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February 12, 2026

This Continuing Disclosure Quarterly Report is being provided by Front Porch Communities and Services (“Front Porch”) in connection with the following bond issues (the “Bonds”):

- \$100,040,000 California Statewide Communities Development Authority Revenue Bonds (Front Porch Communities and Services), Series 2017A
- \$305,565,000 California Statewide Communities Development Authority Revenue Bonds (Front Porch Communities and Services), Series 2021A and Series 2021B

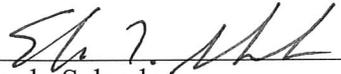
Continuing Disclosure Quarterly Report

Front Porch’s Continuing Disclosure Quarterly Report (the “Quarterly Report”) is attached hereto and contains the unaudited consolidated financial statements of Front Porch and affiliates for the fiscal quarter ended December 31, 2025. As required by the continuing disclosure certificates for the Bonds, the “obligated persons” (as defined in the Rule) as of the date of this Quarterly Report are Front Porch Communities and Services (the Corporation).

This Quarterly Report is provided solely pursuant to the continuing disclosure certificates relating to the above-referenced Bonds. The filing of this Quarterly Report does not constitute or imply any representation (i) that all of the information provided is material to investors, (ii) regarding any other financial, operating or other information about Front Porch or the Bonds, or (iii) that no changes, circumstances or events have occurred since the end of the fiscal quarter to which this Quarterly Report relates (other than as contained in this Quarterly Report), or any other date specified with respect to any of the information contained in this Quarterly Report, or that no other information exists, which may have a bearing on the security for the Bonds, or an investor’s decision to buy, sell, or hold the Bonds.

The information contained in this Quarterly Report has been obtained from sources which are believed to be reliable. No statement in this Quarterly Report should be construed as a prediction or representation about future financial performance of Front Porch.

FRONT PORCH COMMUNITIES AND SERVICES

By: 
Eduardo Salvador
Chief Financial Officer



Front Porch Consolidated Statements of Operations
For Quarter and Year-to-Date Period Ended December 31, 2025
(in thousands)

	<u>Current Quarter</u> (unaudited)	<u>Year-to-Date</u> (unaudited)
Revenues, Gains and Other Support Without Donor Restrictions		
Resident and patient service revenue	93,336	275,435
Amortization of entrance fees	10,269	29,932
Affordable housing fees and rents	8,203	24,931
Other	397	1,587
Contributions	39	69
Net assets released from restriction used for operations	1,095	3,411
Total revenues, gains and other support without donor restrictions	<u>113,339</u>	<u>335,366</u>
Expenses		
Medical services	22,703	65,678
Communities operating costs	14,675	43,284
Dietary services	18,642	53,491
Residential services	10,185	29,643
Administrative services	23,411	71,555
Program expenses	863	2,510
Depreciation	24,410	74,457
Amortization of deferred costs	54	173
Interest expense and other financing costs	3,192	9,585
Other	2,491	7,145
Total operating expenses	<u>120,627</u>	<u>357,520</u>
Operating Income (Loss) Before Other Operating Charges	<u>(7,289)</u>	<u>(22,154)</u>
Other Operating Charges		
Amortization of acquired intangibles asset and other	(2,647)	(7,942)
Total other operating charges	<u>(2,647)</u>	<u>(7,942)</u>
Operating Gain (Loss)	(9,936)	(30,096)
Nonoperating Items		
Investment return, net	6,451	52,869
Gain (loss) on sale of property	485	488
Loss of impairment of pre-development costs	0	(310)
Excess (Deficiency) of Revenues Over Expenses	<u>(2,999)</u>	<u>22,951</u>
Net assets released for capital	0	16
Increase (Decrease) in Net Assets Without Donor Restrictions	<u>(2,999)</u>	<u>22,968</u>



Front Porch Consolidated Statements of Changes in Net Assets
For Quarter and Year-to-Date Period Ended December 31, 2025
(in thousands)

	<u>Current Quarter</u>	<u>Year-to-Date</u>
Net Assets Without Donor Restrictions		
Excess (Deficiency) of revenues over expenses	(2,999)	22,951
Net assets released for capital	0	16
Net assets gain from the purchase of Arch	2,374	2,374
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Increase (Decrease) in net assets without donor restrictions	(625)	25,342
Net Assets With Donor Restrictions		
Contributions received and investment return	2,307	6,984
Net assets released from restriction used for operations	(1,095)	(3,442)
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Increase (Decrease) in net assets with donor restrictions	1,212	3,542
Change in Net Assets	587	28,884
Net Assets, Beginning of the quarter	1,039,477	1,011,180
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Net Assets, End of the quarter	1,040,064	1,040,064
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Front Porch Consolidated Balance Sheets
(in thousands)

	As of December 31, 2025 (unaudited)
Assets	
Current Assets	
Cash and cash equivalents *	\$90,612
Short-term investments	6,553
Assets limited as to use - required for current liabilities	54
Resident and patient accounts receivable	12,284
Prepaid expenses and other	16,289
Other receivables	1,112
Total current assets	126,903
Investments	
Assets limited as to use, net of current portion	64,069
Investments held in trust	577
Long-term investments	406,940
Total investments	471,586
Property and Equipment, Net	1,275,027
Other Assets	
Receivables from supporting organizations	803
ROU assets - operating leases	8,893
Other receivables	386
Other assets	52,783
Total other assets	62,864
Total assets	\$1,936,381
Liabilities and Net Assets	
Current Liabilities	
Current maturities of long-term debt	\$9,241
Current portion of operating leases	2,095
Accounts payable	18,285
Accrued payroll and related expenses	15,812
Intercompany payables	638
Accrued interest	3,269
Other accrued expenses	25,069
Total current liabilities	74,409
Asset retirement obligation	1,597
Accrued workers compensation	5,558
Operating lease liabilities	7,768
Other accrued liabilities	11,806
Liabilities for payments to trust benefit	4,800
Refundable entrance fees	123,747
Deferred revenue from entrance fees	241,261
Long-term debt	425,370
Total liabilities	896,317
Net Assets:	
Without donor restrictions	997,395
With donor restrictions	42,669
Total net assets	1,040,064
Total liabilities and net assets	\$1,936,381

* Net entrance fees received as of December 31, 2025 is \$28.0M.



Average Available Units / Beds by Community
For Quarter and Year-to-Date Period Ended December 31, 2025

Community Name	Current Quarter			Year-to-Date		
	Residential Living	Memory Care	Care Centers	Residential Living	Memory Care	Care Centers
Canterbury Woods	140	**	24	140	**	24
Carlsbad By The Sea	160	**	33	160	**	33
Casa de Manana	188	**	**	188	**	**
Cecil Pines	92	**	**	92	**	**
Claremont Manor	227	17	59	227	17	59
El Sombroso Oaks	22	**	**	22	**	**
Fredericka Manor	243	44	**	243	44	**
Friends House	85	**	**	85	**	**
Kingsley Manor	208	**	**	208	**	**
San Francisco Towers	252	12	27	252	12	27
Spring Lake Village	344	11	70	344	11	70
St. Paul's Towers	210	7	43	210	7	43
Sunny View	90	23	48	90	23	48
Villa Gardens	195	19	54	195	19	54
Vista del Monte	169	24	**	169	24	**
Walnut Village	177	30	**	177	30	**
Webster House	38	**	93	38	**	93
Wesley Palms	293	22	**	293	22	**
Consolidated Total	3,133	209	451	3,133	209	451

** Not applicable

Average Occupancy by Community
For Quarter and Year-to-Date Period Ended December 31, 2025

Community Name	Current Quarter			Year-to-Date		
	Residential Living	Memory Care	Care Centers	Residential Living	Memory Care	Care Centers
Canterbury Woods	87.1%	**	67.9%	88.1%	**	67.1%
Carlsbad By The Sea	98.3%	**	81.8%	97.9%	**	79.7%
Casa de Manana	95.9%	**	**	93.2%	**	**
Cecil Pines	99.2%	**	**	99.2%	**	**
Claremont Manor	93.3%	100.0%	61.0%	91.3%	99.4%	59.2%
El Sombroso Oaks	95.5%	**	**	89.5%	**	**
Fredericka Manor	89.7%	92.5%	**	88.9%	87.7%	**
Friends House	89.8%	**	**	92.6%	**	**
Kingsley Manor	81.3%	**	**	82.8%	**	**
San Francisco Towers	96.2%	100.0%	63.0%	96.7%	99.2%	62.2%
Spring Lake Village	94.1%	70.0%	64.7%	94.6%	65.5%	64.3%
St. Paul's Towers	91.9%	71.4%	62.8%	90.5%	61.4%	61.2%
Sunny View	93.3%	85.7%	80.6%	94.6%	88.3%	75.6%
Villa Gardens	95.2%	96.3%	73.5%	94.9%	96.8%	76.3%
Vista del Monte	97.0%	86.3%	**	96.2%	87.9%	**
Walnut Village	86.6%	51.0%	**	84.6%	56.3%	**
Webster House	92.1%	**	72.8%	92.9%	**	68.0%
Wesley Palms	92.8%	96.8%	**	89.7%	97.3%	**
Consolidated Total	92.6%	85.0%	69.8%	91.9%	84.7%	67.9%

** Not applicable



Care Center Payor Mix
For Quarter and Year-to-Date Period Ended December 31, 2025

Payor	Current Quarter	Year-to-Date
Private Pay	26.6%	31.4%
Medi-Cal	23.0%	24.6%
Medicare	43.4%	39.6%
Managed Care	7.0%	4.4%
Total	100.0%	100.0%



Management's Discussion

Unaudited Results of Operations ⁽¹⁾ – Consolidated: 3rd quarter and year-to-date ended December 31, 2025

Residential Living average occupancy was 92.6% for the 3rd quarter and 91.9% for December year-to-date. For the quarter, all eighteen communities were above 80%, with thirteen exceeding 90%. For the year-to-date, all eighteen communities were above 80% with twelve exceeding 90%. The average unit capacity for both the quarter and year-to-date was 3,133 units.

Summer House average occupancy was 85.0% for the 3rd quarter and 84.7% for December year-to-date. For the quarter, seven out of ten communities were above 80%, with five exceeding 90%. For the year-to-date, seven out of ten communities were above 80% with four exceeding 90%. The year-to-date average occupancy was negatively impacted by a slower fill up rate for SH II at Walnut Village (WV) and challenges at Spring Lake Village and St. Paul's Towers. The average unit capacity for both the quarter and year-to-date was 209 units.

Care Center average occupancy was 69.8% for the 3rd quarter and 67.9% for December year-to-date. The care center business continues to be evaluated for options. For the quarter, the average payor mix breakdown reflected: Private Pay 26.6%, Medi-Cal 23.0%, Medicare 43.4%, and Managed Care 7.0%. For the year-to-date, the average payor mix breakdown reflected: Private Pay 31.4%, Medi-Cal 24.6%, Medicare 39.6% and Managed Care 4.4%. The average available capacity for both the quarter and year-to-date were 451 beds.

For the 3rd quarter, resident and patient service revenue accounted for \$93.3M (82%), amortization revenue \$10.3M (9%), affordable housing revenue \$8.2M (7%), and other revenues of \$1.5M (2%) for a total of \$113.3M. For December year-to-date, resident and patient service revenue accounted for \$275.4M (82%), amortization revenue \$29.9M (9%), affordable housing revenue \$24.9M (7%) and other revenues of \$5.1M (2%) for a total of \$335.3M.

For the 3rd quarter, total expenses were \$120.6M. For December year-to-date, total expenses were \$357.5M. The largest contributors were Administrative services, Medical services, and depreciation. For the quarter, Operating Loss Before Other Operating Charges were \$7.3M. For the year-to-date, Operating Loss Before Other Operating Charges were \$22.2M.

Note:

(1) Front Porch refers to independent and assisted living units as “Residential Living” units. Memory support units are collectively referred to by the brand name “Summer House®.” Skilled-nursing beds are collectively referred to as “Care Center” beds.



Management's Discussion

Unaudited Balance sheet – Consolidated: December 31, 2025

Total assets were \$1,936.4M on December 31, 2025. Cash and cash equivalents plus short-term investments were \$97.2M. Long-term investments and Property and Equipment, net were \$406.9M and \$1,275.0M, respectively. On the liabilities side refundable entrance fees were \$123.7M and deferred revenue from entrance fees were \$241.3M. Long-term debt was \$425.4M. Total change in Net Assets Without Donor Restrictions was a decrease of \$0.1M for the current quarter and an increase of \$25.0M for December year-to-date.