



# CITY OF BEAUMONT

## Annual Report



### **Fiscal Year 2024-25**

Community Facilities District No. 93-1  
Improvement Area 8B

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Community Facilities District No. 93-1  
Improvement Area 8B  
Special Tax Refunding Bonds, Series 2017A

## Bond Profile

### Project Description

CFD No. 93-1 Improvement Area 8B (the “CFD No. 93-1 IA 8B”) was formed to finance major public improvements which include, but not limited to, the following: **Critical Facilities** - City Program, TUMF Facilities, Regional Park Facilities, Engineering and Geotechnical Reports, Sewage Treatment Facilities, Recycled Water Facilities, Domestic Water Well, Facility Engineering, and Fees and Permits; **Individual Facilities** - Prepaid Engineering and Formation Costs and Prepaid Citywide Fees.

### Location

Community Facilities District No. 93-1 IA 8B is comprised of 192 single family homes and approximately 50.12 gross acres. CFD No. 93-1 IA 8B is generally located northeast of Carnation Ln., south of Snapdragon Way, and southwest of Starlight Ave.

### Series 2017A Bonds

The CFD No. 93-1 IA 8B Special Tax Refunding Bonds, Series 2017A (the “Bonds”) refunded the outstanding 2006 Local Agency Revenue Bonds, Series B, previously issued by CFD No. 93-1 IA 8B. The Bonds were issued in the principal amount of \$5,735,000, with an interest rate of 3.940%, and were issued August 8, 2017. Interest on the Bonds is payable semi-annually on March 1 and September 1. The date for final maturity of the Bonds is September 1, 2037. The principal amount of the Bonds Outstanding as of September 30, 2024, is \$4,220,000.

## Fund Information

The Fund Balances for CFD No. 93-1 IA 8B as of September 30, 2024 are shown in the following table:

Table 1-1

### Fund Balances (Facilities)

Account	Balance
BEAUMONT CFD 93-1 IA 8B 2017A INTEREST	\$8,323.86
BEAUMONT CFD 93-1 IA 8B 2017A PRINCIPAL	\$572.39
BEAUMONT CFD 93-1 IA 8B 2017A RESERVE	\$106,412.93
BEAUMONT CFD 93-1 IA 8B 2017A ADMIN EXP	\$68.20
BEAUMONT CFD 93-1 IA 8B 2017A SURPLUS	\$93,249.00
<b>Total</b>	<b>\$208,626.38</b>

### Reserve Requirement

The Reserve Fund must be maintained at the Reserve Requirement which is defined, as of any date of calculation, equal to 25% (twenty-five percent) of Maximum Annual Debt Service on the then Outstanding Bonds and Parity Bonds, if any. **As of September 30, 2024, the balance in the Reserve Fund was \$106,412.93 and the Reserve Requirement was \$105,929.00.**

## Special Tax Information

### Special Tax

A Special Tax is collected each year to pay the principal and interest obligations on the Bonds. The amount collected each year is determined by the Special Tax formula and can vary from year to year, but shall not exceed the maximum authorized (or permitted) Special Tax rates. The amount levied for Fiscal Year 2024-25 tax year is \$455,820.74. The Assigned Special Tax rates for Fiscal Year 2024-25 are as follows:

On each July 1, commencing July 1, 2006, the Assigned Special Tax for each Assessor's Parcel of Developed Property shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

*Table 1-2  
Assigned Special Tax Rates (Facilities)*

Land Use Type	Taxable Unit	Assigned Special Tax
Residential Property (Less than 1,901 sq. ft.)	per Dwelling Unit	\$2,890.31
Residential Property (1,901 - 2,150 sq. ft.)	per Dwelling Unit	\$3,123.40
Residential Property (2,151 - 2,650 sq. ft.)	per Dwelling Unit	\$3,722.15
Residential Property (2,651 - 2,900 sq. ft.)	per Dwelling Unit	\$4,054.31
Residential Property (2,901 - 3,150 sq. ft.)	per Dwelling Unit	\$4,220.38
Residential Property (3,151 - 3,650 sq. ft.)	per Dwelling Unit	\$4,386.46
Residential Property (Greater than 3,650 sq. ft.)	per Dwelling Unit	\$4,886.14

*Table 1-3  
Special Tax Breakdown (Facilities)*

Land Use Type	Parcels	Levied Amount	Assigned Special Tax	% of Assigned Special Tax
Residential Property (Less than 1,901 sq. ft.)	47	\$91,468.58	\$135,844.73	67.33%
Residential Property (1,901 - 2,150 sq. ft.)	29	\$60,989.90	\$90,578.69	67.33%
Residential Property (2,151 - 2,650 sq. ft.)	81	\$203,007.06	\$301,494.36	67.33%
Residential Property (2,651 - 2,900 sq. ft.)	13	\$35,488.70	\$52,705.97	67.33%
Residential Property (2,901 - 3,150 sq. ft.)	1	\$2,841.74	\$4,220.38	67.33%
Residential Property (3,151 - 3,650 sq. ft.)	21	\$62,024.76	\$92,115.63	67.33%
<b>Total</b>	<b>192</b>	<b>\$455,820.74</b>	<b>\$676,959.76</b>	<b>67.33%</b>

## Payment History

Delinquencies are calculated through June 2024 and may reflect parcels that may already be on a payment plan.

### Delinquency Rate for Fiscal Year 2023-24

As of June 2024, the delinquency rate of CFD No. 93-1 IA 8B for Fiscal Year 2023-24 is 0.97%.

*Information Concerning Delinquent Parcels*

CFD No. 93-1 IA 8B delinquency information as of June 2024 is illustrated in the table below:

*Table 1-4  
Delinquency Summary (Facilities)*

Fiscal Year	Levied		Delinquency		
	Parcels	Amount	Parcels	Amount	Del. Rate
2019-20	192	\$450,984.00	0	\$0.00	0.00%
2020-21	192	\$452,711.16	1	\$1,466.70	0.32%
2021-22	192	\$449,043.26	1	\$2,909.64	0.65%
2022-23	192	\$450,179.12	1	\$2,917.00	0.65%
2023-24	192	\$455,421.24	2	\$4,426.44	0.97%
<b>Total</b>		<b>\$2,258,338.78</b>	<b>2</b>	<b>\$11,719.78</b>	<b>0.52%</b>

*Foreclosure Covenant*

The District covenants for the benefit of the Owners of the Bonds and any Parity Bonds that it (i) will commence judicial foreclosure proceedings against parcels with delinquent Special Taxes in excess of \$2,500 by October 1 following the close of each Fiscal Year in which such Special Taxes were due; and (ii) will commence judicial foreclosure proceedings against all parcels with delinquent Special Taxes by the October 1 following the close of each Fiscal Year in which it receives Special Taxes in an amount which is less than 95% of the total Special Tax levied and the amount on deposit in the Reserve Account is at less than the Reserve Requirement; and (iii) will diligently pursue such foreclosure proceedings until the delinquent Special Taxes are paid.

***There are no foreclosure actions pending at this time.***

## Community Facilities District No. 93-1 Improvement Area 8B (Services)

### District Profile

#### *Project Description*

Community Facilities District No. 93-1 Improvement Area 8B Services (the “CFD No. 93-1 IA 8B Services”) was formed to pay for maintaining Parkways, Neighborhood Park, Easements, Green Belts, and CFD No. 93-1 IA 8B’s fair share of Storm Drain and Flood Control Facilities.

#### *Bond Profile and Principal Amount of Bonds Outstanding*

CFD No. 93-1 IA 8B Services is a non-bonded district.

### Special Tax Information

#### *Special Tax*

A Special Tax is collected each year to pay service obligations for CFD No. 93-1 IA 8B Services. The amount collected each year is determined by the Special Tax formula and can vary from year to year, but shall not exceed the maximum authorized (or permitted) Special Tax rates. The amount levied for Fiscal Year 2024-25 tax year is \$77,660.16. The Maximum Special Tax rates for Fiscal Year 2024-25 are as follows:

On each July 1, commencing July 1, 2006, the Maximum Special Tax rate for Services for the prior Fiscal Year shall be adjusted by an amount equal to the percentage change in the Consumer Price Index for the Calendar Year ending in December of the prior Fiscal Year. The Consumer Price Index rate for Fiscal Year 2024-25 is 2.87%.

*Table 2-1*

*Maximum Special Tax Rates (Services)*

Land Use Type	Taxable Unit	Maximum Special Tax
Developed Residential Property	per Unit	\$439.52

*Table 2-2*

*Special Tax Breakdown (Services)*

Land Use Type	Parcels	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Single Family	192	\$77,660.16	\$84,387.39	92.03%
<b>Total</b>	<b>192</b>	<b>\$77,660.16</b>	<b>\$84,387.39</b>	<b>92.03%</b>

## Payment History

Delinquencies are calculated through June 2024 and may reflect parcels that may already be on a payment plan.

### *Delinquency Rate for Fiscal Year 2023-24*

As of June 2024, the delinquency rate of CFD No. 93-1 IA 8B Services for Fiscal Year 2023-24 is 0.78%.

### *Information Concerning Delinquent Parcels*

CFD No. 93-1 IA 8B Services delinquency information as of June 2024 is illustrated in the table below:

*Table 2-3*

### *Delinquency Summary (Services)*

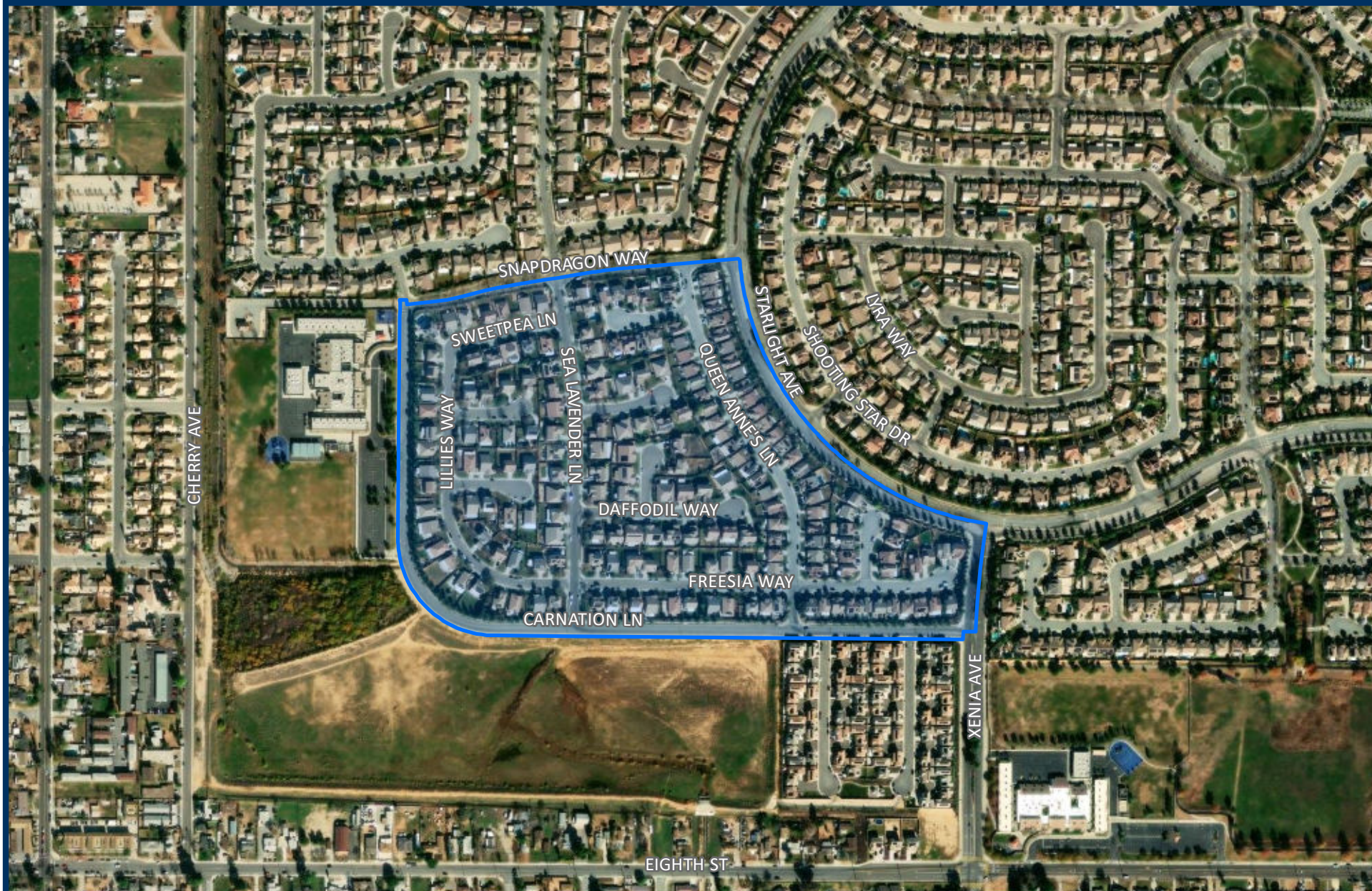
Fiscal Year	Levied		Delinquency		
	Parcels	Amount	Parcels	Amount	Del. Rate
2019-20	192	\$66,773.76	0	\$0.00	0.00%
2020-21	192	\$68,797.44	1	\$179.16	0.26%
2021-22	192	\$70,341.12	1	\$366.36	0.52%
2022-23	192	\$70,341.12	1	\$366.36	0.52%
2023-24	192	\$75,494.40	2	\$589.80	0.78%
<b>Total</b>		<b>\$351,747.84</b>	<b>2</b>	<b>\$1,501.68</b>	<b>0.43%</b>



# Appendix A:

## Boundary Map









# Appendix B:

## Debt Service Schedule

**CITY OF BEAUMONT**  
**CFD 93-1 IA 8B**  
**SPECIAL TAX REFUNDING BONDS, SERIES 2017A**



Issued

08/08/2017

<i>Date</i>	<i>Coupon Rate</i>	<i>Principal</i>	<i>Principal Outstanding</i>	<i>Semi-Annual Interest</i>	<i>Semi-Annual Debt Service</i>	<i>Annual Debt Service</i>
03/01/2018			\$ 5,735,000.00	\$ 127,415.77	\$ 127,415.77	
09/01/2018	3.940%	\$ 180,000.00	\$ 5,555,000.00	\$ 112,979.50	\$ 292,979.50	\$ 420,395.27
03/01/2019			\$ 5,555,000.00	\$ 109,433.50	\$ 109,433.50	
09/01/2019	3.940%	\$ 200,000.00	\$ 5,355,000.00	\$ 109,433.50	\$ 309,433.50	\$ 418,867.00
03/01/2020			\$ 5,355,000.00	\$ 105,493.50	\$ 105,493.50	
09/01/2020	3.940%	\$ 210,000.00	\$ 5,145,000.00	\$ 105,493.50	\$ 315,493.50	\$ 420,987.00
03/01/2021			\$ 5,145,000.00	\$ 101,356.50	\$ 101,356.50	
09/01/2021	3.940%	\$ 220,000.00	\$ 4,925,000.00	\$ 101,356.50	\$ 321,356.50	\$ 422,713.00
03/01/2022			\$ 4,925,000.00	\$ 97,022.50	\$ 97,022.50	
09/01/2022	3.940%	\$ 225,000.00	\$ 4,700,000.00	\$ 97,022.50	\$ 322,022.50	\$ 419,045.00
03/01/2023			\$ 4,700,000.00	\$ 92,590.00	\$ 92,590.00	
09/01/2023	3.940%	\$ 235,000.00	\$ 4,465,000.00	\$ 92,590.00	\$ 327,590.00	\$ 420,180.00
03/01/2024			\$ 4,465,000.00	\$ 87,960.50	\$ 87,960.50	
09/01/2024	3.940%	\$ 245,000.00	\$ 4,220,000.00	\$ 87,960.50	\$ 332,960.50	\$ 420,921.00
03/01/2025			\$ 4,220,000.00	\$ 83,134.00	\$ 83,134.00	
09/01/2025	3.940%	\$ 255,000.00	\$ 3,965,000.00	\$ 83,134.00	\$ 338,134.00	\$ 421,268.00
03/01/2026			\$ 3,965,000.00	\$ 78,110.50	\$ 78,110.50	
09/01/2026	3.940%	\$ 265,000.00	\$ 3,700,000.00	\$ 78,110.50	\$ 343,110.50	\$ 421,221.00
03/01/2027			\$ 3,700,000.00	\$ 72,890.00	\$ 72,890.00	
09/01/2027	3.940%	\$ 275,000.00	\$ 3,425,000.00	\$ 72,890.00	\$ 347,890.00	\$ 420,780.00
03/01/2028			\$ 3,425,000.00	\$ 67,472.50	\$ 67,472.50	
09/01/2028	3.940%	\$ 285,000.00	\$ 3,140,000.00	\$ 67,472.50	\$ 352,472.50	\$ 419,945.00
03/01/2029			\$ 3,140,000.00	\$ 61,858.00	\$ 61,858.00	
09/01/2029	3.940%	\$ 300,000.00	\$ 2,840,000.00	\$ 61,858.00	\$ 361,858.00	\$ 423,716.00
03/01/2030			\$ 2,840,000.00	\$ 55,948.00	\$ 55,948.00	
09/01/2030	3.940%	\$ 310,000.00	\$ 2,530,000.00	\$ 55,948.00	\$ 365,948.00	\$ 421,896.00
03/01/2031			\$ 2,530,000.00	\$ 49,841.00	\$ 49,841.00	
09/01/2031	3.940%	\$ 320,000.00	\$ 2,210,000.00	\$ 49,841.00	\$ 369,841.00	\$ 419,682.00
03/01/2032			\$ 2,210,000.00	\$ 43,537.00	\$ 43,537.00	
09/01/2032	3.940%	\$ 335,000.00	\$ 1,875,000.00	\$ 43,537.00	\$ 378,537.00	\$ 422,074.00
03/01/2033			\$ 1,875,000.00	\$ 36,937.50	\$ 36,937.50	
09/01/2033	3.940%	\$ 345,000.00	\$ 1,530,000.00	\$ 36,937.50	\$ 381,937.50	\$ 418,875.00
03/01/2034			\$ 1,530,000.00	\$ 30,141.00	\$ 30,141.00	
09/01/2034	3.940%	\$ 360,000.00	\$ 1,170,000.00	\$ 30,141.00	\$ 390,141.00	\$ 420,282.00
03/01/2035			\$ 1,170,000.00	\$ 23,049.00	\$ 23,049.00	
09/01/2035	3.940%	\$ 375,000.00	\$ 795,000.00	\$ 23,049.00	\$ 398,049.00	\$ 421,098.00
03/01/2036			\$ 795,000.00	\$ 15,661.50	\$ 15,661.50	
09/01/2036	3.940%	\$ 390,000.00	\$ 405,000.00	\$ 15,661.50	\$ 405,661.50	\$ 421,323.00
03/01/2037			\$ 405,000.00	\$ 7,978.50	\$ 7,978.50	
09/01/2037	3.940%	\$ 405,000.00	\$ 0.00	\$ 7,978.50	\$ 412,978.50	\$ 420,957.00

**CITY OF BEAUMONT**  
**CFD 93-1 IA 8B**  
**SPECIAL TAX REFUNDING BONDS, SERIES 2017A**



Issued

08/08/2017

<i>Date</i>	<i>Coupon Rate</i>	<i>Principal</i>	<i>Principal Outstanding</i>	<i>Semi-Annual Interest</i>	<i>Semi-Annual Debt Service</i>	<i>Annual Debt Service</i>
Total		\$ 5,735,000.00		\$ 2,681,225.27	\$ 8,416,225.27	\$ 8,416,225.27



**S P I C E R**  

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**CONSULTING GROUP**