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August 4, 2026

This Continuing Disclosure Annual Report is being provided by Front Porch Communities and Services ("Corporation") 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 Annual Report

Front Porch's Continuing Disclosure Annual Report (the "Annual Report") is attached hereto and contains the audited consolidated financial statements of Front Porch and affiliates for the fiscal year ended March 31, 2026. As required by the continuing disclosure certificates for the Bonds, the "obligated persons" (as defined in the Rule) as of the date of this Annual Report are Front Porch Communities and Services (the Corporation).

This Annual Report is provided solely pursuant to the continuing disclosure certificates relating to the above-referenced Bonds. The filing of this Annual 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 year to which this Annual Report relates (other than as contained in this Annual Report), or any other date specified with respect to any of the information contained in this Annual 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 Annual Report has been obtained from sources which are believed to be reliable. No statement in this Annual 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
(in thousands)

	Twelve months ended March 31, 2026
Revenues, Gains and Other Support Without Donor Restrictions	
Resident and patient service revenue	$368,516
Amortization of entrance fees	40,825
Affordable housing fees and rents	33,106
Other	1,808
Net assets released from restriction used for operations	4,511
Total revenues, gains, and other support without donor restrictions	448,766
Expenses	
Medical services	88,098
Factility operating costs	57,633
Dietary services	72,484
Residential services	42,454
Administrative services	100,720
Depreciation	100,747
Amortization of deferred costs	236
Interest expense and other financimg costs	13,517
Program expenses	3,413
Other	8,716
Total expenses	488,018
Operating Income (Loss) Before Other Operating Activities	(39,252)
Other Operating Activities	
Amortization of acquired intangible assets and other	(10,681)
Gain (loss) on sale of property	497
Total other operating activities	(10,184)
Operating Loss	(49,436)
Other Income (Expense)	
Investment return, net	51,066
Other components of net periodic benefit costs	(446)
Other gain (loss)	(310)
Settlement losses	0
Total other income (expense)	50,310
Excess (Deficiency) of Revenues Over Expenses	874
Net Assets Released from Restrictions Used for Purchase of Property and Equipment	16
Change in Pension Benefit Obligation	996
Increase (Decrease) in Net Assets Without Donor Restrictions	**$1,886**

Front Porch Consolidated Statements of Changes in Net Assets
(in thousands)

	Twelve months ended March 31, 2026
Net Assets Without Donor Restrictions	
Excess (deficiency) of revenues over expenses	874
Change in pension benefit obligation	996
Net assets released from restrictions used for purchase of property and equipment	16
Increase (decrease) in net assets without donor restrictions	1,886
Net Assets With Donor Restrictions	
Contributions received and investment return	7,183
Changes in split-interest gift agreements	129
Change in beneficial interest in perpetual trusts and annuities	118
Net assets released from restrictions used for operations	(4,511)
Net assets released from restrictions used for purchase of property and equipment	(16)
Increase (Decrease) in net assets with donor restrictions	2,903
Change in Net Assets	**4,789**
Net Assets, Beginning of Year	**1,011,180**
Net Assets, End of Year	**1,015,969**

Front Porch Consolidated Balance Sheets
(in thousands)

	As of March 31, 2026
Assets	
Current Assets	
Cash and cash equivalents	$75,479
Short-term investments	2,137
Assets limited as to use - required for current liabilities	15,550
Resident and patient accounts receivable	12,168
Prepaid expenses and other	17,438
Total current assets	122,772
Investments	
Assets limited as to use, net of current portion	64,821
Long-term investments	416,180
Total investments	481,001
Property and Equipment, Net	1,294,088
Other Assets	
Right-of-use assets - operating leases	8,694
Other receivables	1,024
Other assets	20,442
In-place leases	24,058
Net pension asset	6,310
Total other assets	60,528
Total assets	**$1,958,389**
Liabilities and Net Assets	
Current Liabilities	
Current maturities of long-term debt	$9,585
Current portion of operating lease liabilities	1,602
Accounts payable	32,677
Accrued payroll and related expenses	23,009
Accrued interest	7,188
Other accrued expenses	24,226
Total current liabilities	98,287
Other Liabilities	
Asset retirement obligations	1,585
Accrued workers' compensation	6,821
Operating lease liabilities	8,065
Other accrued liabilities	16,816
Refundable entrance fees	123,888
Deferred revenue from entrance fees	242,326
Line of credit	20,000
Long-term debt	424,632
Total liabilities	942,420
Net Assets	
Without donor restrictions	973,945
With donor restrictions	42,024
Total net assets	1,015,969
Total liabilities and net assets	**$1,958,389**

Average Available Units / Beds by Community

Community Name	Twelve Months Ended March 31, 2026 Residential Living	Memory Care	Care Centers
Canterbury Woods	140	**	24
Carlsbad By The Sea	160	**	33
Casa de Manana	188	**	**
Cecil Pines	92	**	**
Claremont Manor	227	17	59
El Sombroso Oaks	22	**	**
Fredericka Manor	243	44	**
Friends House	85	**	**
Kingsley Manor	208	**	**
San Francisco Towers	252	12	27
Spring Lake Village	344	11	70
St. Paul's Towers	210	7	43
Sunny View	90	23	48
Villa Gardens	195	19	54
Vista del Monte	169	24	**
Walnut Village	177	30	**
Webster House	38	**	93
Wesley Palms	293	22	**
Consolidated Total	**3,133**	**209**	**451**

** Not applicable

Average Occupancy by Community

Community Name	Twelve Months Ended March 31, 2026		
	Residential Living	Memory Care	Care Centers
Canterbury Woods	86.6%	**	66.7%
Carlsbad By The Sea	97.9%	**	81.2%
Casa de Manana	92.9%	**	**
Cecil Pines	99.3%	**	**
Claremont Manor	92.2%	98.8%	59.0%
El Sombroso Oaks	90.0%	**	**
Fredericka Manor	89.2%	88.4%	**
Friends House	92.0%	**	**
Kingsley Manor	81.4%	**	**
San Francisco Towers	96.4%	98.3%	60.4%
Spring Lake Village	94.3%	65.5%	63.1%
St. Paul's Towers	91.1%	65.7%	63.3%
Sunny View	93.9%	90.0%	76.0%
Villa Gardens	95.1%	95.3%	77.6%
Vista del Monte	96.6%	88.8%	**
Walnut Village	85.4%	56.0%	**
Webster House	92.9%	**	68.3%
Wesley Palms	91.0%	98.2%	**
Consolidated Total	**92.0%**	**85.1%**	**68.1%**

** Not applicable

Care Center Payor Mix

Payor	Twelve months ended March 31, 2026
Private Pay	30.6%
Medi-Cal	23.7%
Medicare	41.3%
Managed Care	4.4%
Total	100.0%

Debt Service Coverage Ratios - Obligated Group
(in thousands)

	Twelve months ended March 31, 2026
Excess of Revenues over Expenses	(9,999)
Additions:	
Depreciation	94,960
Amortization of deferred costs	193
Interest expense	11,463
Entrance fees received	56,915
Unrealized losses (gains)	(15,689)
Amortization of acquired intangible assets and other	10,589
Deductions:	
Refunds of entrance fees	(18,531)
Amortization of entrance fees	(40,825)
Other components of net periodic benefit costs	446
Total Income Available for Debt Service	89,521
Debt Service Requirement	
Principal Payments of Long Term Debt	8,910
Interest Expense	11,463
Annual Debt Service	20,373
Debt Service Coverage ratios	**4.39**
MADS[1]	25,309
MADS Coverage Ratio	**3.54**

[1]MADS (Maximum Annual Debt Service) is calculated per the Amended and Restated MTI, which smooths total debt ($389.0M) over 30 years at Revenue Bond Index (5% as of 7/30/26).

Days Cash on Hand
(in thousands)

	Twelve months ended March 31, 2026
Cash and Cash Equivalents	75,479
Short Term Investments	2,137
Long Term Investments	416,180
Total Unrestricted Cash & Investments	493,796
Operating Expenses before Other Operating Charges	488,018
Less: Depreciation	(100,747)
Less: Amortization of Deferred Cost	(236)
Operating Expenses less Depreciation and Amortization of Deferred Cost	387,035
Divided Number of Days Per Year	365
Daily Average Operating Expenses excluding Depreciation and Amortization	1,060
Days Cash on Hand	**466**

Cash to Debt
(in thousands)

	Twelve months ended March 31, 2026
Cash and Cash Equivalents	75,479
Short Term Investments	2,137
Long Term Investments	416,180
Total Unrestricted Cash & Investments	493,796
Long-Term Indebtedness	454,217
Cash to Debt Ratio	**1.09**

front porch

Management's Discussion

Results of Operations[1] – Consolidated: Fiscal Year 2026

Residential Living occupancy was 92.0% for the fiscal year ended March 31, 2026. All eighteen communities were above 80% with fourteen above 90%. The average capacity for the year was 3,133 units.

Summer House occupancy was 85.1% for the fiscal year. 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. Seven out of ten communities were above 80%, with five exceeding 90%. The average capacity for the year was 209 units.

Care Center occupancy was 68.1% for the fiscal year. The care center business continues to struggle while being evaluated for options. The payor mix breakdown was as follows: Private Pay 30.6%, Medi-Cal 23.7%, Medicare 41.3%, and Managed Care 4.4%. The average available beds for the year was 451.

Resident and patient service revenue accounted for \$368.5M (82%), amortization revenue \$40.8M (9%), affordable housing revenue \$33.1M (7%), and other revenues \$6.3M (2%) of the total \$448.8M. Total expenses were \$488.0M. The largest contributors were Medical services, Administrative services, and depreciation. Operating Loss Before Other Operating Activities was \$39.3M.

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.

Balance sheet – Consolidated: March 31, 2026

Total assets were \$1,958.4M at March 31, 2026. Cash and cash equivalents plus short-term investments were \$77.6M. Long-term investments and Property and Equipment, net were \$416.2M and \$1,294.1M respectively. On the liabilities side, refundable entrance fees were \$123.9M and deferred revenue from entrance fees was \$242.3M. Long-term debt was \$424.6M. Total change in Net Assets Without Donor Restrictions was an increase of 1.9M for the fiscal year ended March 31, 2026.