

**NOTICE OF VOLUNTARY FILING
FOR CONTINUING DISCLOSURE PURPOSES**

NATIONAL CHARTER SCHOOL REVOLVING LOAN FUND REVENUE BONDS

CUSIP Prefix: 04052F, 13035A, 57563U, 012430

Date: October 31, 2024

Equitable Facilities Fund, Inc., a Delaware nonstock, nonprofit corporation (the “Program Administrator”), was established in 2017 to operate a pooled revolving loan program for the benefit of a class of public charities that operate to support public charter school facilities. The Program Administrator originates loans to qualifying public charter schools across the country, including a nine-step lending process from loan sourcing to portfolio management (“School Loans”), for the purpose of financing and refinancing the costs of the acquisition, construction, improvement, equipping, and furnishing of public charter school facilities.

Notice is hereby given that on July 25, 2024, the Program Administrator entered into a School Loan (the “CLCS Loan”) with Conservatory Lab Foundation, Inc. On October 31, 2024, the CLCS Loan was assigned to Equitable Revolving Fund LLC, a Delaware limited liability company (the “Revolving Fund”) as a capital contribution for inclusion in the ESRF Loan Pool under the Master Trust Indenture. Capitalized terms used but not defined herein have the meanings set forth in the Official Statement relating to the Arizona Industrial Development Authority Senior National Charter School Revolving Loan Fund Revenue Bonds, Series 2024A – Social Bonds and the California Infrastructure and Economic Development Bank, Series 2024B – Social Bonds, dated October 17, 2024.

Attached as Appendix A hereto is a summary of the CLCS Loan, including a description of the obligor’s charter contract, management and governance, enrollment information, academic performance, financed project, and financial information. *None of the Revolving Fund, the Program Administrator, or their counsel has undertaken any responsibility for the accuracy or completeness of the information provided in Appendix A. Certain information may have changed since the CLCS Loan closing date and may be subject to future changes.*

**CONSERVATORY LAB FOUNDATION, INC.
CONSERVATORY LAB CHARTER SCHOOL**

Boston, Massachusetts

\$18,000,000 EFF Financing / Closed: July 25, 2024 / Final Maturity: August 1, 2054

Obligor Overview

Founded and opened in 1999, Conservatory Lab Charter School (“CLCS”), is a Massachusetts a body politic and corporate established under Massachusetts General Laws, Chapter 71, Section 89, operating one charter school across two Boston campuses – the lower school and the upper school. As of FY24, CLCS serves 447 students in grades PK-8.

Mission: *“Conservatory Lab Charter School empowers students to be scholars, artists, and leaders of their own learning. Through the joy and discipline of daily musical engagement, experiential learning, and service to the community, students learn to effect changes as creative and active citizens.”*

The legal borrower will be Conservatory Lab Foundation, Inc. (“The Foundation”)¹, a 501(c)(3) tax-exempt organization that was created for the sole purpose of holding the real estate and overseeing fundraising for CLCS.

CLCS Realty II Support Corporation is a related entity of the Borrower organized and operated at all times exclusively for the benefit of, to perform the functions of, and/or to carry out the purposes of Conservatory Lab Foundation, Inc.

Charter Contract

School	Opened	Authorizer	Charter Expiration Date	Previous Renewals
CLCS	1999	Massachusetts Department of Elementary and Secondary Education (“DESE”)	June 30, 2029	5

CLCS operates under one charter agreement with DESE and received its most recent renewal in June of 2024 for the standard term of five years. The contract expires June 30, 2029.

Management & Governance

CLCS is governed by a 15-member board of directors with experience in education, finance operations, law, and health-related services.

Senior leadership includes the executive director, principal, director of finance, director of operations, director of special education, and after school coordinator.

Board members and minutes can be found on the [CLCS website](#).

¹ Simultaneously with the loan discussed herein, there will be a \$6,462,000 loan made through EFF Community Ventures, Inc. to the Foundation to make a leverage loan to COCRF Investor 291, LLC as part of the New Markets Tax Credit investment.

Enrollment & Student Information

CLCS's PK-8 student count for the past five fiscal years is as follows:

CLCS
Historical Student Enrollment
FY20 - FY24

<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>
453	457	447	454	447

Over the last five years, student retention has averaged 87%; FY24 student retention was 83%. CLCS's waitlist as a percentage of enrollment between FY20 and FY24 averaged 471%; FY24 waitlist as a percentage of enrollment was 383%; CLCS's applications as a percentage of enrollment between FY20-FY24 averaged 488%; FY24 applications as a percentage of enrollment was 397%.

CLCS's FY24 low income and English learner populations were approximately 72% and 9%, respectively, and 96% of students identified as students of color.

Academic Program & Results

CLCS has a unique academic model grounded in two key pillars: El Sistema and Expeditionary Learning. These pillars demonstrate a commitment to an ensemble-based music education, inquiry-based learning expeditions, social emotional support, and character development.

CLCS's FY23 academics were evaluated based on similar school analysis ("SSM")², gap busting³, and growth metrics⁴. The school's SSM scores in FY23 placed it in the 96th percentile in ELA and 73rd percentile in math. In gap busting, all subgroups (Black, Hispanic, Students with Disabilities, or SWD, and English Language Learners, or ELL) outperformed on ELA and math tests when compared to the state performance of similar subgroups, with the exception of SWD in math. Finally, when looking at growth, the school was in the 94th percentile in ELA and math.

² The Similar Schools Analysis compares a school's performance to other schools in the state serving similar demographics (% of low-income students) and similar grade bands.

³ Gap-Busting - is the school conclusively demonstrating outsized performance in closing both internal and external achievement gaps.

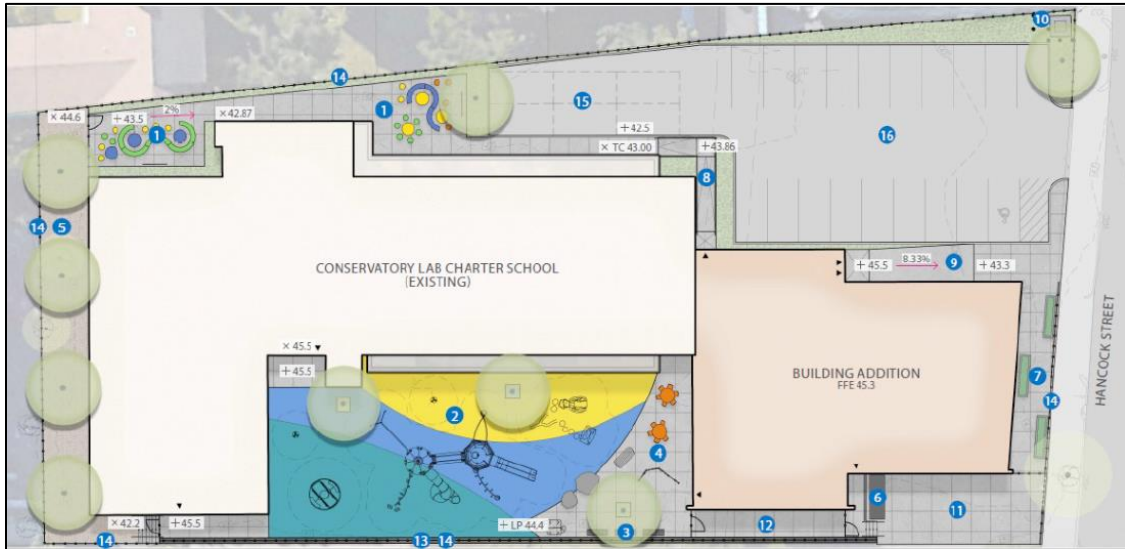
⁴ Compares growth from FY19 and FY23 academic outcomes.

The Project

The loan proceeds will be used to 1) refinance a portion of existing debt with Citizen’s Bank; 2) make an equity investment in CLCS Realty II Support Corporation in connection with a New Market Tax Credit transaction; 3) make a loan to CLCS Realty II Support Corporation for renovations to the existing ~17,500 sq. ft. lower school; and 4) pay cost of issuance associated with the transaction.

CLCS Lower School

133 Hancock Street, Boston, MA 02125



Financial Information

Certain historical financial information on CLCS is listed below.

Metric	FY21	FY22	FY23
Total Revenue (TR)	10,780,567	12,254,513	13,415,695
DS Coverage Ratio	2.99	1.38	1.37
Debt Burden (% of TR)	9.1%	12.1%	11.2%
Days Cash on Hand	120.4	118.9	134.7

S&P Rating: BB

Website: <https://www.conservatorylab.org/>

**Conservatory Lab Charter School
Security and Loan Covenants**

Security	<p>Loan is secured by a collateral assignment of the loan agreement between the Foundation (as lender) and CLCS Realty II Support Corporation (as borrower) (the “Intra-company Loan”), together with all collateral thereunder including (i) rental revenues received under a Lease Agreement between renovations to the existing ~17,500 sq. ft. lower school and CLCS, (ii) a mortgage on all related real property, and (iii) a deposit account control agreement with CLCS Realty II Support Corporation’s depository bank. Lease Agreement provides for payment of rent from revenues of School operated at the financed facility. CLCS entered into a continuing covenant agreement with the Lender. Additionally, Tenant provided a guaranty of the Foundation’s obligations under the Loan secured by a senior lien pledge of Gross Revenues of CLCS and a deposit account control agreement with CLCS’s depository bank. Lender entered into one or more intercreditor agreements with The Foundation’s other creditor(s) and CLCS’s other creditor(s), as applicable.</p>
Debt Service Coverage Ratio	1.10x
Additional Debt	Subject to lender approval
Liquidity Covenant	60 days cash on hand
Academic Covenant	<p>Commencing the 2024-25 academic year, CLCS covenants that it shall:</p> <p>(i) Each year maintain a minimum weighted average for all students of 70th percentile using the Similar Schools Methodology, in both Math and English Language Arts, calculated separately for each respective subject; or Each year maintain a minimum weighted average proficiency rate each school, in both Math and English Language Arts, calculated separately, that meets or exceeds that of the district where the school is located; and</p> <p>(ii) Each year the weighted average proficiency rate for all for all economically disadvantaged students, as measured by free and reduced lunch participation, in both Math and English Language Arts, calculated separately, shall meet or exceed 110% of the State’s weighted average for the same metric, in each respective subject;</p>

Enrollment Covenant

Enrollment minimums based on fall testing date as follows for Conservatory Lab Charter School:

Testing Date Fall	Enrollment Minimum
2024 and thereafter	350