

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

**NATIONAL CHARTER SCHOOL REVOLVING LOAN FUND REVENUE BONDS**

**CUSIP Prefix: 13035A, 04052F, 57563U, 021430A**

**Date: November 9, 2022**

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 November 9, 2022, the Program Administrator entered into a School Loan with Elevate Academy, Inc., an Idaho nonprofit corporation. Upon closing, the Elevate Loan was sold to Equitable Revolving Fund LLC (“ESRF”), a Delaware limited liability company (the “Revolving Fund”) 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 National Charter School Revolving Loan Fund Revenue Bonds, Series 2022A, and the California Infrastructure and Economic Development Bank National Charter School Revolving Loan Fund Revenue Bonds, Series 2022B, dated August 30, 2022.

Attached as Appendix A hereto is a summary of the Elevate Academy, Inc. 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 Elevate Academy, Inc. closing date and may be subject to future changes.***

## Elevate Academy, Inc. Caldwell, Idaho

**\$11,965,000 EFF Financing / Closed: November 9, 2022 / Final Maturity: November 1, 2052**

### Obligor Overview

Elevate Academy, Inc. (“Elevate Academy”) is a career and technical education secondary school in Caldwell, Idaho, that currently serves 487 students in grades 6-12. The school is in its fourth year of operation and is located in the Caldwell School District. It is authorized by the Idaho Public Charter School Commission. Elevate Academy is the founding school of the Elevate Academy Foundation charter school network (“Elevate Network”). The Elevate Network also includes Elevate Nampa and Elevate North, both recently opened in Fall 2022. Each school in the Elevate Network is a separate 501c3 entity holding its own charter contract.

Elevate Academy’s mission is: *“The mission of Elevate Academy is to offer at-risk students throughout Idaho access to outstanding career technical schools that inspire, engage, and ignite their passion.”*

### Charter Contract

School	Opened	Authorizer	Charter Expiration	
			Prior	Next
Elevate Academy, Inc. (Caldwell)	2019	Idaho Public Charter School Commission	0	July 14, 2023

Idaho charter schools are primarily authorized by non-sectarian institutions of higher learning, school district governing boards and the Idaho Public Charter School Commission (“IPCSC”). As of 2021, 75% of Idaho charter schools, including Elevate Academy, are authorized by the IPCSC. Elevate Academy’s charter was authorized on June 14, 2018, under a 5-year contract that is expected to be renewed in 2023.

IPCSC evaluates the performance of its charter issuance through a performance certificate. This document is a legal agreement which includes the roles and responsibilities of both parties, the five-year operational term awarded to the school, and a performance framework designed to communicate expected performance outcomes. Idaho’s performance framework applies to all charter schools and establishes standards for outcomes in three categories: Academic, Operational, and Financial. Each year, schools’ actual outcomes are measured against these established standards, and an annual report is issued to the school and the public. These reports are then used to inform future renewal decisions at the end of each school’s performance certificate term. Due to the Covid-19 pandemic, the IPCSC suspended ratings on academic and financial measures in FY21 and canceled statewide assessments in FY20.

### Management & Governance

As per Elevate Academy’s bylaws, the board shall consist of not less than 5 nor more than 9 persons and each directorship shall have a numerical designation as follows: Director 1, Director 2, Director 3, etc.. The number of directors serving on the Board of Directors may be increased from time to time by resolution adopted at a regular or special meeting of the Board of Directors. Elevate Academy is currently governed by seven board members that bring senior-level leadership experience in areas ranging from education to politics.

Monica White is the Co-Founder and current Chief Visionary Officer of Elevate Academy, Inc. Ms. White is assisted by Matt Strong, Co-Founder and Director of Growth and Development and Darren Uranga, Chief Financial Officer.

### **Enrollment & Student Information**

The student count for Elevate Academy for the past three fiscal years is as follows:

**Elevate Academy, Inc.  
Historical Student Enrollment  
FY21 – FY23**

<u><b>FY21</b></u>	<u><b>FY22</b></u>	<u><b>FY23</b></u>
403	488	487

Student enrollment increased overtime from 322 in its founding year FY20 to 487 in FY23. Increases in enrollment are due to 6th grade enrollment growth, and the School filling out its 7th and 8th grade classes. Elevate Academy is currently fully enrolled at 488 students.

Elevate Academy reports a waitlist 80% of full enrollment as of September 2023.

### **Academic Program & Results**

Due to Elevate Academy’s alternative curriculum, its early stage of growth, and its student population compared to the district and state, academic performance cannot be measured effectively using traditional measures. As an Alternative Education Curriculum (“AEC”) with a Career Technical Education (“CTE”) model, Elevate measures its academic performance using the following measures of (1) Student growth compared to national peer AECs, (2) Career readiness measured by industry certifications, and (3) Student engagement defined by student persistence. Equitable Facilities Fund hired academics experts to review Elevate Academy’s performance in these three measures.

Elevate Academy is evaluated annually through the IPCSC Performance Framework and an Annual Performance Report is issued each Winter for the preceding school year. The IPCSC Performance Framework includes academic, operational, and financial performance ratings that include “Does Not Meet Standard”, “Approaches Standard”, “Meets Standard”, and “Exceeds Standard”. The IPCSC suspended academic ratings for both FY20 and FY21, and financial ratings for FY21 due to COVID-19. In FY20, Elevate Academy received “Meets Standard” on all seven operational metrics and “Meets Standard” on eight out of nine financial metrics and “Approaches Standard” for the remaining metric. In FY21, Elevate Academy received “Meets Standard” on six out of seven operational metrics and “Approaches Standard” for the remaining metric. Elevate Academy is not eligible to receive “Exceeds Standard” until after the completion of the third year of operations so the ratings will be reflected in the 2021-2022 Annual Performance Report released in FY23.

### **The Project**

EFF loan proceeds will be used to purchase Elevate Academy’s current school facility in Caldwell, ID. Elevate Academy entered into a build-to-suit lease with Building Hope Idaho in September 2018 for its school facility at 114 W. Chicago St. The lease includes a 6.9-acre parcel of land and the 55,000 sq. ft. facility made up of two buildings. Elevate Academy opened in August 2019 in the facility and currently operates at full capacity with 488 students. Elevate Academy’s lease includes a purchase option beginning

in July 2024; however, Building Hope Idaho has approved Elevate Academy to exercise the purchase option early.



### Financial Information

Certain historical financial information for Elevate Academy is listed below.

#### Elevate Historical Financial Information

<b>Metric</b>	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>
Total Revenue (TR)	\$5,663,239	\$6,320,559	\$8,221,535
DS Coverage Ratio	1.33x	1.82x	1.84x
Debt Burden (% of TR)	10.8%	14.2%	11.5%
Days Cash on Hand	52	115	109

**Rating**                BB

**Website**            <https://www.elevate2c.org/>

**Elevate Academy, Inc.**  
**Security and Loan Covenants**

<b>Security</b>	Secured by a first lien pledge of Elevate Academy's gross revenues and a first lien mortgage on the property located at 114 W. Chicago St. Additionally, Elevate Academy has entered into a blocked account agreement to intercept charter payments directly to the Lender.
<b>Debt Service Coverage Ratio</b>	1.10x
<b>Additional Bonds Test</b>	<ol style="list-style-type: none"> <li>1) Additional Parity Debt permitted upon the delivery of a Certificate of the Elevate Academy stating that: (x) for the most recently completed Fiscal Year, the Debt Service Coverage Ratio equaled at least 1.20 prior to the issuance of the additional Indebtedness; and the (y) Debt Service Coverage Ratio is projected to be at least 1.20 on all Indebtedness Outstanding and the proposed additional Indebtedness in the first fiscal year following the issuance of the additional Indebtedness, taking into account certain assumptions as required by Lender.</li> <li>2) Subordinate Debt and Short-Term Debt are restricted subject to Lender approval.</li> </ol> <p>Non-Recourse Debt is limited to an aggregate of \$750,000 outstanding.</p>
<b>Academic Covenant</b>	If Elevate Academy (a) fails to maintain a 5-year cohort graduation rate that exceeds the rate of peer national Alternative Education Curriculum (AEC) organizations; and (b) has less than 75% of students achieve a 40 median student growth percentile (SGP) on the Renaissance Learning STAR 360 reading and STAR math assessments, Elevate Academy agrees that it shall (i) within thirty (30) days of such failure, at its own expense, engage an Independent Management Consultant, acceptable to the Lender; (ii) within sixty (60) days of engaging the Independent Management Consultant, provide the Lender a detailed written report of such Independent Management Consultant of all action taken or to be taken to address and correct such deficiency; and (iii) within forty-five (45) days after receipt of the Independent Management Consultant's report, Elevate Academy shall implement or begin to implement all the recommendations of the Independent Management Consultant, to the extent legally permissible.
<b>Enrollment Covenant</b>	Elevate Academy shall maintain an annual enrollment level of at least 450 students, as reported by the State each November.