



CITY OF BEAUMONT

Annual Report



Fiscal Year 2024-25

Community Facilities District No. 2018-1
(Olivewood-Services)

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Community Facilities District No. 2018-1 (Olivewood-Services)

1. District Profile

Project Description

Community Facilities District No. 2018-1 Olivewood-Services (the “CFD No. 2018-1 Services”) was formed to pay for Police Protection, Fire Suppression, Paramedic, and Ambulance Services. Contingent Maintenance Services such as Street Sweeping, Traffic Signal maintenance, Landscaping and Lighting of Parks, Parkways, Streets, Roads and Open Spaces, Flood and Storm Protection Services, and operation and maintenance of Storm Drain Systems are also permitted.

Location

CFD No. 2018-1 Public Services is comprised of 981 parcels and approximately 227.21 gross acres. CFD No. 2018-1 Public Services is generally located north of the 60 FWY, west of Potrero Blvd., and south of Castello Ln.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 2018-1 Services is a nonbonded district.

2. Special Tax Information

Special Tax

A Special Tax is collected each year to pay service obligations for CFD No. 2018-1 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 \$557,928.00. The Maximum Special Tax rates for Fiscal Year 2024-25 are as follows:

On each July 1, commencing on July 1, 2019, the Maximum Special Tax for Maintenance Services (Contingent) for the prior Fiscal Year shall be adjusted by the greater of (i) an amount equal to the percentage change increase in the Consumer Price Index for the Calendar Year ending in December of the prior Fiscal Year or (ii) two percent (2%).

On each July 1, commencing on July 1, 2019, the Maximum Special Tax for Public Services for the prior Fiscal Year shall be adjusted by the greater of (i) an amount equal to the percentage change increase in the Consumer Price Index for the Calendar Year ending in December of the prior Fiscal Year or (ii) five percent (5%). The Consumer Price Index rate for Fiscal Year 2024-25 is 2.87%.

*Table 2-1
Maximum Special Tax Rates (Public Services)*

Land Use Class	Taxable Unit	Maximum Special Tax
Developed Residential Property	per Unit	\$623.33

*Table 2-2
Maximum Special Tax Rates (Contingent Maintenance Services)*

Land Use Class	Taxable Unit	Maximum Special Tax
Developed Residential Property	per Unit	\$624.64
Final Map Property	per Acre	\$3,816.82

*Table 2-3
Special Tax Breakdown*

Land Use Class	Parcels	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Developed Residential Property	972	\$557,928.00	\$605,880.67	92.09%
Total	972	\$557,928.00	\$605,880.67	92.09%

Contingent Maintenance Services has not yet been levied for any Fiscal Year.

3. 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. 2018-1 Public Services for Fiscal Year 2023-24 is 0.23%.

Information Concerning Delinquent Parcels

CFD No. 2018-1 Public Services delinquency information as of June 2024 is illustrated in the table below:

*Table 3-1
Delinquency Summary*

Fiscal Year	Levied		Delinquency		
	Parcels	Amount	Parcels	Amount	Del. Rate
2019-20	179	\$82,698.00	0	\$0.00	0.00%
2020-21	253	\$122,730.30	0	\$0.00	0.00%
2021-22	384	\$195,586.56	0	\$0.00	0.00%
2022-23	726	\$369,780.84	0	\$0.00	0.00%
2023-24	882	\$482,154.12	4	\$1,093.32	0.23%
Total		\$1,252,949.82	4	\$1,093.32	0.09%

Appendix A: Boundary Map



BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 2018-1
(OLIVEWOOD - SERVICES)



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