

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

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

**CUSIP Prefix: 13035A, 04052F**

**Date: December 30, 2021**

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 December 30, 2021, the Program Administrator entered into a School Loan (the “Western Academy Loan”) with Western Academy Holdings, LLC, a Florida nonprofit limited liability company. Upon closing, the Western Academy Loan was sold to Equitable Revolving Fund LLC, 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 2021A and B, the California Infrastructure and Economic Development Bank National Charter School Revolving Loan Fund Revenue Bonds, Series 2021B, the Massachusetts Development Finance Authority, Series C, and the City of Albany Capital Resource Corporation, Series D, dated October 20, 2021.

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

**Western Academy Charter School  
Royal Palm Beach, Florida**

**\$14,245,003.75 EFF Financing / Closed: 12/30/2021 / Final Maturity: 12/01/2051**

**Obligor Overview**

Western Academy Charter School (“Western Academy”) is a Florida nonprofit corporation founded in 2003 as a single site charter school. For the current School Year 2021-22, Western Academy enrolls approximately 509 students across grades K-8 in two separate buildings in an outdoor strip mall in Royal Palm Beach. The School is planning to acquire a new facility a mile away at 12031 Southern Boulevard, Royal Palm Beach, Florida, 33470.

The legal borrower and landlord, Western Academy Holdings, LLC (the “Borrower”), is a legally separate, Florida limited liability company whose sole member is Western Academy, Inc. The Borrower was formed to further the charitable and educational purposes of its sole member. Western Academy will lease the newly acquired facility from the Borrower.

Western Academy’s mission is *“to equip all children with the skills necessary for success on both an educational and social level. We believe in addressing the whole child through a multi-sensory approach to learning. We believe that both the family and the community are essential participants in the education of children, and that together we can help children become socially adept individuals with self-confidence, self-respect, compassion, and respect for others and their community.”*

**Charter Contract**

Western Academy operates under a charter approved by the School Board of Palm Beach County, Florida. The school’s charter was renewed in 2008 for a 10-year term, which was later expanded to a 15-year term that runs through June 30, 2023. Western Academy has received an “A” Florida State Rating every year since 2006.

**Management & Governance**

The Western Academy Board currently comprises five members with executive, financial, legal, research, and education backgrounds.

Senior staff includes an Executive Director and Founder who has led the school since 2003—first as principal and then transitioning to Executive Director in 2019. Other key members include the Principal, Teacher on Assignment, and Business Manager.

**Enrollment & Student Information**

The student count for Western Academy for the past four years is as follows:

<b>Western Academy Charter School</b>			
<b>Grades Served and Historical Student Enrollment</b>			
<b>FY18 – FY22</b>			
<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>
523	521	511	509

For Fall 2021, the waitlist was reported at 278 students or 54.6% of enrollment, including its strongest demand grade of kindergarten where the waitlist was 187% of kindergarten student count. Retention rates

have held steady over the past few years at approximately 93%. For the current year FY22, students were approximately 48% White, 23% Hispanic/Latino, 16% Black or African American, 7% Asian, and 6% Two or More Races. Western Academy’s Free and Reduced Lunch population is currently 44%.

**Academic Program & Results**

Western Academy consistently outpaces both the host district and State averages in ELA and Math in every grade tested. Spring 2021 state standardized test results showed Western Academy’s proficiency rates were once again well above the district and state averages, i.e., 156.9% of the district average for ELA and 179.4% for Math. While most ELA proficiency rates declined slightly in most grades, they went up in two grades, i.e., 3<sup>rd</sup> grade went from 79.5% in 2019 to 89% in 2021 and 6<sup>th</sup> grade went from 81.2% in 2019 to 88% in 2021. The most significant drop was for 7<sup>th</sup> grade where ELA proficiency scores went from 100% in 2019 to 82% in 2021. Of note is that the School’s ELA and Math scores among White, Hispanic, and Black students were consistent with each other, not ranging more than a 5-point difference—a strong indicator of success. Moreover, when comparing results from 2019 to 2021, Western Academy’s results were far less negatively affected than either the District or the State.

Western Academy					
2021 ELA					
Grades	% Proficient	Palm Beach SD%	Ratio	State	Ratio
3	89%	54%	165%	54%	165%
4	85%	52%	164%	52%	164%
5	80%	58%	138%	54%	148%
6	88%	54%	163%	52%	169%
7	78%	49%	159%	48%	163%
8	82%	54%	152%	52%	158%
2021 Math					
Grades	% Proficient	Palm Beach SD%	Ratio	State	Ratio
3	64%	50%	128%	51%	125%
4	74%	46%	161%	51%	145%
5	61%	51%	120%	51%	120%
6	97%	44%	220%	45%	216%
7	82%	21%	390%	44%	186%
8	91%	48%	190%	37%	246%

Western Academy’s elementary program (K-5) is based on Project CHILD (Changing How Instruction for Learning is Delivered). Project CHILD is a research-based teaching and learning framework specifically geared to the elementary classrooms and recognized as effective by the US Department of Education. The school has been a National Demonstration Site model school for this program since 2011. In addition, Western Academy has a two component middle school (6-8) program, each with separate lotteries; 1) the Regular Middle School Program utilizes Interdisciplinary Teams using a Rotational Instructional Model for all core content classes; and 2) The STEAM Academy prepares students in competencies and skills in the four disciplines (Science, Technology, Engineering, and Math) and incorporates the Arts into them to foster creativity and innovation. All STEAM classes are advanced level.

**The Project**

Proceeds of the EFF financing are expected to be used to fund the acquisition of real property and improvements at 12031 Southern Boulevard, Royal Palm Beach, Florida, 33470. The 61,566 square foot facility in Royal Palm Beach formerly housed Renaissance Charter School USA and is approximately one mile away from Western Academy’s current location. The facility, built in 2001, sits on 7.4 acres.

The acquisition price is \$12.65 million with an additional \$1.7 million budgeted for renovations, with the balance earmarked for 17 months of capitalized interest along with closing costs. An appraisal conducted in September 2021 concluded the market value to be \$12.4 million.

Western Academy is targeting July 1, 2022, for a move-in date.



**Financial Information**

Certain historical financial information for Western Academy is listed below.

**Historical Financial Information**

Metric	FY19	FY20	FY21
Total Revenue (TR)	\$4,422,857	\$4,411,850	\$5,136,507
DS Coverage Ratio	1.70x	1.70x	2.13x
Debt Burden (% of TR)	10.6%	11.1%	9.8%
Days Cash on Hand	153.0	176.3	186.8

**Rating:** S&P: “BB”

**Website** <https://westernacademycharter.com>

**Western Academy  
Security and Loan Covenants**

<b>Security</b>	Loan is secured by a Loan Agreement with an Obligation issued pursuant to a Master Trust Indenture establishing Borrower's Obligated Group, including a pledge of revenues of Tenant and Obligated Group Member and a mortgage of the fee simple interest in the real property and improvements located at 12031 Southern Boulevard, Royal Palm Beach, Florida, 33470 naming Lender or Master Trustee as mortgagee. Tenant is prohibited from providing any other Lender a Deposit Account Control Agreement and will execute a Deposit Account Control Agreement if an event of default occurs under any of the loan documents.			
<b>Debt Service Coverage Ratio</b>	1.10x			
<b>Additional Bonds Test</b>	1.20x			
<b>Liquidity Covenant</b>	90 DCOH			
<b>Academic Covenant</b>	<ul style="list-style-type: none"> <li>(i) a State of Florida Department of Education overall School Improvement Rating of "B" or better; and</li> <li>(ii) a percentage of students' passing rate on the State's standardized tests, across all grade levels, at the school level, for ELA and Math, that meets or exceeds the State's average passing rate, or a similar metric as agreed upon by the Tenant and the Lender.</li> </ul>			
<b>Enrollment Covenant</b>	Western Academy shall maintain an enrollment levels, according to fall census day enrollment count, corresponding to the enrollment requirements in Table below:			
	Academic Year Ending June 30	Budgeted Full Enrollment	Enrollment Requirement	Enrollment Minimum
	2023	585	555	525
	2024	650	620	585
	2025	715	680	645
	2026 and thereafter	782	745	705