

KEY INDICATORS REPORT

Date Prepared: 8/03/26

Provider Name: Front Porch Obligated Group

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Chief Financial Officer Signature

	Budget										Preferred Trend Indicator
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
OPERATIONAL STATISTICS											
1. Average Annual Occupancy by Site (%) *	See attachment.										N/A
MARGIN (PROFITABILITY) INDICATORS											
2. Net Operating Margin (%)	8.31%	6.76%	12.11%	1.86%	2.46%	2.85%	3.38%	3.91%	4.45%	5.00%	↑
3. Net Operating Margin - Adjusted (%)	22.26%	16.50%	20.81%	13.48%	11.65%	14.96%	11.00%	8.19%	5.34%	2.45%	↓
LIQUIDITY INDICATORS											
4. Unrestricted Cash and Investments (\$000)	\$542,427	\$466,875	\$467,761	\$416,646	\$402,113	\$422,763	\$435,635	\$456,267	\$477,930	\$500,677	↑
5. Days Cash on Hand (Unrestricted)	693	562	556	442		404	450	440	430	420	↓
CAPITAL STRUCTURE INDICATORS											
6. Deferred Revenue from Entrance Fees (\$000)	\$225,133	\$239,011	\$244,969	\$250,000	\$242,326	\$200,000	\$205,000	\$210,000	\$215,000	\$220,000	↑
7. Net Annual E/F proceeds (\$000)	\$53,342	\$55,000	\$45,517	\$48,332	\$38,384	\$53,989	\$50,000	\$50,000	\$50,000	\$50,000	
8. Unrestricted Net Assets (\$000)	\$677,122	\$690,000	\$662,501	\$675,000	\$653,514	\$650,000	\$655,000	\$660,000	\$665,000	\$670,000	↑
9. Annual Capital Asset Expenditure (\$000)	\$83,387	\$94,700	\$124,000	\$116,000	\$120,467	\$134,300	\$125,000	\$115,000	\$110,000	\$100,000	↓
10. Annual Debt Service Coverage	18.32	-0.94	4.25	1.14	2.75	2.00	2.00	2.00	2.00	2.00	
Revenue Basis (x)											
11. Annual Debt Service Coverage (x)	5.50	4.27	5.87	2.61	4.39	3.27	3.50	3.75	4.00	4.25	↑
12. Annual Debt Service/Revenue (%)	5.32%	5.75%	4.40%	6.15%	4.34%	4.56%	4.13%	3.74%	3.39%	3.06%	↓
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/	129.53%	113.95%	117.00%	106.92%	106.00%	110.80%	117.00%	125.00%	133.00%	143.00%	↑
Long-Term Debt (%)											
15. Average Age of Facility (years)	8.78	7.17	7.85	6.73	5.51	4.91	4.53	4.16	3.82	3.49	↓

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

Occupancy by Campus FY22 thru FY29

	ACTUAL					Budget	FY28	FY29
	FY22	FY23	FY24	FY25	FY26	FY27		
Carlsbad By The Sea	90.8%	91.5%	96.1%	96.2%	95.1%	95.9%	95.9%	95.9%
Casa de Mañana	94.6%	96.3%	92.4%	92.4%	92.9%	95.2%	94.0%	94.0%
Cecil Pines	99.7%	99.8%	99.3%	99.0%	99.3%	99.5%	99.5%	99.5%
Claremont Manor	77.4%	70.9%	78.5%	87.0%	86.1%	88.3%	92.0%	93.0%
Fredericka Manor	81.6%	74.5%	54.1%	82.6%	89.1%	90.9%	90.9%	85.0%
Kingsley Manor	84.1%	77.7%	70.1%	90.0%	81.4%	86.8%	78.0%	82.0%
Sunny View	87.1%	84.9%	86.2%	88.4%	88.0%	88.2%	88.2%	88.2%
Villa Gardens	89.6%	91.3%	91.6%	91.0%	91.6%	92.5%	92.5%	92.5%
Vista del Monte	89.7%	92.1%	95.3%	94.1%	95.6%	90.5%	85.0%	85.0%
Walnut Village	89.7%	88.1%	85.2%	78.0%	81.2%	93.1%	92.0%	93.0%
Wesley Palms	76.0%	82.4%	81.6%	84.3%	91.5%	94.5%	94.5%	94.5%
Cantebury Woods	81.7%	77.5%	78.9%	83.7%	83.7%	89.0%	91.0%	92.0%
El Sombroso Oaks	90.9%	94.5%	100.0%	94.5%	90.0%	90.9%	90.9%	90.9%
Friends House	76.9%	78.1%	82.7%	86.5%	92.0%	90.0%	94.0%	93.0%
San Francisco Towers	92.8%	90.4%	88.6%	88.3%	93.2%	91.8%	93.0%	94.0%
Spring Lake Village	83.2%	84.7%	84.8%	88.4%	88.4%	89.5%	93.0%	92.0%
St. Pauls Towers	81.9%	85.4%	86.1%	84.5%	85.8%	88.0%	93.0%	93.0%
Webster House	78.7%	83.7%	48.9%	67.9%	75.4%	74.1%	94.0%	94.0%

Source: Occupancy Data file for each year.