



CITY OF BEAUMONT

Annual Report



Fiscal Year 2024-25

Community Facilities District No. 2023-1
(Fairway Canyon)

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Appendix A – Boundary Maps

Community Facilities District No. 2023-1 Improvement Area 1 (Fairway Canyon)

District Profile

Project Description

Community Facilities District No. 2023-1 (the “CFD No. 2023-1”) was formed for the purpose of financing the construction, purchase, modification, rehabilitation, expansion and/or improvement of roadway, bridge, sewer, domestic and reclaimed water, dry utilities, storm drain, curb and gutter, medians, traffic signals and any other facilities permitted pursuant to the Mello-Roos Community Facilities Act of 1982, parks, trails, police facilities, fire facilities, library facilities, public community facilities, and appurtenances and appurtenant work, and development impact fees that are used by the City to construct infrastructure including design, engineering and planning costs associated therewith. The Facilities include, but are not limited to: PA 21B Park Improvements, Sorenstam Road Improvements, and Water Facilities of Beaumont Cherry Valley Water District.

Location

CFD No. 2023-1 is comprised of approximately 111 gross acres to include a total of 419 residential properties at buildout. There are two separate Improvement Areas included within the boundaries of CFD No. 2023-1 Improvement Area 1 (the “CFD No. 2023-1 IA 1” or “IA 1”). CFD No. 2023-1 IA 1 includes two separate Tax Zones, Tax Zones 1 (55 Lots) and 2 (77 Lots) inclusive of Tract Maps TR 31462-23 and TR 31462-26 to include a total of 132 proposed detached residential properties at build-out. CFD No. 2023-1 IA 1 is generally located southwest of the Mickelson Dr and Tukwet Canyon Pkwy intersection.

Bond Profile and Principal Amount of Bonds Outstanding

CFD 2023-1 IA 1 is not bonded at this time.

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 \$123,136.00. The Assigned Special Tax rates for Fiscal Year 2024-25 are as follows:

*Table 1-1
Zone 1 Assigned Special Tax Rates (IA 1 Facilities)*

Land Use Type	Taxable Unit	Assigned Special Tax
Residential Property (Less than 2,100 sq. ft.)	per Dwelling Unit	\$1,328.00
Residential Property (2,100 - 2,400 sq. ft.)	per Dwelling Unit	\$1,376.00
Residential Property (Greater than 2,400 sq. ft.)	per Dwelling Unit	\$1,414.00

Table 1-2
Zone 2 Assigned Special Tax Rates (IA 1 Facilities)

Land Use Type	Taxable Unit	Assigned / Max Special Tax ¹
Residential Property (Less than 1,600 sq. ft.)	per Dwelling Unit	\$1,106.00
Residential Property (1,600 - 1,800 sq. ft.)	per Dwelling Unit	\$1,215.00
Residential Property (1,801 - 2,000 sq. ft.)	per Dwelling Unit	\$1,325.00
Residential Property (Greater than 2,000 sq. ft.)	per Dwelling Unit	\$1,414.00
Final Map Property	per Acre	\$8,456.00

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

Land Use Category	Parcels	EDU	Levied Amount	Assigned / Max Special Tax ¹	% of Assigned / Max Special Tax ¹
Zone 1					
Residential Property (Less than 2,100 sq. ft.)	18	18.00	\$23,904.00	\$23,904.00	100.00%
Residential Property (2,100 - 2,400 sq. ft.)	18	18.00	\$24,768.00	\$24,768.00	100.00%
Residential Property (Greater than 2,400 sq. ft.)	19	19.00	\$26,866.00	\$26,866.00	100.00%
<i>Subtotal</i>	55	55.00	\$75,538.00	\$75,538.00	100.00%
Zone 2					
Residential Property (Less than 1,600 sq. ft.)	9	9.00	\$9,954.00	\$9,954.00	100.00%
Residential Property (1,801 - 2,000 sq. ft.)	6	6.00	\$7,950.00	\$7,950.00	100.00%
Residential Property (Greater than 2,000 sq. ft.)	21	21.00	\$29,694.00	\$29,694.00	100.00%
Final Map Property	41	6.77	\$0.00	\$57,247.12	0.00%
<i>Subtotal</i>	77	42.77	\$47,598.00	\$104,845.12	45.40%
Total	132	97.77	\$123,136.00	\$180,383.12	68.26%

Payment History

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

Information Concerning Delinquent Parcels

Fiscal Year 2024-25 is the first year CFD No. 2023-1 IA 1 has been levied. Therefore, there are no delinquencies in the payment of the Special Tax for CFD No. 2023-1 IA 1 for Fiscal Year 2023-24.

¹ Max Special Tax applies only to Final Map Properties.

Community Facilities District No. 2023-1 Improvement Area 2 (Fairway Canyon)

Location

Community Facilities District No. 2023-1 Improvement Area 2 (the “CFD No. 2023-1 IA 2” or “IA 2”) includes three separate Tax Zones, Tax Zones 1 (111 Lots), 2 (109 Lots), and 3 (67 Lots) inclusive of Tract Maps TR 31462-16, TR 31462-24, TR 31462-25, and TR 31462-20 to include a total of 287 proposed detached residential properties at build-out. CFD No. 2023-1 IA 2 is generally located northwest of the Sorenstam Dr and Tukwet Canyon Pkwy intersection.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 2023-1 IA 2 is not bonded at this time.

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 \$394,750.00. The Assigned Special Tax rates for Fiscal Year 2024-25 are as follows:

Table 2-1
Zone 1 Assigned Special Tax Rates (IA 2 Facilities)

Land Use Type	Taxable Unit	Assigned / Max Special Tax ²
Residential Property (Less than 1,900 sq. ft.)	per Dwelling Unit	\$1,481.00
Residential Property (1,900 - 2,100 sq. ft.)	per Dwelling Unit	\$1,574.00
Residential Property (2,101 - 2,300 sq. ft.)	per Dwelling Unit	\$1,609.00
Residential Property (2,301 - 2,500 sq. ft.)	per Dwelling Unit	\$1,732.00
Residential Property (2,501 - 2,700 sq. ft.)	per Dwelling Unit	\$1,809.00
Residential Property (2,701 - 2,900 sq. ft.)	per Dwelling Unit	\$1,895.00
Residential Property (Greater than 2,900 sq. ft.)	per Dwelling Unit	\$1,954.00
Final Map Property	per Acre	\$12,985.00

Table 2-2
Zone 2 Assigned Special Tax Rates (IA 2 Facilities)

Land Use Type	Taxable Unit	Assigned / Max Special Tax ²
Residential Property (Less than 2,200 sq. ft.)	per Dwelling Unit	\$1,736.00
Residential Property (2,200 - 2,500 sq. ft.)	per Dwelling Unit	\$1,837.00
Residential Property (2,501 - 2,800 sq. ft.)	per Dwelling Unit	\$1,938.00
Residential Property (2,801 - 3,100 sq. ft.)	per Dwelling Unit	\$1,969.00
Residential Property (Greater than 3,100 sq. ft.)	per Dwelling Unit	\$2,067.00
Final Map Property	per Acre	\$12,615.00

² Max Special Tax applies only to Final Map Properties.

Table 2-3
Zone 3 Assigned Special Tax Rates (IA 2 Facilities)

Land Use Type	Taxable Unit	Assigned / Max Special Tax ³
Residential Property (Less than 2,600 sq. ft.)	per Dwelling Unit	\$1,884.00
Residential Property (2,600 - 2,850 sq. ft.)	per Dwelling Unit	\$1,960.00
Residential Property (2,851 - 3,100 sq. ft.)	per Dwelling Unit	\$2,061.00
Residential Property (Greater than 3,100 sq. ft.)	per Dwelling Unit	\$2,135.00
Final Map Property	per Acre	\$12,276.00

Table 2-4
Special Tax Breakdown (IA 2 Facilities)

Land Use Category	Parcels	EDU	Levied Amount	Assigned / Max Special Tax ³	% of Assigned / Max Special Tax ³
Zone 1					
Residential Property (Less than 1,900 sq. ft.)	17	17.00	\$25,177.00	\$25,177.00	100.00%
Residential Property (1,900 - 2,100 sq. ft.)	10	10.00	\$15,740.00	\$15,740.00	100.00%
Residential Property (2,501 - 2,700 sq. ft.)	17	17.00	\$30,753.00	\$30,753.00	100.00%
Residential Property (2,701 - 2,900 sq. ft.)	10	10.00	\$18,950.00	\$18,950.00	100.00%
Residential Property (Greater than 2,900 sq. ft.)	12	12.00	\$23,448.00	\$23,448.00	100.00%
Final Map Property	45	7.16	\$0.00	\$92,972.60	0.00%
<i>Subtotal</i>	<i>111</i>	<i>73.16</i>	<i>\$114,068.00</i>	<i>\$207,040.60</i>	<i>55.09%</i>
Zone 2					
Residential Property (Less than 2,200 sq. ft.)	24	24.00	\$41,664.00	\$41,664.00	100.00%
Residential Property (2,200 - 2,500 sq. ft.)	16	16.00	\$29,392.00	\$29,392.00	100.00%
Residential Property (2,801 - 3,100 sq. ft.)	23	23.00	\$45,287.00	\$45,287.00	100.00%
Residential Property (Greater than 3,100 sq. ft.)	15	15.00	\$31,005.00	\$31,005.00	100.00%
Final Map Property	31	5.57	\$0.00	\$70,265.55	0.00%
<i>Subtotal</i>	<i>109</i>	<i>83.57</i>	<i>\$147,348.00</i>	<i>\$217,613.55</i>	<i>67.71%</i>
Zone 3					
Residential Property (Less than 2,600 sq. ft.)	23	23.00	\$43,332.00	\$43,332.00	100.00%
Residential Property (2,600 - 2,850 sq. ft.)	1	1.00	\$1,960.00	\$1,960.00	100.00%
Residential Property (2,851 - 3,100 sq. ft.)	22	22.00	\$45,342.00	\$45,342.00	100.00%
Residential Property (Greater than 3,100 sq. ft.)	20	20.00	\$42,700.00	\$42,700.00	100.00%
Final Map Property	1	0.15	\$0.00	\$1,841.40	0.00%
<i>Subtotal</i>	<i>67</i>	<i>66.15</i>	<i>\$133,334.00</i>	<i>\$135,175.40</i>	<i>98.64%</i>
Total	287	222.88	\$394,750.00	\$559,829.55	70.51%

Payment History

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

Information Concerning Delinquent Parcels

Fiscal Year 2024-25 is the first year CFD No. 2023-1 IA 2 has been levied. Therefore, there are no delinquencies in the payment of the Special Tax for CFD No. 2023-1 IA 2 for Fiscal Year 2023-24.

³ Max Special Tax applies only to Final Map Properties.

Community Facilities District No. 2023-1 (Fairway Canyon) Maintenance Services

District Profile

Project Description

Community Facilities District No. 2023-1 Maintenance Services (the “CFD No. 2023-1 Maintenance Services”) was formed to pay for maintaining Street Sweeping, Traffic Signal maintenance, the maintenance of landscaping and lighting of publicly owned parks, parkways, streets, roads and open spaces, flood and storm protection services, and the operation of storm drainage systems.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 2023-1 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. 2023-1 Maintenance 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 \$131,591.18. The Maximum Special Tax rates for Fiscal Year 2024-25 are as follows:

On each July 1, commencing July 1, 2024, the Maximum Special Tax rate for Maintenance Services for the prior Fiscal Year shall be adjusted by the greater of (i) the amount equal to the percentage change in the Consumer Price Index for the twelve month period ending in January of the prior Fiscal Year or (ii) two percent (2%). The Consumer Price Index rate for Fiscal Year 2024-25 is 2.87%.

Table 3-1

Maximum Special Tax Rates (Maintenance Services)

Land Use Type	Taxable Unit	Maximum Special Tax
Developed Residential Property	Per Dwelling Unit	\$437.20
Final Map Property	per Unit	\$437.20

Table 3-2

Maximum Special Tax Rates (Contingent Maintenance Services)

Land Use Category	Taxable Unit	Maximum Special Tax
Developed Residential Property	per Dwelling Unit	\$256.15
Final Map Property	per Unit	\$256.15

Table 3-3
Special Tax Breakdown (Maintenance Services)

Land Use Type	Parcels	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Developed Residential Property	301	\$131,591.18	\$131,596.45	100.00%
Final Map Property	118	\$0.00	\$51,589.31	0.00%
Total	419	\$131,591.18	\$183,185.75	71.83%

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

Payment History

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

Information Concerning Delinquent Parcels

Fiscal Year 2024-25 is the first year CFD No. 2023-1 Maintenance Services has been levied. Therefore, there are no delinquencies in the payment of the Special Tax for CFD No. 2023-1 Maintenance Services for Fiscal Year 2023-24.

Community Facilities District No. 2023-1 (Fairway Canyon) Public Services

District Profile

Project Description

Community Facilities District No. 2023-1 Public Services (the “CFD No. 2023-1 Public Services”) was formed to pay for maintaining police and fire protection, and ambulance and paramedic services.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 2023-1 Public 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. 2023-1 Public 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 \$160,866.44. The Maximum Special Tax rates for Fiscal Year 2024-25 are as follows:

On each July 1, commencing July 1, 2023, the Maximum Special Tax rate 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 twelve-month period ending in January of the prior Fiscal Year or (ii) five percent (5%). The Consumer Price Index rate for Fiscal Year 2024-25 is 2.87%.

Table 4-1

Maximum Special Tax Rates (Public Services)

Land Use Category	Taxable Unit	Maximum Special Tax
Developed Residential Property	per Dwelling Unit	\$534.45

Table 4-2

Special Tax Breakdown (Public Services)

Land Use Category	Parcels	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Developed Residential Property	301	\$160,866.44	\$160,869.45	100.00%
Total	301	\$160,866.44	\$160,869.45	100.00%

Payment History

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

Information Concerning Delinquent Parcels

Fiscal Year 2024-25 is the first year CFD No. 2023-1 Public Services has been levied. Therefore, there are no delinquencies in the payment of the Special Tax for CFD No. 2023-1 Public Services for Fiscal Year 2023-24.



Appendix A:

Boundary Maps



BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2023-1
(FAIRWAY CANYON) IMPROVEMENT AREA 1



BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2023-1
(FAIRWAY CANYON) IMPROVEMENT AREA 2



BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2023-1
(FAIRWAY CANYON) SERVICES



S P I C E R

CONSULTING GROUP