



CITY OF BEAUMONT

Annual Report



Fiscal Year 2024-25

Community Facilities District No. 93-1
Improvement Area 7A1

Table of Contents

Sections

1	Community Facilities District No. 93-1 IA 7A1	1
2	Community Facilities District No. 93-1 IA 7A1 (Services)	4

Tables

1-1	Fund Balances – Local Obligations (Facilities)	1
1-2	Fund Balances – Authority (Facilities)	2
1-3	Assigned Special Tax Rates (Facilities)	2
1-4	Special Tax Breakdown (Facilities)	3
1-5	Delinquency Summary (Facilities)	3
2-1	Maximum Special Tax Rates (Services)	4
2-2	Special Tax Breakdown (Services)	4
2-3	Delinquency Summary (Services)	5

Appendices

Appendix A – Boundary Map

Appendix B – Debt Service Schedule

Community Facilities District No. 93-1
 Improvement Area 7A1
 2015 Local Agency Refunding Revenue Bonds, Series A

Bond Profile

Project Description

CFD No. 93-1 Improvement Area 7A1 (the “CFD No. 93-1 IA 7A1”) was formed to finance major public improvements which include, but not limited to, the following: **Critical Facilities** - City Program, Domestic Water System, Utilities, and Fees and Permits; **Joint Facilities** - Lower Potrero Sewer No. 2; **Individual Facilities** - Transportation Facilities, Sewer Treatment Plant, Westside Fire Station, Electrical Utility Substation, Electrical Utility Extensions, San Timoteo Watershed Management Projects, Domestic Water System, Recycled Water System and Appurtenant Facilities, including Engineering Reports and Studies, Utilities, and Fees and Permits.

Location

Community Facilities District No. 93-1 Improvement Area 7A1 (the “CFD No. 93-1 IA 7A1”) is comprised of 537 single family homes and approximately 147.56 gross acres. CFD No. 93-1 IA 7A1 is generally located southwest of the Potrero Blvd. and Highland Springs Ave. intersection.

Series 2015 Bonds

The CFD No. 93-1 IA 7A1 2015 Local Agency Refunding Revenue Bonds, Series A (the “Bonds”) refunded the outstanding 2005 Local Agency Revenue Bonds, Series B, previously issued by CFD No. 93-1 IA 7A1. The Bonds were issued in the principal amount of \$11,110,000, with interest rates ranging from 2.000% to 5.000%, and were issued March 31, 2015. 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, 2045. The principal amount of the Bonds Outstanding as of September 30, 2024, is \$8,755,000.

Fund Information

The Fund Balances for CFD No. 93-1 IA 7A1 as of September 30, 2024 are shown in the following table:

*Table 1-1
 Fund Balances – Local Obligations (Facilities)*

Account	Balance
BEAUMONT CFD 93-1 IA 7A1 SER 2015 TTE	\$5.54
BEAUMONT CFD 93-1 IA 7A1 SER 2015 INTEREST	\$492.77
BEAUMONT CFD 93-1 IA 7A1 SER 2015 PRINCIPAL	\$585.86
BEAUMONT CFD 93-1 IA 7A1 SER 2015 ADMIN	\$68.22
BEAUMONT CFD 93-1 IA 7A1 SER 2015 RESIDUAL	\$217,595.14
BEAUMONT CFD 93-1 IA 7A1 SER 2015 REDEMP	\$1,389.60
BEAUMONT CFD 93-1 IA 7A1 SER 2015 SP MAN	\$31,131.35
Total	\$251,268.48

Table 1-2
Fund Balances – Authority (Facilities)

Account	Balance
BEAUMONT FA LARRB SER A 7A1 INTEREST	\$43,816.68
BEAUMONT FA LARRB SER A 7A1 RESERVE	\$673,300.00
BEAUMONT FA LARRB SER A 7A1 RESIDUAL	\$61,529.50
Total	\$778,646.18

Reserve Requirement

The Reserve Requirement and Reserve Fund for the Bonds are held at the Authority. The Reserve Fund is established and maintained at the Authority level and the Reserve Account must be maintained at the Reserve Requirement which is defined in the Indenture to mean, as of any date of calculation, as an amount not to exceed the lesser of (i) Maximum Annual Debt Service, (ii) 125% of average Annual Debt Service or (iii) ten percent (10%) of the original proceeds of such Series of Bonds then Outstanding as such amount shall be provided in the applicable Supplemental Indenture; provided however, that Reserve Requirement for any Series of Bonds which are on a parity with each other and payable from the same revenues shall be calculated as if such Series were a single Series of Bonds. **As of September 30, 2024, the balance in the Reserve Fund was \$673,300.00 and the Reserve Requirement was \$673,300.00.**

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 \$707,934.94. The Assigned Special Tax rates for Fiscal Year 2024-25 are as follows:

Table 1-3
Assigned Special Tax Rates (Facilities)

Land Use Class	Taxable Unit	Assigned Special Tax
Residential, Condominiums	per Dwelling Unit	\$1,230.00
Residential, Single Family Detached (Less than 1,700 sq. ft.)	per Dwelling Unit	\$1,463.00
Residential, Single Family Detached (1,700 to 1,999 sq. ft.)	per Dwelling Unit	\$1,576.00
Residential, Single Family Detached (2,000 to 2,125 sq. ft.)	per Dwelling Unit	\$1,896.00
Residential, Single Family Detached (2,126 to 2,399 sq. ft.)	per Dwelling Unit	\$2,116.00
Residential, Single Family Detached (More than 2,399 sq. ft.)	per Dwelling Unit	\$2,451.00

Table 1-4
Special Tax Breakdown (Facilities)

Land Use Class	Parcels	Levied Amount	Assigned Special Tax	% of Assigned Special Tax
Residential, Condominiums	106	\$116,445.24	\$130,380.00	89.31%
Residential, Single Family Detached (Less than 1,700 sq. ft.)	127	\$155,163.50	\$173,731.25	89.31%
Residential, Single Family Detached (1,700 to 1,999 sq. ft.)	79	\$111,197.24	\$124,504.00	89.31%
Residential, Single Family Detached (2,000 to 2,125 sq. ft.)	59	\$99,908.24	\$111,864.00	89.31%
Residential, Single Family Detached (2,126 to 2,399 sq. ft.)	74	\$139,848.16	\$156,584.00	89.31%
Residential, Single Family Detached (More than 2,399 sq. ft.)	39	\$85,372.56	\$95,589.00	89.31%
Total	484	\$707,934.94	\$792,652.25	89.31%

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 7A1 for Fiscal Year 2023-24 is 0.48%.

Information Concerning Delinquent Parcels

CFD No. 93-1 IA 7A1 delinquency information as of June 2024 is illustrated in the table below:

Table 1-5
Delinquency Summary (Facilities)

Fiscal Year	Levied		Delinquency		
	Parcels	Amount	Parcels	Amount	Del. Rate
2019-20	486	\$704,370.70	0	\$0.00	0.00%
2020-21	485	\$704,196.14	0	\$0.00	0.00%
2021-22	485	\$703,321.12	0	\$0.00	0.00%
2022-23	485	\$701,721.08	1	\$934.14	0.13%
2023-24	484	\$706,387.94	3	\$3,382.44	0.48%
Total		\$3,519,996.98	3	\$4,316.58	0.12%

Foreclosure Covenant

The District has covenanted in the District Indenture for the benefit of the owners of the 2015 District Bonds and any Additional Bonds that the District will review the public records of the County, in connection with the collection of the Special Tax within Improvement Area No. 7A1 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 such Improvement Area, if the District determines that any single property owner subject to the Special Tax within such Improvement Area is delinquent in the payment of Special Taxes in the aggregate of \$2,500 or more or that the delinquent Special Taxes represent more than 5% of the aggregate Special Taxes within Improvement Area No. 7A1, 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 90 days of such determination against any property for which the Special Taxes remain delinquent.

There are no foreclosure actions pending at this time.

Community Facilities District No. 93-1 Improvement Area 7A1 (Services)

District Profile

Project Description

Community Facilities District No. 93-1 Improvement Area 7A1 Services (the “CFD No. 93-1 IA 7A1 Services”) was formed to pay for maintaining Parkways, Neighborhood Park, Easements, Green Belts, and CFD No. 93-1 IA 7A1’s fair share of Storm Drain and Flood Control Facilities.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 93-1 IA 7A1 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 7A1 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 \$211,620.96. The Maximum Special Tax rates for Fiscal Year 2024-25 are as follows:

On each July 1, commencing July 1, 2014, 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 Class	Taxable Unit	Maximum Special Tax
Developed Residential Property	per Unit	\$433.67

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

Land Use Class	Parcels	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Developed Residential Property	537	\$211,620.96	\$232,882.01	90.87%
Total	537	\$211,620.96	\$232,882.01	90.87%

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 7A1 Services for Fiscal Year 2023-24 is 0.37%.

Information Concerning Delinquent Parcels

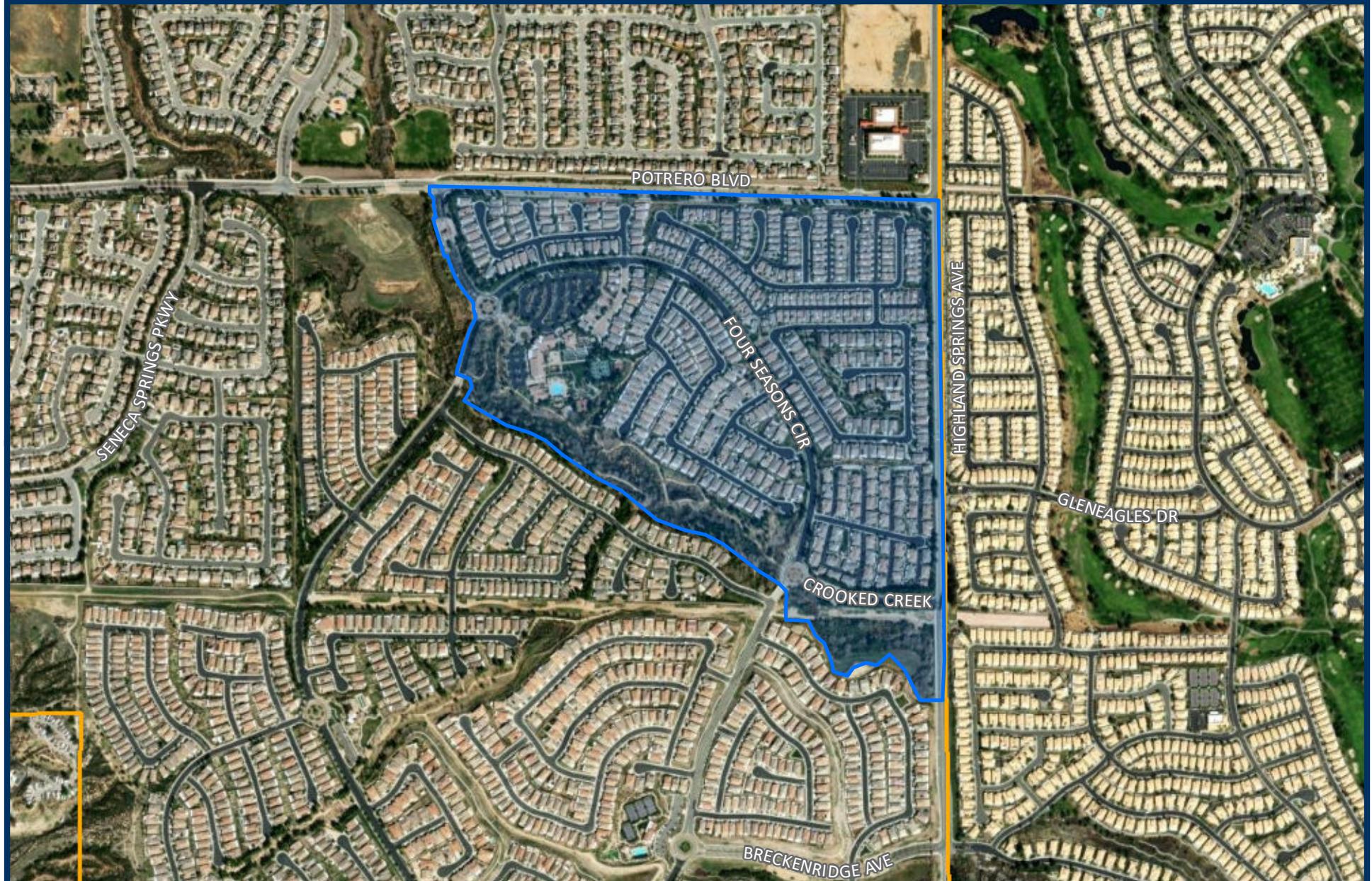
CFD No. 93-1 IA 7A1 Services delinquency information as of June 2024 is illustrated in the table below:

Table 2-3

Delinquency Summary (Services)

Fiscal Year	Levied		Delinquency		
	Parcels	Amount	Parcels	Amount	Del. Rate
2019-20	537	\$181,957.08	0	\$0.00	0.00%
2020-21	537	\$187,466.70	0	\$0.00	0.00%
2021-22	537	\$191,676.78	0	\$0.00	0.00%
2022-23	537	\$191,676.78	1	\$178.47	0.09%
2023-24	537	\$205,724.70	3	\$766.20	0.37%
Total		\$958,502.04	3	\$944.67	0.10%

Appendix A: Boundary Map





Appendix B:

Debt Service Schedule

CITY OF BEAUMONT**CFD 93-1 IA 7A1****2015 LOCAL AGENCY REFUNDING REVENUE BONDS, SERIES A****Issued**

03/31/2015

<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>
09/01/2015	2.000%	\$ 240,000.00	\$ 10,870,000.00	\$ 196,226.60	\$ 436,226.60	\$ 436,226.60
03/01/2016			\$ 10,870,000.00	\$ 231,512.50	\$ 231,512.50	
09/01/2016	2.000%	\$ 210,000.00	\$ 10,660,000.00	\$ 231,512.50	\$ 441,512.50	\$ 673,025.00
03/01/2017			\$ 10,660,000.00	\$ 229,412.50	\$ 229,412.50	
09/01/2017	2.000%	\$ 215,000.00	\$ 10,445,000.00	\$ 229,412.50	\$ 444,412.50	\$ 673,825.00
03/01/2018			\$ 10,445,000.00	\$ 227,262.50	\$ 227,262.50	
09/01/2018	2.000%	\$ 220,000.00	\$ 10,225,000.00	\$ 227,262.50	\$ 447,262.50	
*09/01/2018		\$ 25,000.00	\$ 10,200,000.00	\$ 0.00	\$ 25,000.00	\$ 699,525.00
03/01/2019			\$ 10,200,000.00	\$ 223,937.50	\$ 223,937.50	
09/01/2019	2.000%	\$ 225,000.00	\$ 9,975,000.00	\$ 223,937.50	\$ 448,937.50	\$ 672,875.00
03/01/2020			\$ 9,975,000.00	\$ 221,687.50	\$ 221,687.50	
09/01/2020	2.250%	\$ 230,000.00	\$ 9,745,000.00	\$ 221,687.50	\$ 451,687.50	\$ 673,375.00
03/01/2021			\$ 9,745,000.00	\$ 219,100.00	\$ 219,100.00	
09/01/2021	2.500%	\$ 235,000.00	\$ 9,510,000.00	\$ 219,100.00	\$ 454,100.00	\$ 673,200.00
03/01/2022			\$ 9,510,000.00	\$ 216,162.50	\$ 216,162.50	
09/01/2022	2.750%	\$ 240,000.00	\$ 9,270,000.00	\$ 216,162.50	\$ 456,162.50	\$ 672,325.00
03/01/2023			\$ 9,270,000.00	\$ 212,862.50	\$ 212,862.50	
09/01/2023	3.000%	\$ 245,000.00	\$ 9,025,000.00	\$ 212,862.50	\$ 457,862.50	
*09/01/2023		\$ 20,000.00	\$ 9,005,000.00	\$ 0.00	\$ 20,000.00	\$ 690,725.00
03/01/2024			\$ 9,005,000.00	\$ 209,187.50	\$ 209,187.50	
09/01/2024	3.000%	\$ 250,000.00	\$ 8,755,000.00	\$ 209,187.50	\$ 459,187.50	\$ 668,375.00
03/01/2025			\$ 8,755,000.00	\$ 205,437.50	\$ 205,437.50	
09/01/2025	5.000%	\$ 260,000.00	\$ 8,495,000.00	\$ 205,437.50	\$ 465,437.50	\$ 670,875.00
03/01/2026			\$ 8,495,000.00	\$ 198,937.50	\$ 198,937.50	
09/01/2026	5.000%	\$ 275,000.00	\$ 8,220,000.00	\$ 198,937.50	\$ 473,937.50	\$ 672,875.00
03/01/2027			\$ 8,220,000.00	\$ 192,062.50	\$ 192,062.50	
09/01/2027	5.000%	\$ 285,000.00	\$ 7,935,000.00	\$ 192,062.50	\$ 477,062.50	\$ 669,125.00
03/01/2028			\$ 7,935,000.00	\$ 184,937.50	\$ 184,937.50	
09/01/2028	5.000%	\$ 300,000.00	\$ 7,635,000.00	\$ 184,937.50	\$ 484,937.50	\$ 669,875.00
03/01/2029			\$ 7,635,000.00	\$ 177,437.50	\$ 177,437.50	
09/01/2029	3.750%	\$ 315,000.00	\$ 7,320,000.00	\$ 177,437.50	\$ 492,437.50	\$ 669,875.00
03/01/2030			\$ 7,320,000.00	\$ 171,531.25	\$ 171,531.25	
09/01/2030	3.625%	\$ 330,000.00	\$ 6,990,000.00	\$ 171,531.25	\$ 501,531.25	\$ 673,062.50
03/01/2031			\$ 6,990,000.00	\$ 165,550.00	\$ 165,550.00	
09/01/2031	4.000%	\$ 340,000.00	\$ 6,650,000.00	\$ 165,550.00	\$ 505,550.00	\$ 671,100.00
03/01/2032			\$ 6,650,000.00	\$ 158,750.00	\$ 158,750.00	
09/01/2032	4.000%	\$ 355,000.00	\$ 6,295,000.00	\$ 158,750.00	\$ 513,750.00	\$ 672,500.00
03/01/2033			\$ 6,295,000.00	\$ 151,650.00	\$ 151,650.00	
09/01/2033	4.000%	\$ 370,000.00	\$ 5,925,000.00	\$ 151,650.00	\$ 521,650.00	\$ 673,300.00
03/01/2034			\$ 5,925,000.00	\$ 144,250.00	\$ 144,250.00	

CITY OF BEAUMONT**CFD 93-1 IA 7A1****2015 LOCAL AGENCY REFUNDING REVENUE BONDS, SERIES A****Issued**

03/31/2015

<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>
09/01/2034	4.000%	\$ 380,000.00	\$ 5,545,000.00	\$ 144,250.00	\$ 524,250.00	\$ 668,500.00
03/01/2035			\$ 5,545,000.00	\$ 136,650.00	\$ 136,650.00	
09/01/2035	4.000%	\$ 395,000.00	\$ 5,150,000.00	\$ 136,650.00	\$ 531,650.00	\$ 668,300.00
03/01/2036			\$ 5,150,000.00	\$ 128,750.00	\$ 128,750.00	
09/01/2036	5.000%	\$ 415,000.00	\$ 4,735,000.00	\$ 128,750.00	\$ 543,750.00	\$ 672,500.00
03/01/2037			\$ 4,735,000.00	\$ 118,375.00	\$ 118,375.00	
09/01/2037	5.000%	\$ 435,000.00	\$ 4,300,000.00	\$ 118,375.00	\$ 553,375.00	\$ 671,750.00
03/01/2038			\$ 4,300,000.00	\$ 107,500.00	\$ 107,500.00	
09/01/2038	5.000%	\$ 455,000.00	\$ 3,845,000.00	\$ 107,500.00	\$ 562,500.00	\$ 670,000.00
03/01/2039			\$ 3,845,000.00	\$ 96,125.00	\$ 96,125.00	
09/01/2039	5.000%	\$ 480,000.00	\$ 3,365,000.00	\$ 96,125.00	\$ 576,125.00	\$ 672,250.00
03/01/2040			\$ 3,365,000.00	\$ 84,125.00	\$ 84,125.00	
09/01/2040	5.000%	\$ 500,000.00	\$ 2,865,000.00	\$ 84,125.00	\$ 584,125.00	\$ 668,250.00
03/01/2041			\$ 2,865,000.00	\$ 71,625.00	\$ 71,625.00	
09/01/2041	5.000%	\$ 520,000.00	\$ 2,345,000.00	\$ 71,625.00	\$ 591,625.00	\$ 663,250.00
03/01/2042			\$ 2,345,000.00	\$ 58,625.00	\$ 58,625.00	
09/01/2042	5.000%	\$ 550,000.00	\$ 1,795,000.00	\$ 58,625.00	\$ 608,625.00	\$ 667,250.00
03/01/2043			\$ 1,795,000.00	\$ 44,875.00	\$ 44,875.00	
09/01/2043	5.000%	\$ 575,000.00	\$ 1,220,000.00	\$ 44,875.00	\$ 619,875.00	\$ 664,750.00
03/01/2044			\$ 1,220,000.00	\$ 30,500.00	\$ 30,500.00	
09/01/2044	5.000%	\$ 605,000.00	\$ 615,000.00	\$ 30,500.00	\$ 635,500.00	\$ 666,000.00
03/01/2045			\$ 615,000.00	\$ 15,375.00	\$ 15,375.00	
09/01/2045	5.000%	\$ 615,000.00	\$ 0.00	\$ 15,375.00	\$ 630,375.00	\$ 645,750.00
Total		\$ 11,110,000.00		\$ 9,464,614.10	\$ 20,574,614.10	\$ 20,574,614.10



S P I C E R
CONSULTING GROUP

spicercg.com