.3%	87.2%	81.9%	85.4%	86.1%	84.5%	87.6%	87.6%	87.6%
Webster House	82.7%	90.3%	78.7%	83.7%	48.9%	67.9%	69.1%	69.1%	69.1%

\* England Oaks lease discontinued on October 31, 2024.