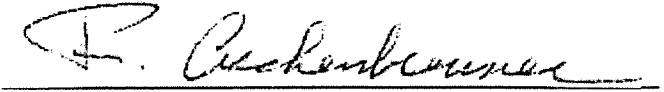


**KEY INDICATORS REPORT**Date Prepared: 04/30/2023Provider Name: La Costa Glen Carlsbad CCRC LLC***Please attach an explanatory memo that summarizes significant trends or variances in the key operational indicators.***


Chief Executive Officer Signature

	2018	2019	2020	2021	2022	Projected 2023	Forecast			2027	Preferred Trend Indicator
							2024	2025	2026		
<b>OPERATIONAL STATISTICS</b>											
1. Average Annual Occupancy by Site (%)	97.01	97.24	95.41	93.92	95.04%	98.3%	98.5%	98.7%	98.9%	98.9%	N/A
<b>MARGIN (PROFITABILITY) INDICATORS</b>											
2. Net Operating Margin (%)	13.82%	16.06%	14.37%	15.64%	18.00%	19.26%	16.78%	15.99%	16.05%	15.41%	↑
3. Net Operating Margin - Adjusted (%)	35.15%	34.36%	.56%	36.62%	33.96%	37.02%	34.92%	34.14%	34.03%	33.36%	↓
<b>LIQUIDITY INDICATORS</b>											
4. Unrestricted Cash and Investments (\$000)	\$13,814	\$14,222	\$15,444	\$20,733	\$20,989	\$15,365	\$14,345	\$15,645	\$16,314	\$14,345	↑
5. Days Cash on Hand (Unrestricted)	122.94	125.19	131.68	183.29	179.14	181.25	130.16	135.16	138.15	136.16	↑
<b>CAPITAL STRUCTURE INDICATORS</b>											
6. Deferred Revenue from Entrance Fees (\$000)	\$7,502	\$7,898	\$8,233	\$8,539	\$8,896	\$9,118	\$9,345	\$9,579	\$9,819	\$10,064	N/A
7. Net Annual E/F proceeds (\$000)	\$15,562	\$13,770	(\$6,944)	\$16,193	\$15,760	\$16,154	\$16,557	\$16,971	\$17,396	\$17,830	N/A
8. Unrestricted Net Assets (\$000)	\$205,376	\$202,453	\$206,633	\$205,577	\$203,651	\$208,897	\$212,497	\$213,610	\$214,360	\$215,310	N/A
9. Annual Capital Asset Expenditure (\$000)	\$4,500	\$3,527	\$7,154	\$5,365	\$5,948	\$5,246	\$3,600	\$1,112	\$2,525	\$2,425	N/A
10. Annual Debt Service Coverage Revenue Basis (x)	.70	.80	.76	2.61	2.20	2.30	2.35	2.39	2.45	2.55	↑
11. Annual Debt Service Coverage (x)	0	0	0	0	0	0	0	0	0	0	↑
12. Annual Debt Service/Revenue (%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	↓
13. Average Annual Effective Interest Rate (%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	↓
14. Unrestricted Cash & Investments/ Long-Term Debt (%)	3.85%	3.91%	4.31%	5.81%	5.72%	4.11%	3.77%	4.04%	4.13%	3.57%	↑
15. Average Age of Facility (years)	15.07	15.32	15.58	15.43	14.93	15.52	16.23	17.14	18.17	19.05	↓