

CFD PREPAYMENTS

Any interested property owner wishing to prepay their Community Facilities District ("CFD") Facilities Special Tax obligation may follow the instructions below to initiate a prepayment request. The City of Beaumont (the "City") has made every attempt to streamline the process and provide as much information as possible to aid property owners in deciding if they'd like to proceed with a formal prepayment request. Please read the following information carefully.

Please note only the Facilities Special Taxes may be prepaid. Service Special Taxes are not eligible for prepayment and will remain on your annual property tax bill.

***** Prepayments will not be accepted between June 1st & September 30th as tax rolls are being prepared *****

Step 1

The City has prepared prepayment estimates for many of the CFD Improvement Areas ("IA"). Your annual property tax bill contains the CFD IA designation applicable to your property. The last page of this packet includes your property's CFD/IA estimated CFD prepayment amount.

Review the Prepayment Estimate and locate your property classification based on the noted criteria. In most instances the classification is the size of your home (square footage) unless otherwise noted. The prepayment estimate is only an estimate and may differ from the actual prepayment amount to be calculated by the Special Tax Consultant. The actual prepayment amount may be higher or lower than the estimate. Only a formal prepayment request and deposit can provide the actual prepayment amount.

Step 2

If you wish to proceed with the formal prepayment request please download the [CFD Prepayment Request Letter](#). Please provide all requested information as prompted in the request letter.

Please note an administrative fee, as defined in the Rate and Method of Apportionment of the CFD, in the amount of \$500 is required to complete this request. The fee is split into two portions:

- \$400 non-refundable deposit which is due with the Prepayment Request Letter
- The remaining \$100 will be due and included in the prepayment quote you will receive

All requests must include a completed CFD Prepayment Request Letter and the \$400 deposit. Please make all checks payable to The City of Beaumont. A prepayment quote will be provided to the contact information you provide in the request letter.

Step 3

Within approximately 15 business days you will receive a payoff quote with the payoff total, the due date to make payment by, and instructions on how to remit your payment. It is very important to ensure the payment is received prior to the expiration date of the prepayment quote. Failure to pay

the amount prior to the expiration date will require a new calculation and an additional \$400 deposit. Once the quote is received please read all documentation carefully and follow the instructions provided.

Step 4

Within approximately 30 business days you will receive a recorded copy of the Notice of Cancellation of Special Tax Lien for your property. Please retain this document for your records.

Step 5

Congratulations! The prepayment process is complete.

Additional Details

- The prepayment estimate is only an estimate and may differ from the actual prepayment amount to be calculated by the Special Tax Consultant. The actual prepayment amount may be higher or lower than the estimate. Only a formal prepayment request and deposit can provide the actual prepayment amount.
- Only the Facilities portion of the Special Tax obligation can be prepaid. Services Special Taxes cannot be prepaid and will remain on the annual property tax bill.
- An Administrative Fee is required for all prepayment requests pursuant to the Rate and Method of Apportionment (RMA) for the CFD and Improvement Area. The administrative fee is \$500 per request. To assist property owners, the City has implemented a policy to break this fee into two portions
 - i) \$400 non-refundable deposit due with the request; and
 - ii) the remaining \$100 will be due and included in the prepayment quote you will receive.
- The [Prepayment Request Letter \(PDF\)](#) and administrative fee of \$500 is required for all prepayment requests. The \$400 non-refundable deposit must accompany the Prepayment Request Letter before any prepayment request can be initiated.
- If your property lies within the boundaries of two IAs, then both IAs will need to be prepaid to fully satisfy all Facilities Special Taxes. The overlapping IAs include IA 14, 14A, 14B, portions of IA 8, and IA 8A Zone 1. Additional instructions have been added to each IAs estimate sheets.
- Make all checks payable to the City of Beaumont.
- The property must be current and not delinquent on the CFD Special Taxes, penalties, or interest charges as of the date of the request. If the property is delinquent, a prepayment quote will not be calculated.

Questions

Please contact the City's Special Tax Consultant, Spicer Consulting Group, LLC, at [SCG Spicer Consulting Group](#) or (866) 504-2067.

CITY OF BEAUMONT CFD INFORMATION SHEET
IMPROVEMENT AREA 19A (FAIRWAY CANYONS)
CITY OF BEAUMONT CFD NO. 93-1

FROM JULY 1, 2025 TO JUNE 30, 2026

HOW MUCH ARE THE SPECIAL TAX RATES FOR THIS IMPROVEMENT AREA?

The Special Tax authorized to be levied against any given residential parcel within the boundaries of this Improvement Area is based upon the Planning Area and Zone. Facilities Special Taxes increase a maximum of 2% per year. Services Special Tax increase a maximum of the Consumer Price Index. Please refer to the Table below for the Special Taxes which were levied this Fiscal Year.

HOW MUCH IS THE PREPAYMENT ESTIMATE FOR THIS IMPROVEMENT AREA?

The Facilities Special Taxes may be prepaid in whole or in part. The Table below contains the Prepayment Estimate for each property type based on the Planning Area and Zone. Please note these are estimates only to be used as a guide to aid property owners in determining if they would like to proceed with a formal prepayment request. The actual prepayment amount can only be provided through a formal prepayment calculation which requires the payment of a deposit. Services Special Taxes cannot be prepaid.

Residential Home Location (Planning Area)	Zone 1 Facilities Special Tax	Estimate Zone 1 Optional Prepayment of Facilities Special Tax	Zone 2 Facilities Special Tax	Estimate Zone 2 Optional Prepayment of Facilities Special Tax	Services Special Tax (All)
8B	N/A	N/A	\$2,140.42	\$16,628	\$400.54
11C	\$2,696.78	\$20,814	\$2,387.68	\$18,488	\$400.54
12A	N/A	N/A	\$1,715.42	\$13,431	\$400.54
12B	\$2,140.42	\$16,628	\$1,715.42	\$13,431	\$400.54
12C	\$2,503.60	\$19,361	\$2,140.42	\$16,628	\$400.54
15	\$2,812.68	\$21,686	\$2,580.86	\$19,942	\$400.54

* Please review the attached Planning Area exhibit to identify your property classification.

HOW MANY YEARS AND WHEN IS THIS CFD EXPECTED TO END?

The Facilities portion has bonds outstanding which mature in, and will be levied through, 2035. The Facilities portion may not be levied for any reason after 2043. The Services portion has no expiration date and will be levied for as long as the City continues to provide the maintenance services.

WHO MAY PROVIDE MORE INFORMATION FOR THIS CFD?

FOR MORE INFORMATION regarding the City of Beaumont CFDs, please contact our Special Tax Consultant, Spicer Consulting Group, LLC, at (866) 504-2067.

THE FOREGOING PREPAYMENT ESTIMATE IS ONLY AN ESTIMATE AND MAY DIFFER FROM THE ACTUAL PREPAYMENT AMOUNT TO BE CALCULATED BY THE SPECIAL TAX CONSULTANT. THE ACTUAL PREPAYMENT AMOUNT MAY BE HIGHER OR LOWER THAN THE ESTIMATE. ONLY A FORMAL PREPAYMENT REQUEST AND DEPOSIT CAN PROVIDE THE ACTUAL PREPAYMENT AMOUNT.

CFD NO 93-1 IMPROVEMENT AREA 19A

PLANNING AREA DESIGNATION

EXHIBIT

APN	Zone	Planning Area									
413490001	2	11C	413500004	2	11C	413510011	2	12A	413511036	2	12B
413490002	2	11C	413500005	2	11C	413510012	2	12A	413511037	2	12B
413490003	2	11C	413500006	2	11C	413510013	2	12A	413511038	2	12B
413490004	2	11C	413500007	2	11C	413510014	2	12A	413511039	2	12B
413490005	2	11C	413500008	2	11C	413510015	2	12A	413511040	2	12B
413490006	2	11C	413500009	2	11C	413510016	2	12A	413511041	2	12B
413490007	2	11C	413500010	2	11C	413510017	2	12A	413511042	2	12B
413490008	2	11C	413500011	2	11C	413510018	2	12A	413511043	2	12B
413490009	2	11C	413500012	2	11C	413510019	2	12A	413512001	2	12B
413490010	2	11C	413500013	2	11C	413511001	2	12A	413512002	2	12B
413490011	2	11C	413500014	2	11C	413511002	2	12A	413512003	2	12B
413490012	2	11C	413500015	2	11C	413511003	2	12A	413512004	2	12B
413490014	2	11C	413500016	2	11C	413511004	2	12A	413512005	2	12B
413491001	1	11C	413500017	2	11C	413511005	2	12A	413512006	2	12B
413491002	1	11C	413500018	2	11C	413511006	2	12A	413512007	2	12B
413491003	1	11C	413500019	2	11C	413511007	2	12A	413512008	2	12B
413491004	1	11C	413500020	2	11C	413511008	2	12A	413512009	2	12B
413491005	1	11C	413501001	1	11C	413511009	2	12A	413513001	2	12B
413491006	1	11C	413501002	1	11C	413511010	2	12A	413513002	2	12B
413491007	1	11C	413501003	1	11C	413511011	2	12A	413513003	1	12B
413491008	1	11C	413501004	1	11C	413511012	2	12A	413513004	1	12B
413491009	1	11C	413501005	1	11C	413511013	2	12A	413513005	1	12B
413491010	1	11C	413501006	1	11C	413511014	2	12A	413513006	1	12B
413491011	1	11C	413501007	1	11C	413511015	2	12A	413513007	1	12B
413491012	1	11C	413501008	1	11C	413511016	2	12A	413513008	1	12B
413491013	1	11C	413501009	1	11C	413511017	2	12A	413513009	1	12B
413491014	1	11C	413501010	1	11C	413511018	2	12A	413513010	1	12B
413492001	1	11C	413501011	1	11C	413511019	2	12A	413513011	1	12B
413492002	1	11C	413501012	1	11C	413511020	2	12A	413513012	1	12B
413492003	1	11C	413501013	1	11C	413511021	2	12B	413520001	2	12A
413492004	1	11C	413501014	1	11C	413511022	2	12B	413520002	2	12A
413492005	1	11C	413501015	1	11C	413511023	2	12B	413520003	2	12A
413492006	1	11C	413501016	1	11C	413511024	2	12B	413520004	2	12A
413492007	1	11C	413501017	1	11C	413511025	2	12B	413520005	2	12A
413492008	1	11C	413510001	2	12A	413511026	2	12B	413520006	2	12A
413492009	1	11C	413510002	2	12A	413511027	2	12B	413520007	2	12A
413493001	2	11C	413510003	2	12A	413511028	2	12B	413520008	2	12A
413493002	2	11C	413510004	2	12A	413511029	2	12B	413520009	2	12A
413493003	2	11C	413510005	2	12A	413511030	2	12B	413520010	2	12A
413493004	2	11C	413510006	2	12A	413511031	2	12B	413520011	2	12A
413493005	2	11C	413510007	2	12A	413511032	2	12B	413520012	2	12A
413500001	2	11C	413510008	2	12A	413511033	2	12B	413520013	2	12A
413500002	2	11C	413510009	2	12A	413511034	2	12B	413520014	2	12A
413500003	2	11C	413510010	2	12A	413511035	2	12B	413520015	2	12A

CFD NO 93-1 IMPROVEMENT AREA 19A

PLANNING AREA DESIGNATION

EXHIBIT

APN	Zone	Planning Area									
413520016	2	12A	413520060	2	12B	413532006	2	8B	413541009	2	8B
413520017	2	12A	413520061	2	12B	413532007	2	8B	413541010	2	8B
413520018	2	12A	413520062	2	12B	413532008	2	8B	413541011	2	8B
413520019	2	12A	413520063	2	12B	413532009	2	8B	413541012	2	8B
413520020	2	12A	413520064	2	12B	413532010	2	8B	413541013	2	8B
413520021	2	12A	413520065	2	12B	413532011	2	8B	413541014	2	8B
413520022	2	12A	413520066	2	12B	413532012	2	8B	413541015	2	8B
413520023	2	12A	413520067	2	12B	413532013	2	8B	413541016	2	8B
413520024	2	12A	413521001	1	12B	413532014	2	8B	413541017	2	8B
413520025	2	12A	413521002	1	12B	413532015	2	8B	413541018	2	8B
413520026	2	12A	413521003	1	12B	413532016	2	8B	413541019	2	8B
413520027	2	12A	413521004	1	12B	413532017	2	8B	413550001	2	12C
413520028	2	12A	413521005	1	12B	413532018	2	8B	413550002	2	12C
413520029	2	12A	413521006	1	12B	413532019	2	8B	413550003	2	12C
413520030	2	12A	413521007	1	12B	413540001	2	8B	413550004	2	12C
413520031	2	12A	413521008	1	12B	413540002	2	8B	413550005	2	12C
413520032	2	12A	413521009	1	12B	413540003	2	8B	413550006	2	12C
413520033	2	12A	413521010	1	12B	413540004	2	8B	413550007	2	12C
413520034	2	12A	413521011	1	12B	413540005	2	8B	413550008	2	12C
413520035	2	12A	413521012	1	12B	413540006	2	8B	413550009	2	12C
413520036	2	12A	413521013	1	12B	413540007	2	8B	413550010	2	12C
413520037	2	12A	413530003	2	8B	413540008	2	8B	413550011	2	12C
413520038	2	12B	413530004	2	8B	413540009	2	8B	413550012	2	12C
413520039	2	12B	413530005	2	8B	413540010	2	8B	413550013	2	12C
413520040	2	12B	413530006	2	8B	413540011	2	8B	413550014	2	12C
413520041	2	12B	413530007	2	8B	413540012	2	8B	413550015	2	12C
413520042	2	12B	413530008	2	8B	413540013	2	8B	413550016	2	12C
413520043	2	12B	413531001	2	8B	413540014	2	8B	413550017	2	12C
413520044	2	12B	413531002	2	8B	413540016	2	8B	413550018	2	12C
413520045	2	12B	413531003	2	8B	413540017	2	8B	413550019	2	12C
413520046	2	12B	413531004	2	8B	413540018	2	8B	413550020	2	12C
413520047	2	12B	413531005	2	8B	413540019	2	8B	413550021	2	12C
413520048	2	12B	413531006	2	8B	413540020	2	8B	413550022	2	12C
413520049	2	12B	413531007	2	8B	413540021	2	8B	413550023	2	12C
413520050	2	12B	413531008	2	8B	413540022	2	8B	413550024	2	12C
413520051	2	12B	413531009	2	8B	413540023	2	8B	413550025	2	12C
413520052	2	12B	413531010	2	8B	413541001	2	8B	413550026	2	12C
413520053	2	12B	413531011	2	8B	413541002	2	8B	413550027	2	12C
413520054	2	12B	413531012	2	8B	413541003	2	8B	413550028	2	12C
413520055	2	12B	413531013	2	8B	413541004	2	8B	413550029	2	12C
413520056	2	12B	413532001	2	8B	413541005	2	8B	413550030	2	12C
413520057	2	12B	413532002	2	8B	413541006	2	8B	413550031	2	12C
413520058	2	12B	413532004	2	8B	413541007	2	8B	413550032	2	12C
413520059	2	12B	413532005	2	8B	413541008	2	8B	413551001	2	12C

CFD NO 93-1 IMPROVEMENT AREA 19A

PLANNING AREA DESIGNATION

EXHIBIT

APN	Zone	Planning Area									
413551002	2	12C	413561012	1	12C	413570004	2	15	413572013	2	15
413551003	2	12C	413561013	1	12C	413570005	2	15	413572014	2	15
413551004	2	12C	413561014	1	12C	413570006	2	15	413572015	2	15
413551005	2	12C	413561015	1	12C	413570007	2	15	413572017	2	15
413551006	2	12C	413561016	1	12C	413570008	2	15	413580001	2	15
413551007	2	12C	413561017	1	12C	413570009	2	15	413580002	2	15
413551008	2	12C	413561018	1	12C	413570010	2	15	413580003	2	15
413551009	2	12C	413561019	1	12C	413570011	2	15	413580004	2	15
413551010	2	12C	413561020	1	12C	413570012	2	15	413580005	2	15
413551011	2	12C	413561021	1	12C	413570013	2	15	413580006	2	15
413551012	2	12C	413561022	1	12C	413570014	2	15	413580007	2	15
413551013	2	12C	413561023	1	12C	413570015	2	15	413580008	2	15
413551014	2	12C	413561024	1	12C	413571001	1	15	413580009	1	15
413551015	2	12C	413561025	1	12C	413571002	1	15	413580010	1	15
413551016	2	12C	413561026	1	12C	413571003	1	15	413580011	1	15
413551017	2	12C	413561027	1	12C	413571004	1	15	413580012	1	15
413551018	2	12C	413561028	1	12C	413571005	1	15	413580013	1	15
413551019	2	12C	413561029	1	12C	413571006	1	15	413580014	1	15
413551020	2	12C	413562001	2	12C	413571007	1	15	413580015	1	15
413551021	2	12C	413562002	2	12C	413571008	1	15	413580016	1	15
413551022	2	12C	413562003	2	12C	413571009	1	15	413580017	1	15
413551023	2	12C	413562004	2	12C	413571010	1	15	413580018	2	15
413551024	2	12C	413562005	2	12C	413571011	1	15	413580019	1	15
413551025	2	12C	413562006	2	12C	413571012	1	15	413581001	1	15
413551026	2	12C	413562007	2	12C	413571013	1	15	413581002	1	15
413551027	2	12C	413562008	2	12C	413571014	1	15	413581003	1	15
413551028	2	12C	413562009	2	12C	413571015	1	15	413581004	1	15
413551029	2	12C	413562010	2	12C	413571016	1	15	413581005	1	15
413560001	2	12C	413562011	2	12C	413571017	1	15	413581006	1	15
413560002	2	12C	413562012	2	12C	413571018	1	15	413581007	1	15
413560003	2	12C	413563001	2	12C	413571019	1	15	413581008	1	15
413560004	2	12C	413563002	2	12C	413571020	1	15	413581009	1	15
413560005	2	12C	413563003	2	12C	413572001	2	15	413581010	1	15
413561001	2	12C	413563004	2	12C	413572002	2	15	413581011	1	15
413561002	2	12C	413563005	2	12C	413572003	2	15	413581012	1	15
413561003	2	12C	413563006	2	12C	413572004	2	15	413581013	1	15
413561004	2	12C	413563007	2	12C	413572005	2	15	413581014	1	15
413561005	2	12C	413563008	2	12C	413572006	2	15	413582001	2	15
413561006	2	12C	413563009	2	12C	413572007	2	15	413582002	2	15
413561007	2	12C	413563010	2	12C	413572008	2	15	413582004	2	15
413561008	2	12C	413563011	2	12C	413572009	2	15	413582005	2	15
413561009	1	12C	413570001	2	15	413572010	2	15	413582006	2	15
413561010	1	12C	413570002	2	15	413572011	2	15	413582007	2	15
413561011	1	12C	413570003	2	15	413572012	2	15	413582008	2	15

CFD NO 93-1 IMPROVEMENT AREA 19A

PLANNING AREA DESIGNATION

EXHIBIT

APN	Zone	Planning Area	APN	Zone	Planning Area	APN	Zone	Planning Area	APN	Zone	Planning Area
413582009	2	15									
413582010	2	15									
413582011	2	15									
413582012	2	15									
413582013	2	15									
413582014	2	15									
413582015	2	15									
413582016	2	15									
413582017	2	15									
413582018	2	15									
413582019	2	15									
413582020	2	15									
413582021	2	15									
413582022	2	15									