



# CITY OF BEAUMONT

## Annual Report



**Fiscal Year 2024-25**

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

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Community Facilities District No. 93-1  
 Improvement Area 8F  
 2020 Special Tax Bonds

### Bond Profile

#### *Project Description*

CFD No. 93-1 Improvement Area 8F (the “CFD No. 93-1 IA 8F”) was formed to finance major public improvements which include, but not limited to the following: Landscaping and related Improvements within the right-of-way along Starlight Dr., Cougar Ave., and Highland Springs Ave.; Design and Construction of Cherry Ave., Brookside Ave., and Highland Springs Ave. and related Street Improvements; Landscaping costs in and around CFD No. 93-1 IA 8F; widening of Pennsylvania Ave.; and Design, Engineering and Plans for Phase II of State Route 60/Portero Blvd. interchange.

#### *Location*

CFD No. 93-1 IA 8F is comprised of 294 single family homes and approximately 80.32 gross acres. CFD No. 93-1 IA 8F is generally located southeast of the intersection of Cherry Ave. and Brookside Ave.

#### *2020 Special Tax Bonds*

The 2020 Special Tax Bonds (the “Bonds”) in the amount of \$12,780,000 were issued June 17, 2020, with interest rates ranging from 4.000% to 5.000%. Interest is payable semi-annually on March 1 and September 1. The date for the final maturity of the Bonds is September 1, 2050. The principal amount of the Bonds Outstanding as of September 30, 2024, was \$12,450,000.

### Fund Information

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

*Table 1-1  
 Fund Balances (Facilities)*

Account	Balance
BEAUMONT CFD 93-1 IA 8F 2020 INTEREST	\$43,252.80
BEAUMONT CFD 93-1 IA 8F 2020 PRINCIPAL	\$245.29
BEAUMONT CFD 93-1 IA 8F 2020 ADMIN EXP	\$68.20
BEAUMONT CFD 93-1 IA 8F 2020 RESERVE	\$985,262.32
BEAUMONT CFD 93-1 IA 8F 2020 SURPLUS	\$266,133.48
<b>Total</b>	<b>\$1,294,962.09</b>

#### *Reserve Requirement*

The Reserve Fund must be maintained at the Reserve Requirement, which is defined, as that amount as of any date of calculation equal to the lesser of (i) 10% of the initial principal amount of the Bonds and Parity Bonds, if any, (ii) Maximum Annual Debt Service on the then Outstanding Bonds and Parity Bonds, if any; and (iii) 125% of average Annual Debt Service on the then Outstanding Bonds and Parity Bonds. Notwithstanding the foregoing, in no event shall the Reserve Requirement exceed \$980,910.77, the initial Reserve Requirement. **As of September 30, 2024, the balance in the Reserve Fund was \$985,262.32 and the Reserve Requirement was \$980,910.77.**

## 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 \$658,712.02. The Assigned Special Tax rates for Fiscal Year 2024-25 are as follows:

On each July 1, commencing July 1, 2015, the Assigned Special Tax for Facilities for each Assessor's Parcel of Developed Property, Final Map Property, and Undeveloped 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 or equal to 2,700 sq. ft.)	per Dwelling Unit	\$2,322.18
Residential Property (2,701 - 2,900 sq. ft.)	per Dwelling Unit	\$2,427.02
Residential Property (2,901 - 3,100 sq. ft.)	per Dwelling Unit	\$2,533.07
Residential Property (3,101 - 3,300 sq. ft.)	per Dwelling Unit	\$2,637.90
Residential Property (3,301 - 3,500 sq. ft.)	per Dwelling Unit	\$2,796.37
Residential Property (Greater than 3,500 sq. ft.)	per Dwelling Unit	\$2,954.84
Final Map Property	per Acre	\$10,862.46

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

Land Use Type	Parcels	EDU	Levied Amount	Assigned Special Tax	% of Assigned Special Tax
Residential Property (Less than or equal to 2,700 sq. ft.)	149	149.00	\$300,770.34	\$328,269.09	91.62%
Residential Property (2,701 - 2,900 sq. ft.)	23	23.00	\$51,145.56	\$55,821.41	91.62%
Residential Property (2,901 - 3,100 sq. ft.)	33	33.00	\$76,589.04	\$83,591.32	91.62%
Residential Property (3,101 - 3,300 sq. ft.)	20	20.00	\$48,338.80	\$52,758.08	91.62%
Residential Property (3,301 - 3,500 sq. ft.)	34	34.00	\$87,112.08	\$95,076.69	91.62%
Residential Property (Greater than 3,500 sq. ft.)	35	35.00	\$94,756.20	\$103,419.49	91.62%
Final Map Property	1	0.34	\$0.00	\$3,693.24	0.00%
<b>Total</b>	<b>295</b>	<b>294.34</b>	<b>\$658,712.02</b>	<b>\$722,629.32</b>	<b>91.15%</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 8F for Fiscal Year 2023-24 is 0.27%.

#### Information Concerning Delinquent Parcels

CFD No. 93-1 IA 8F 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	141	\$309,560.88	1	\$1,781.98	0.58%
2020-21	294	\$605,497.50	1	\$1,657.02	0.27%
2021-22	294	\$618,098.50	1	\$1,691.50	0.27%
2022-23	294	\$630,098.38	1	\$1,724.34	0.27%
2023-24	294	\$641,497.24	1	\$1,755.54	0.27%
<b>Total</b>		<b>\$2,804,752.50</b>	<b>1</b>	<b>\$8,610.38</b>	<b>0.31%</b>

*Foreclosure Covenant*

The District covenants with and for the benefit of the Owners of the Bonds and the landowners of the Improvement Area No. 8F securing such Bonds that it will review the public records of the County of Riverside, California, in connection with the collection of the Special Tax not later than July 1 of each year to determine the amount of Special Tax collected in the prior Fiscal Year; and with respect to individual delinquencies within Improvement Area No. 8F, if the District determines that any single property owner subject to the Special Tax is delinquent in the payment of Special Taxes in the aggregate of \$2,500 or more or as to any single parcel the delinquent Special Taxes represent more than 5% of the aggregate Special Taxes within Improvement Area NO. 8F, then the District will send or cause to be sent a notice of delinquency (and a demand for immediate payment thereof) to the property owner within 45 days of such determination, and (if the delinquency remains uncured) the District will cause judicial foreclosure proceedings to be filed in the Superior Court within ninety (90) days of such determination against all properties for which the Special Taxes remain delinquent.

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

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

### District Profile

#### *Project Description*

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

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

CFD No. 93-1 IA 8F 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 8F 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 \$124,167.96. The Maximum Special Tax rates for Fiscal Year 2024-25 are as follows:

On each July 1, commencing July 1, 2015, 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 Dwelling Unit	\$464.75
Final Map Property	per Acre	\$1,511.50

*Table 2-2  
Special Tax Breakdown (Services)*

Land Use Type	Parcels	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Developed Residential Property	294	\$124,167.96	\$136,636.43	90.87%
Final Map Property	1	\$0.00	\$1,511.50	0.00%
<b>Total</b>	<b>295</b>	<b>\$124,167.96</b>	<b>\$138,147.93</b>	<b>89.88%</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 8F Services for Fiscal Year 2023-24 is 0.34%.

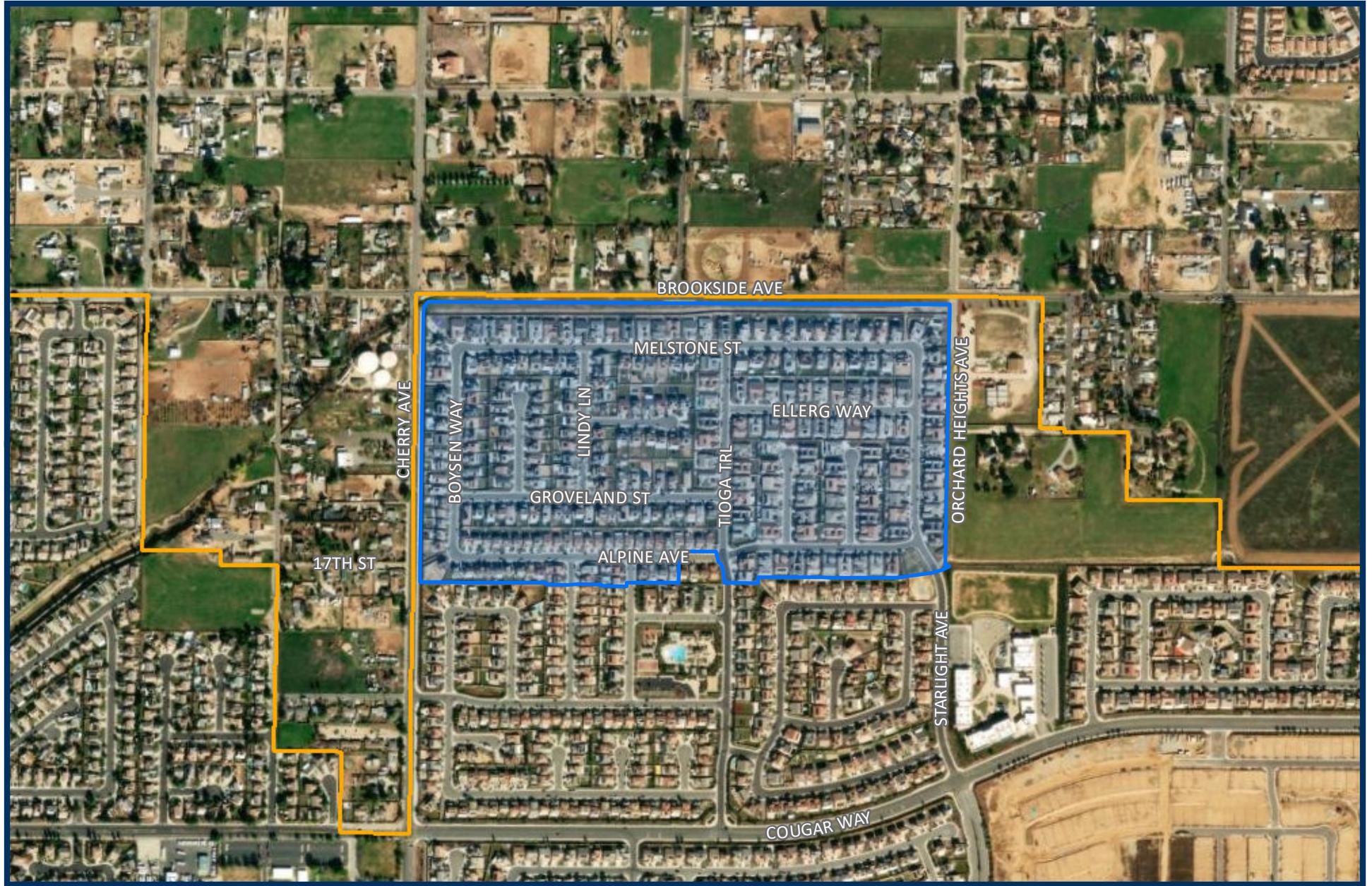
*Information Concerning Delinquent Parcels*

CFD No. 93-1 IA 8F 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	141	\$51,199.92	1	\$363.12	0.71%
2020-21	294	\$109,991.28	1	\$374.12	0.34%
2021-22	294	\$112,460.88	1	\$382.52	0.34%
2022-23	294	\$112,460.88	1	\$382.52	0.34%
2023-24	294	\$120,698.76	1	\$410.54	0.34%
<b>Total</b>		<b>\$506,811.72</b>	<b>1</b>	<b>\$1,912.82</b>	<b>0.38%</b>

## Appendix A: Boundary Map





## Appendix B:

### Debt Service Schedule

**CITY OF BEAUMONT****CFD 93-1 IA 8F****2020 SPECIAL TAX BONDS****Issued**

06/17/2020

<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>
09/01/2020		\$ 0.00	\$ 12,780,000.00	\$ 105,963.89	\$ 105,963.89	\$ 105,963.89
03/01/2021			\$ 12,780,000.00	\$ 257,750.00	\$ 257,750.00	
09/01/2021	4.000%	\$ 60,000.00	\$ 12,720,000.00	\$ 257,750.00	\$ 317,750.00	\$ 575,500.00
03/01/2022			\$ 12,720,000.00	\$ 256,550.00	\$ 256,550.00	
09/01/2022	4.000%	\$ 75,000.00	\$ 12,645,000.00	\$ 256,550.00	\$ 331,550.00	\$ 588,100.00
03/01/2023			\$ 12,645,000.00	\$ 255,050.00	\$ 255,050.00	
09/01/2023	4.000%	\$ 90,000.00	\$ 12,555,000.00	\$ 255,050.00	\$ 345,050.00	\$ 600,100.00
03/01/2024			\$ 12,555,000.00	\$ 253,250.00	\$ 253,250.00	
09/01/2024	4.000%	\$ 105,000.00	\$ 12,450,000.00	\$ 253,250.00	\$ 358,250.00	\$ 611,500.00
03/01/2025			\$ 12,450,000.00	\$ 251,150.00	\$ 251,150.00	
09/01/2025	4.000%	\$ 120,000.00	\$ 12,330,000.00	\$ 251,150.00	\$ 371,150.00	\$ 622,300.00
03/01/2026			\$ 12,330,000.00	\$ 248,750.00	\$ 248,750.00	
09/01/2026	4.000%	\$ 140,000.00	\$ 12,190,000.00	\$ 248,750.00	\$ 388,750.00	\$ 637,500.00
03/01/2027			\$ 12,190,000.00	\$ 245,950.00	\$ 245,950.00	
09/01/2027	5.000%	\$ 160,000.00	\$ 12,030,000.00	\$ 245,950.00	\$ 405,950.00	\$ 651,900.00
03/01/2028			\$ 12,030,000.00	\$ 241,950.00	\$ 241,950.00	
09/01/2028	4.000%	\$ 180,000.00	\$ 11,850,000.00	\$ 241,950.00	\$ 421,950.00	\$ 663,900.00
03/01/2029			\$ 11,850,000.00	\$ 238,350.00	\$ 238,350.00	
09/01/2029	4.000%	\$ 200,000.00	\$ 11,650,000.00	\$ 238,350.00	\$ 438,350.00	\$ 676,700.00
03/01/2030			\$ 11,650,000.00	\$ 234,350.00	\$ 234,350.00	
09/01/2030	4.000%	\$ 225,000.00	\$ 11,425,000.00	\$ 234,350.00	\$ 459,350.00	\$ 693,700.00
03/01/2031			\$ 11,425,000.00	\$ 229,850.00	\$ 229,850.00	
09/01/2031	4.000%	\$ 245,000.00	\$ 11,180,000.00	\$ 229,850.00	\$ 474,850.00	\$ 704,700.00
03/01/2032			\$ 11,180,000.00	\$ 224,950.00	\$ 224,950.00	
09/01/2032	5.000%	\$ 270,000.00	\$ 10,910,000.00	\$ 224,950.00	\$ 494,950.00	\$ 719,900.00
03/01/2033			\$ 10,910,000.00	\$ 218,200.00	\$ 218,200.00	
09/01/2033	4.000%	\$ 300,000.00	\$ 10,610,000.00	\$ 218,200.00	\$ 518,200.00	\$ 736,400.00
03/01/2034			\$ 10,610,000.00	\$ 212,200.00	\$ 212,200.00	
09/01/2034	4.000%	\$ 325,000.00	\$ 10,285,000.00	\$ 212,200.00	\$ 537,200.00	\$ 749,400.00
03/01/2035			\$ 10,285,000.00	\$ 205,700.00	\$ 205,700.00	
09/01/2035	4.000%	\$ 355,000.00	\$ 9,930,000.00	\$ 205,700.00	\$ 560,700.00	\$ 766,400.00
03/01/2036			\$ 9,930,000.00	\$ 198,600.00	\$ 198,600.00	
09/01/2036	4.000%	\$ 385,000.00	\$ 9,545,000.00	\$ 198,600.00	\$ 583,600.00	\$ 782,200.00
03/01/2037			\$ 9,545,000.00	\$ 190,900.00	\$ 190,900.00	
09/01/2037	4.000%	\$ 415,000.00	\$ 9,130,000.00	\$ 190,900.00	\$ 605,900.00	\$ 796,800.00
03/01/2038			\$ 9,130,000.00	\$ 182,600.00	\$ 182,600.00	
09/01/2038	4.000%	\$ 450,000.00	\$ 8,680,000.00	\$ 182,600.00	\$ 632,600.00	\$ 815,200.00
03/01/2039			\$ 8,680,000.00	\$ 173,600.00	\$ 173,600.00	
09/01/2039	4.000%	\$ 485,000.00	\$ 8,195,000.00	\$ 173,600.00	\$ 658,600.00	\$ 832,200.00
03/01/2040			\$ 8,195,000.00	\$ 163,900.00	\$ 163,900.00	

**CITY OF BEAUMONT****CFD 93-1 IA 8F****2020 SPECIAL TAX BONDS****Issued**

06/17/2020

<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>
09/01/2040	4.000%	\$ 520,000.00	\$ 7,675,000.00	\$ 163,900.00	\$ 683,900.00	\$ 847,800.00
03/01/2041			\$ 7,675,000.00	\$ 153,500.00	\$ 153,500.00	
09/01/2041	4.000%	\$ 560,000.00	\$ 7,115,000.00	\$ 153,500.00	\$ 713,500.00	\$ 867,000.00
03/01/2042			\$ 7,115,000.00	\$ 142,300.00	\$ 142,300.00	
09/01/2042	4.000%	\$ 600,000.00	\$ 6,515,000.00	\$ 142,300.00	\$ 742,300.00	\$ 884,600.00
03/01/2043			\$ 6,515,000.00	\$ 130,300.00	\$ 130,300.00	
09/01/2043	4.000%	\$ 645,000.00	\$ 5,870,000.00	\$ 130,300.00	\$ 775,300.00	\$ 905,600.00
03/01/2044			\$ 5,870,000.00	\$ 117,400.00	\$ 117,400.00	
09/01/2044	4.000%	\$ 685,000.00	\$ 5,185,000.00	\$ 117,400.00	\$ 802,400.00	\$ 919,800.00
03/01/2045			\$ 5,185,000.00	\$ 103,700.00	\$ 103,700.00	
09/01/2045	4.000%	\$ 735,000.00	\$ 4,450,000.00	\$ 103,700.00	\$ 838,700.00	\$ 942,400.00
03/01/2046			\$ 4,450,000.00	\$ 89,000.00	\$ 89,000.00	
09/01/2046	4.000%	\$ 785,000.00	\$ 3,665,000.00	\$ 89,000.00	\$ 874,000.00	\$ 963,000.00
03/01/2047			\$ 3,665,000.00	\$ 73,300.00	\$ 73,300.00	
09/01/2047	4.000%	\$ 835,000.00	\$ 2,830,000.00	\$ 73,300.00	\$ 908,300.00	\$ 981,600.00
03/01/2048			\$ 2,830,000.00	\$ 56,600.00	\$ 56,600.00	
09/01/2048	4.000%	\$ 885,000.00	\$ 1,945,000.00	\$ 56,600.00	\$ 941,600.00	\$ 998,200.00
03/01/2049			\$ 1,945,000.00	\$ 38,900.00	\$ 38,900.00	
09/01/2049	4.000%	\$ 945,000.00	\$ 1,000,000.00	\$ 38,900.00	\$ 983,900.00	\$ 1,022,800.00
03/01/2050			\$ 1,000,000.00	\$ 20,000.00	\$ 20,000.00	
09/01/2050	4.000%	\$ 1,000,000.00	\$ 0.00	\$ 20,000.00	\$ 1,020,000.00	\$ 1,040,000.00
<b>Total</b>		<b>\$ 12,780,000.00</b>		<b>\$ 10,923,163.89</b>	<b>\$ 23,703,163.89</b>	<b>\$ 23,703,163.89</b>



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