



Statewide Community Infrastructure Program



A Program of the California Statewide Communities Development Authority





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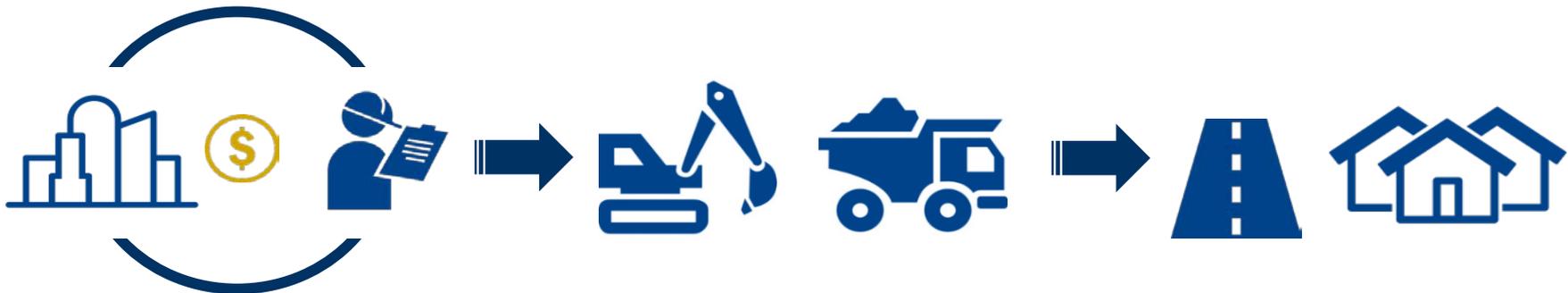
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What is the Statewide Community Infrastructure Program?



- The Statewide Community Infrastructure Program (“SCIP”) is a tax exempt financing program offered through the California Statewide Communities Development Authority (“CSCDA”) which can be used by developers to finance public infrastructure and impact fees.
- Any City/County/Special District can participate in SCIP to which provides local agencies the means to offer competitive financing to all developers (large and small) as a turn key solution, minimizing local agency staff time.
- SCIP provides two programs:
 - The SCIP **pooled revenue bond program** which issues bonds 3 times/year (Spring, Fall & End of Year).
 - Once a City/County/Special District has joined, developers may submit applications on-line.
 - A **stand alone SCIP CFD program** which issues bonds for larger projects as the project schedule dictates.
 - SCIP will craft a project specific JPFA/SCIP Resolution for board approval for each participating Local Agency
- SCIP has 116 Local Agency members (see: Slide 3).
- Since, 2003, SCIP has issued over \$769 million in bonds for 287 projects across California.
- SCIP is forecasted to issue in excess of \$100 million of bonds in 2020.



Who Uses SCIP?



116 Participating Local Agencies across California with a Growing List of Recurring Developer Clients

Participating Local Agencies

- Alameda, City of
- American Canyon
- Anaheim
- Antioch
- Bakersfield
- Banning
- Bayshore Sanitary District
- Blythe
- Brentwood
- Butte County
- Calistoga
- Cathedral City
- Chula Vista
- Citrus Heights
- Clovis
- Coachella Valley Water Dt.
- Corona
- Cosumnes CSD
- Cotati
- Daly City
- Dana Point
- Davis
- Desert Hot Springs
- Diablo Water Dt.
- Dublin
- Dublin San Ramon Svcs. Dt.
- East Contra Costa RFFA
- East Palo Alto
- Eastern Muni. Water Dt.
- El Dorado, County of
- El Monte
- Elk Grove
- Fairfield
- Folsom
- Fontana
- Fremont
- Galt
- Gardena
- Healdsburg
- Hercules
- Hesperia
- Hollister
- Imperial, County of
- Indian Wells
- Indio
- Ironhouse Sanitary Dt.
- Lathrop
- Lincoln
- Linda Co. Water Dt.
- Live Oak
- Livermore
- Lodi
- Madera, City of
- Manteca
- Martinez
- Menifee
- Merced, City of
- Millbrae
- Mission Springs Water Dt.
- Morgan Hill
- Morro Bay
- Murrieta
- Napa, City of
- Napa, County of
- Newport Beach
- Norco
- Oakley
- Oxnard
- Palm Springs
- Patterson
- Patterson
- Petaluma
- Placer, County of
- Rainbow Muni Water Dt.
- Rancho Cordova
- Redding
- Rialto
- Richmond
- Rio Vista
- Rocklin
- Roseville
- Sac. Area Sewer Dt.
- Sac. Co. Water Agency
- Sac. MUD
- Sac. Regl. Co. Sanitation Dt.
- Sacramento, City of
- Sacramento, County of
- San Diego, City of
- San Diego, County of
- San Juan Bautista
- San Luis Obispo, City of
- San Luis Obispo, County of
- San Marcos
- San Mateo, County of
- Santa Ana
- Santa Rosa
- Sonoma, County of
- South Placer MUD
- South Placer RTA
- South Placer Water Authority
- Stockton
- Sweetwater Authority
- Thousand Oaks
- Tracy
- Truckee Donner PUD
- Tuolumne, County of
- Ukiah
- Vacaville
- Vallejo
- West Sacramento
- Woodland
- Yuba City
- Yuba, County of
- Yucaipa
- Yucaipa Valley Water Dt.



SCIP Participating Developers



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D·R·HORTON[®]

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Meritage Homes

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Brookfield Residential

RICHMOND
AMERICAN HOMES

 **PulteGroup**[™] **taylor morrison**
Homes Inspired by You 



JMC HOMES

KHovnanian[®]
Homes

Anthem United 

 **PANATTONI**[®]
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 **FARALLON**[™]
Capital Management, L.L.C.

 **RAYMUS HOMES**
THE NEXT GENERATION

NUVERA HOMES

Lewis Group Of Companies


SILVERADO HOMES

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AMERICA'S LUXURY HOME BUILDER[®]

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 **CORNERSTONE COMMUNITIES**

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Statewide Communities Infrastructure Program Revenue Bonds, Series 2020 A, B & C

- From June through September 2020, CSCDA closed on the sale of two series of SCIP Pooled Revenue Bonds totaling \$32.48 million in par amount. These Bonds funded nearly \$26 million of impact fees and over \$4.2 million of public improvements for 15 projects in California. The SCIP 2020A Bonds were sold at a True Interest Cost ("TIC") of 4.21%, and the SCIP 2020B Bonds were sold at a TIC Of 3.80%. Both series of bonds were non-rated and matured in 30 years.
- The SCIP 2020C Bond financing is currently underway, with the bond sale scheduled to occur during the week of November 23rd. This transaction is expected to involve nine (9) projects and finance \$13.5 million* of impact fees and \$3.3 million* of public improvements.

Summary of Key Statistics – SCIP Pooled 2020 Bonds				
Series	2020A	2020B	2020C*	Aggregate*
Par Amount	\$22,815,000	\$10,025,000	\$20,000,000	\$52,840,000
Sale Date	6/17/2020	9/24/2020	Week of 11/23	--
True Interest Cost ("TIC")	4.21%	3.80%	TBD	--
Number of Projects	9	6	9	24
Impact Fees Funded	\$16,868,432	\$9,110,734	\$13,500,000	\$39,479,166
Public Improvements Funded	\$4,238,307	\$0	\$3,300,000	\$7,538,307
Number of Residential Units	958	557	549	2,064
Value-to-Lien Ratio	7.37x	7.97x	TBD	TBD
Local Agency Participants	13	9	TBD	TBD
Number of Developers	11	6	8	22

*Preliminary and subject to change.

Statewide Communities Infrastructure Program Revenue Bonds, Series 2019 A, B & C

- During 2019, CSCDA successfully closed on the sale of three series of SCIP Pooled Revenue Bonds that were sold to finance over \$49 million of impact fees and \$26 million of public improvements for 39 projects located in 11 counties across the State of California
- Twenty-nine (29) different Local Agencies and 28 developers participated in the 2019 SCIP Pooled Program and to collectively facilitate the development of 4,174 residential units
- Over \$79 million of 30-year non-rated pooled revenue bonds were sold to investors over the course of 2019
- TIC ranged from 3.82% to 4.33%, and all three series of bonds were sold with optional redemption in ten years without premium

Summary of Key Statistics – SCIP Pooled 2019 Bonds				
Series	2019A	2019B	2019C	Aggregate
Par Amount	\$26,415,000	\$34,425,000	\$18,325,000	\$79,165,000
Sale Date	4/19/2020	8/19/2020	12/19/2020	--
True Interest Cost ("TIC")	4.33%	3.82%	4.02%	--
Number of Projects	14	15	10	39
Impact Fees Funded	\$10,845,210	\$28,439,110	\$10,194,990	\$49,479,310
Public Improvements Funded	\$13,980,980	\$5,194,978	\$7,384,992	\$26,560,949
Number of Residential Units	1,679	1,611	884	4,174
Value-to-Lien Ratio	6.80x	6.56x	5.29x	--
Local Agency Participants	18	21	13	29
Number of Developers	13	14	8	28

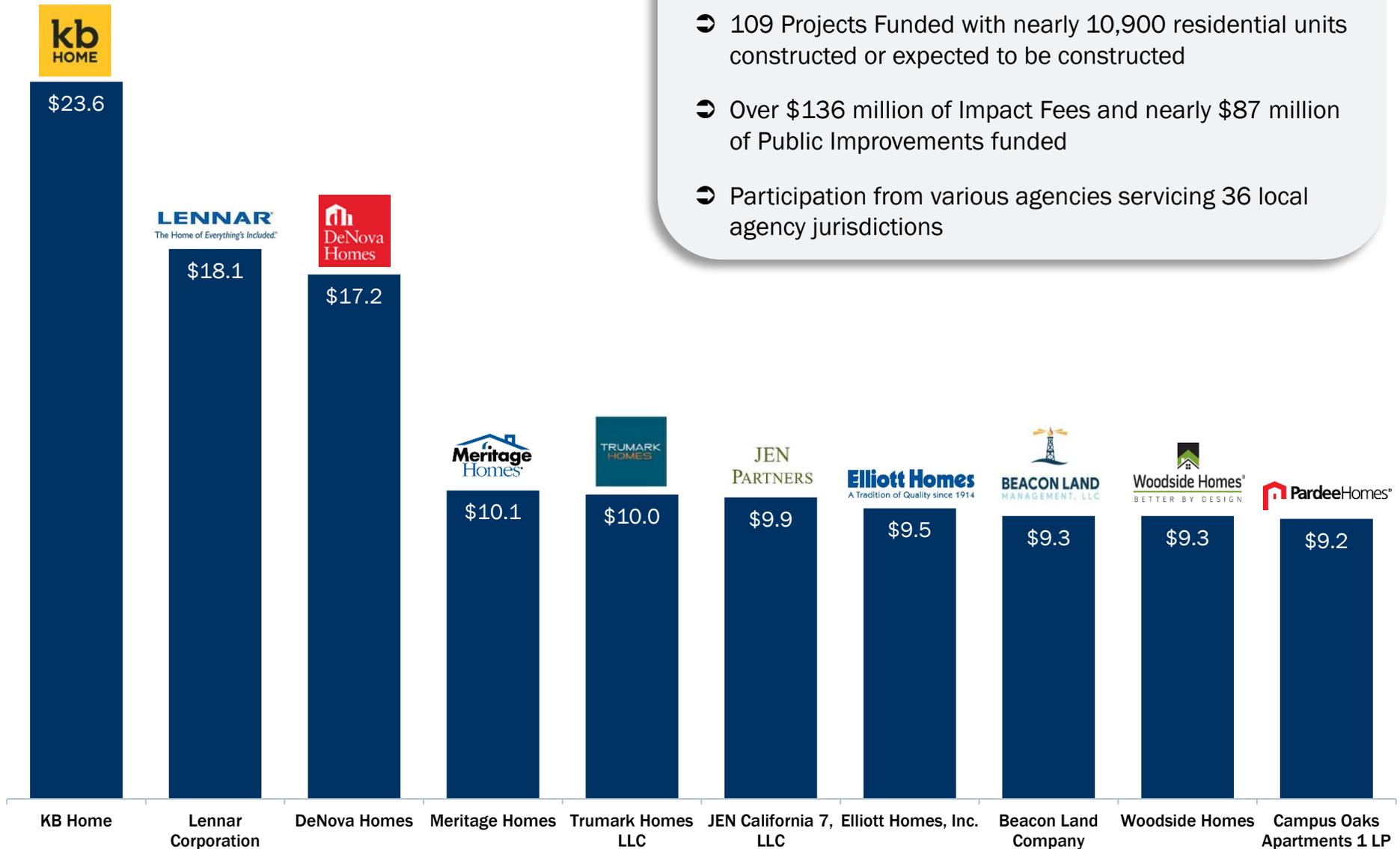
SCIP Pooled Program: Top Land Developer Partners (2017 - Q3 2020)



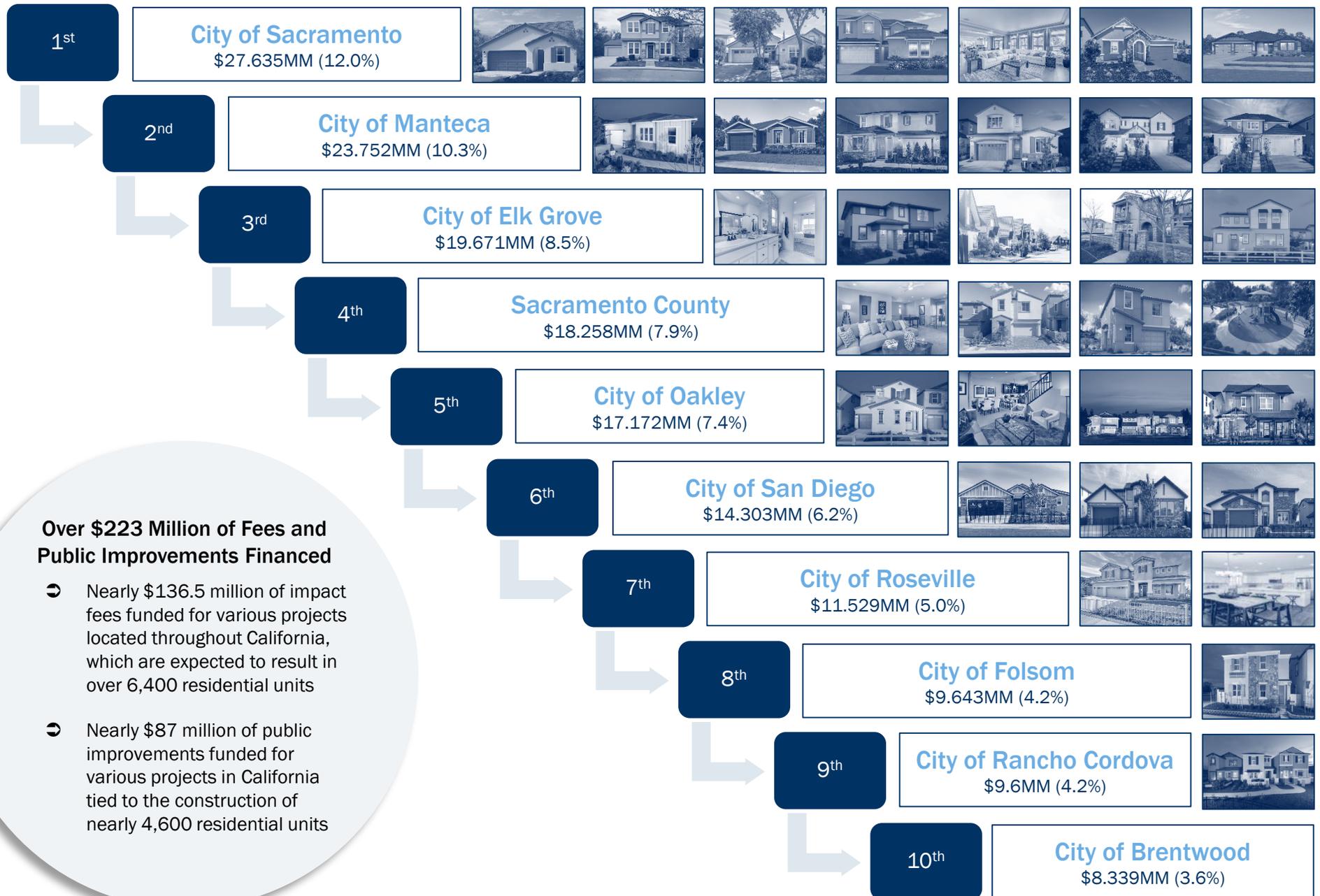
Data in \$ millions

55 Total Land Developer Partners

- ➔ \$231.07 MM of Total Par Amount Issued since 2017
- ➔ 109 Projects Funded with nearly 10,900 residential units constructed or expected to be constructed
- ➔ Over \$136 million of Impact Fees and nearly \$87 million of Public Improvements funded
- ➔ Participation from various agencies servicing 36 local agency jurisdictions



SCIP Pooled Program: Top Local Agency Partners (2017 - Q2 2020)





Wagon Wheel CFD 2018-01 | Special Tax Bonds, Series 2020 (sold: August 5, 2020)

- On August 5, 2020, \$15.725 million of special tax bonds were sold to finance various public improvements within the Wagon Wheel CFD, located in the City of Oxnard in Ventura County.
- The Wagon Wheel development is a 63-acre property located along Highway 101 and Oxnard Blvd. The project consists of approximately 1,500 residential dwellings, composed of condominiums and apartment units. Located within the City's Historic Enhancement and Revitalization of Oxnard (HERO) development area, the plan is intended to convert to what was commonly called "Wagon Wheel, a 1950's era development to a new planned community of high density residential development.
- The Wagon Wheels Bonds were marketed at a value-to-lien of 5-to-1 and were well received by a diverse mix of institutional and retail investors. A total of \$110.81 million of orders were received resulting in subscription of 7.0x times and a True Interest Cost of 3.694%.



McSweeny CFD 2018-02 (Improvement Area No. 1) | Special Tax Bonds, Series 2020 (sold: June 16, 2020)



- On June 16, 2020, \$8.51 million of special tax bonds were sold to finance the construction of public facilities and various street, road, parkway and drainage improvements within the McSweeny CFD located in the City of Hemet in Riverside County.
- The CFD is central component of the McSweeny Farms 673-acre master-planned community of 1,640 single family residences and premier amenities being developed by Raintree Partners.
- Boasting a value-to-lien ratio of just 2.48 times, the marketing and sale of these Bonds were limited to Qualified Institutional Buyers.
- These Bonds were marketed aggressively to various high yield investors and despite significant market headwinds and credit challenges that arose due to the COVID-19 pandemic, on June 8, 2020, these Bonds were placed with two high yield bond funds at 7.00% yield.
- Over \$7 million of net proceeds were generated for public improvements.



Delta Coves CFD 2016-02 | Special Tax Bonds, Series 2019 (sold: October 3, 2019)

- The second series of Special Tax Bonds for the Community Facilities District No. 2016-02 (Delta Coves), with a total par amount of \$11,115,000, sold on October 3, 2019. At the time of sale the CFD had an appraised value of \$89 million and value-to-lien ratio of 4.04-to-1. Proceeds financed certain development impact fees and the acquisition of certain public infrastructure improvements.
- The 30-year bonds sold at a True Interest Cost (“TIC”) of 4.387%, which was over 80 basis points below the TIC achieved when the CFD sold similar special tax bonds in 2016. The superb pricing results were partly due to a favorable market environment for tax-exempt municipal bond issuance, as well as excellent premarketing by RBCCM’s municipal sale team, which resulted in over \$29 million of total orders (2.67 times oversubscription) from four institutional investor accounts.



Pacific Highlands Ranch Units 8A-8D CFD | Special Tax Bonds, Series 2019 (sold: May 19, 2019)

- On May 16, 2019, CSCDA issued \$18,800,000 bonds for the Pacific Highlands Ranch (Units 8A - 8D & 9A) stand-alone SCIP Assessment District located in the City of San Diego. The bonds financed the City's public facilities impact fees for 421 new single-family residential units located in 5 neighborhoods which are part of the larger 5,500± unit master-planned community Pacific Highlands Ranch. SCIP funding was previously provided in our 2017B financing for 259 units (Units 17, 18 & 20).
- The 30-Year Bonds were sold at a True Interest Cost of 3.804% with an overall Value to-Lien Ratio of 18.3-to-1. At the time of pricing, approximately 53% of homes had been permitted, and 37% were sold but not closed.



Uptown Newport CFD | Special Tax Bonds, Series 2019 (sold: March 19, 2019)

- On February 27, 2019 CSCDA sold \$8,300,000 of Special Tax Bonds for the Uptown Newport Redevelopment Project in the City of Newport Beach being developed by Shopoff Realty Investors to finance public capital facilities and improvements including appurtenant work and Improvements, associated with the undergrounding of overhead utilities by Southern California Edison (SCE), as well as a City Park.
- The 30-year tax-exempt bonds sold at an interest rate of 4.62% (TIC), with a 10:1 value-to-lien ratio based on high land values.



- The CFD’s 25 acre property's location in the heart of the Jamboree Road corridor in Newport Beach makes Uptown Newport ideal for redevelopment into high density mixed use residential development. The City has been working with community partners and developers since 2012 on the Uptown Newport project to bring the highly-needed condominiums and apartments to revitalize downtown. The CFD includes 158 condo units from Phase 1 and, 314 condos and 314 apartments as part of Phase 2.

CSCDA SCIP Upcoming 2020 Financings



Pending SCIP Financing Activity

- The SCIP team is remaining active and continues to execute on a solid pipeline
- Year-to-date, SCIP has marketed and sold \$53.55 million of standalone CFD special tax bonds and \$33.265 million of pooled revenue bonds for SCIP 2020A and SCIP 2020B
- In the final two months of 2020, SCIP expects to finance one more new money pooled assessment district bond series, which is detailed in the table below:

Pooled Revenue Bond Transactions

Approx. Sale Date*	Series	Est. Par*	Description	Projects*
Week of 11/23/20	Series 2020C	\$20,000,000	SCIP Pooled New Money Revenue Bond	9
				1 Transaction

* Preliminary and subject to change.

SCIP Program Overview

Appendix I



RBC Capital Markets

Comparison of CSCDA SCIP Land-Secured Development Financing Programs



Financing Summary	Pooled Assessment District Program	Stand-Alone CFD Program
Par Amount	\$500,000 to \$10,000,000	Above \$5,000,000
Term	30 years	30 years
Debt Service	Level	Level or Escalating at 2%
Pre-Payable by Landowner	Yes (Statutory)	Optional
Statutory Authorization	1913/1915 Assesment Act	1982 Mello Roos Act
Type of District	Assessment District	Community Facilities District
Security	Assessment Lien	Special Tax Lien
Type of Bond	Pooled Revenue Bond	Stand-Alone Special Tax Bonds
Local Agency Authorization	SCIP Resolution (single action)	JCFA Resolution (project specific)
Basis of the Proceedings	Assessment Engineer's Report (ER)	Rate and Method of Apportionment (RMA)
Method of Spread	Special Benefit	Any Reasonable Allocation
Optional Redemption	10-Year Par Call	10-Year Par Call
Reserve Fund (<i>Lesser of 3: Max. Annual DS, 125% Average Annual DS, or 10% of Par</i>)	Maxium Annual Debt Service (MADs) (Pooled)	Maxium Annual DS (Level) or 125% Avg. Annual DS (Escalating) (Stand-Alone)
Minimum Value-to-Lien Ratio	3-to-1	4-to-1
Maximum Effective Tax Rate	2.00%	2.00%
What Can Be Financed		
<i>Public Improvements</i>	Yes	Yes
<i>Impact Fees</i>	Yes	Yes
<i>Facilities and/or Facility Fees</i>	No	Yes
<i>School Fees</i>	No	Yes with separate JCFA
<i>O&M Maintenance Costs</i>	No	Yes, Financed through Special Tax
Foreclosure Covenant	Yes	Yes



- ① Must be a Member of CSCDA (no cost to join and CSCDA currently has over 500 members)
- ② Adopt SCIP Resolution consenting to use of the SCIP Program (again no cost to join)
 - a) Sample Resolutions and Agreements are contained in the SCIP Manual and proposal by SCIP Legal Counsel
- ③ Developers can submit funding applications online but they must be signed by the Local Agency prior to the Public Hearing
- ④ Will review and verify eligible fees and improvements contained in the Engineer's Report prepared by SCIP
- ⑤ Will execute an acquisition agreement to reimburse developer for public improvements, the form of which is included with the SCIP Resolution
- ⑥ Funds will be spent in accordance with federal tax law
- ⑦ Approve requisition of funds



SCIP is available to form CFDs and Issue bonds for Stand Alone Projects

Local Agency will adopt a Resolution requesting CSCDA form a CFD including a Joint Community Facilities Agreement (JCFA)

- Will attach a boundary map of the project
- A list of facilities and fees to be financed
- May include and O&M component in addition to facilities
- Can include more than one Local Agency in the CFD (with approval)

CSCDA credit requirements ¹:



- 1 At Least a 4x value to lien ratio (including overlapping debt)
- 2 Combined tax burden cannot exceed 2% of the estimated home value
- 3 Debt service may escalate at up to 2% per year
- 4 Project must have received its discretionary entitlements

The minimum size for a stand alone CFD is \$5 million

¹ If a Local Agency has more stringent requirements those will apply

SCIP Land Development Credit Evaluation



	HIGH RISK		MODERATE RISK		LOW RISK		
Land Development Stage	Raw Acreage	Raw Acreage	Partially Entitled Acreage	Entitled Acreage With Grading Underway	Improved Land with In-Tracts Underway	Finished Lots	Finished Homes
Entitlements	No Approved Plans	General Plan Approved and Zone	Development Agreement Approved	Tentative Map Approved, Grading Permit	Final Subdivision Map	Building Permits	Certificate of Occupancy
SCIP Financing Program	Does Not Qualify	Does Not Qualify	Does Not Qualify	Public Improvement Funding	Pre-Funding Impact Fees	Pre-Funding / Reimbursing Impact Fees	Impact Fee Reimbursement
Total Amount Developer \$ Invested per Lot	\$50,000 (Land Costs)	\$62,500	\$75,000	\$100,000 (Off-Sites)	\$150,000 (In-Tracts)	\$250,000 (Building Permit)	\$500,000 (Finished Home)
Lien-to-Value Coverage Ratio (\$25,000/Lot Lien)	2 : 1	2.5 : 1	3 : 1	4 : 1	6 : 1	10 : 1	20 : 1

Transaction List

Appendix II



RBC Capital Markets

Comprehensive Transaction History



Sale Date	Issuer	Series	Par Amount	Description	Projects
3-Oct	CSCDA	Series 2003A	\$6,270,000	SCIP Pooled Revenue	5
4-Dec	CSCDA	Series 2004A	\$3,590,000	SCIP Pooled Revenue	10
5-Jul	CSCDA	Series 2005A	\$10,645,000	SCIP Pooled Revenue	10
6-Oct	CSCDA	Series 2006A	\$19,015,000	SCIP Pooled Revenue	11
7-Jun	CSCDA	Series 2007A	\$25,545,000	SCIP Pooled Revenue	11
7-Nov	CSCDA	Series 2007B	\$10,460,000	SCIP Pooled Revenue	8
7-Dec	CSCDA	Series A (2007)	\$37,500,000	Stand Alone CFD (Orinda Wilder)	1
8-Jul	CSCDA	Series 2008A	\$21,805,000	SCIP Pooled Revenue	9
10-Jun	CSCDA	Series 2010A	\$6,180,000	SCIP Pooled Revenue	6
11-Sep	CSCDA	Series 2011A	\$9,190,000	SCIP Pooled Revenue	4
12-Dec	CSCDA	Series 2012	\$21,030,000	Reassessment Refunding	1
13-May	CSCDA	Series 2013A	\$6,245,000	Stand Alone CFD (Manteca)	1
13-Aug	CSCDA	Series 2013	\$14,444,827	SCIP Pooled Revenue Refunding	15
14-May	CSCDA	Series 2014A	\$4,680,000	SCIP Pooled Revenue	3
14-Nov	CSCDA	Series 2014	\$11,015,000	Stand Alone Assessment District (Yucaipa VWR)	1
15-Jan	CSCDA	Series 2014B	\$10,605,000	SCIP Pooled Revenue	5
15-Jun	CSCDA	Series 2015R1	\$29,195,000	SCIP Pooled Revenue Refunding	23
15-Jun	CSCDA	Series 2015	\$33,015,000	Stand Alone CFD Refunding (Orinda Wilder)	1
15-Aug	CSCDA	Series 2015A	\$11,125,000	Stand Alone CFD (Rio Bravo)	1
15-Sep	CSCDA	Series 2015A	\$5,320,000	SCIP Pooled Revenue	4
15-Dec	CSCDA	Series 2015	\$15,305,000	Stand Alone Assessment District (Emerson Ranch)	1
16-Mar	CSCDA	Series 2016A	\$11,275,000	Stand Alone CFD (University District)	1
16-May	CSCDA	Series 2016A	\$10,090,000	SCIP Pooled Revenue	6
16-Oct	CSCDA	Series 2016B	\$11,040,000	SCIP Pooled Revenue	6
16-Nov	CSCDA	Series 2016A	\$11,155,000	Stand Alone CFD (Delta Coves)	1
17-Feb	CSCDA	Series 2017R1	\$35,953,593	SCIP Pooled Revenue Refunding	20
17-Apr	CSCDA	Series 2017A	\$11,715,000	SCIP Pooled Revenue	7
17-Jun	CSCDA	Series 2017A	\$20,830,000	Stand Alone CFD (Napa Pipe Redevelopment Project)	1
17-Oct	CSCDA	Series 2017	\$14,500,000	Stand Alone CFD (University District)	1
17-Oct	CSCDA	Series 2017B	\$19,915,000	SCIP Pooled Revenue	8
17-Dec	CSCDA	Series 2017C	\$10,470,000	SCIP Pooled Revenue	6
18-May	CSCDA	Series 2018A	\$23,960,000	SCIP Pooled Revenue	17
18-Jun	CSCDA	Series 2018	\$19,305,000	Stand Alone CFD (Horse Creek Ridge)	1
18-Sep	CSCDA	Series 2018B	\$31,940,000	SCIP Pooled Revenue	10
18-Dec	CSCDA	Series 2018C	\$20,820,000	SCIP Pooled Revenue	8
19-Mar	CSCDA	Series 2019	\$8,300,000	Stand Alone CFD (Uptown Newport)	1
19-Apr	CSCDA	Series 2019A	\$26,415,000	SCIP Pooled Revenue	14
19-May	CSCDA	Series 2019 (PHR)	\$18,800,000	Stand Alone AD (Pacific Highlands Ranch Units 8A-8D & (A)	1
19-Aug	CSCDA	Series 2019B	\$34,245,000	SCIP Pooled Revenue	15
19-Oct	CSCDA	Series 2019	\$11,115,000	Stand Alone CFD (Delta Coves Project)	1
19-Dec	CSCDA	Series 2019C	\$18,325,000	SCIP Pooled Revenue	10
20-Jun	CSCDA	Series 2020	\$8,510,000	Stand Alone CFD (McSweeney Farms Project)	1
20-Jun	CSCDA	Series 2020A	\$22,815,000	SCIP Pooled Revenue	9
20-Aug	CSCDA	Series 2020	\$15,725,000	Stand Alone CFD (Wagon Wheel Project)	1
10-Sep	CSCDA	Series 2020	\$13,540,000	Stand Alone CFD (Delta Coves)	1
17-Sep	CSCDA	Series 2020	\$3,725,000	Stand Alone CFD (University District IA-1)	1
17-Sep	CSCDA	Series 2020	\$7,460,000	Stand Alone CFD (University District IA-2)	1
24-Sep	CSCDA	Series 2020B	\$10,450,000	SCIP Pooled Revenue	6
1-Oct	CSCDA	Series 2020	\$4,590,000	Stand Alone CFD (333 North Prairie)	1
Total			\$769,163,420	49 Transactions	287

Standalone bond financing