



FISCAL YEAR 2022/23 ANNUAL SB165 COMPLIANCE REPORT

BEAUMONT UNIFIED SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2020-1 IMPROVEMENT AREA 2

November 14, 2023

Prepared For:

Beaumont Unified School District

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SDFA

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Section 1. PURPOSE AND OVERVIEW

The purpose of this Annual SB165 Compliance Report (“Report”) is to provide the trustees (“Board”) with an overview of Community Facilities District No. 2020-1 Improvement Area 2 (“CFD No. 2020-1 IA-2”) of the Beaumont Unified School District (the “School District” or “District”). This analysis was performed by Special District Financing & Administration, LLC (“SDFA”) as the Special Tax Consultant and CFD Administrator to the District in conjunction with District staff.

A. SUMMARY OF AUTHORIZING LEGISLATION

The Mello-Roos Community Facilities Act (“Act”) of 1982 came about as a response to the lack of adequate financing for public capital facilities and services in the post-Proposition 13 Era. State Senators Mello and Roos sponsored this Bill, which was enacted into law by the California Legislature and is now Sections 53311 through 53368.3 of the *California Government Code*. The Act, as amended, authorizes a local governmental agency, such as a school district or city, to form a Community Facilities District (“CFD”) within a defined set of boundaries for the purposes of providing public facilities and/or services. A CFD is formed for financing purposes only and is governed by the agency that formed it. Funding is provided through the levy of voter-approved special taxes. The Act also provides that multiple agencies can join together through a Joint Community Facilities Agreement (“JCFA”) to form one CFD.

Section 2. SUMMARY OF FORMATION PROCEEDINGS

Community Facilities District No. 2020-1 IA-2 was formed in September 2020 to finance authorized school facilities. The property within CFD No. 2020-1 IA-2 was originally included within Community Facilities District No. 2018-1 IA-2 and IA-3. The previously formed special districts were modified in September of 2020 and the property within now are included within CFD No. 2020-1 IA-2 and Community Facilities District No. 2020-1 IA-1 (which is not the subject of this Report).

A. FORMATION PROCEEDING ACTIONS

The following table provides a summary of actions taken by the Board of Trustees of the School District to form Community Facilities District No. 2020-1 IA-2:

TABLE I FORMATION SUMMARY DATA	
Proceedings Item	Date & Resolution No.
Resolution of Intention to Establish	2020-21-07
Date of ROI to Establish	9-12-2020
Resolution of Formation	2020-21-22
Date of Special Election	10-27-2020
County Fund Number	68-0296-FC

B. CFD LOCATION / BOUNDARIES

The CFD is located south of Olivewood Way, east of Artisan Place, and west of Oak Ranch Drive. Appendix A contains the first page of the originally adopted and recorded boundary map for Community Facilities District No. 2020-1 and applicable County of Riverside Assessor Parcel Maps for CFD No. 2020-1 IA-2.

C. AUTHORIZED FACILITIES

At the time of formation, a Special Tax Report is prepared which identifies the permitted use of the special tax funds collected and the proceeds from the issuance of debt. Additional formation documents, as well as documents adopted at the time of the issuance of debt, may add additional specifics. The repayment of any issued debt is made from the special taxes levied within CFD No. 2020-1 IA-2.

The Special Tax Report for Community Facilities District No. 2020-1 which covers each improvement area states that the types of facilities ("School Facilities") permitted to be funded includes, but not by way of limitation, School District facilities consisting of the planning, engineering, design, acquisition, construction, lease, improvement, and/or financing of interim and permanent facilities, including classrooms, multi-purpose facilities, administration and auxiliary space at School District facilities as

reasonably determined from time to time by the School District to be necessary to accommodate the student population to be generated as a result of development, including the property within CFD No. 2020-1, during the term of the Special Taxes as follows:

- (a) TK-12 school sites and facilities, including lease rental payments therefore related to the acquisition of land, or interests in land required for the construction of such on-site or off-site facilities, including, but not limited to, buildings, appurtenances, athletic fields, playgrounds and recreational facilities and improvements thereto, landscaping, access roadways, drainage, sidewalks and gutters and utility lines, as well as portable or relocatable buildings or interim additions to existing buildings at such School District facilities.
- (b) Modernization, rehabilitation, relocation and expansion of existing School District facilities and related infrastructure.
- (c) Central support, administrative facilities, special education facilities and transportation facilities, including, but not by way of limitation, buses and vehicles.
- (d) Furniture, equipment and technology, including technology upgrades and mobile devices and infrastructure therefore, with a useful life of at least five (5) years at such School District facilities.
- (e) The costs attributable to planning, engineering, designing, leasing, financing, acquiring, expanding, relocating, rehabilitating, or constructing (or any combination thereof) of School District facilities (including, without limitation, construction management, inspection, materials testing, and construction staking); any "debt," as defined in Government Code Section 53317(d), the costs to issue and sell any such debt (including, without limitation, underwriters discount, appraisals, market studies, reserve fund, capitalized interest, bond counsel, special tax consultant, bond trustee or fiscal agent, bond and official statement printing, and administrative expenses of the School District and/or CFD No. 2020-1), and all other incidental expenses.

Section 3. DEBT-ISSUANCE INFORMATION

After a CFD is formed and an acceptable amount of development occurs, an authorized CFD may issue debt with the approval of the Board acting as the legislative body of the CFD. Many different types of debt may be issued, such as Special Tax Bonds or Certificates of Participation. The repayment of the debt is the obligation of the CFD and is not an obligation of the School District. As of June 30, 2023, no debt has been issued.

Section 4. DEVELOPMENT AND FISCAL STATUS

A. CURRENT DEVELOPMENT STATUS

The CFD is not fully developed. As of May 1, 2023 344 building permits have been issued and therefore classified as Developed Property. The total projected number of dwelling units at build out for CFD 2020-1 IA-2 is 429 dwelling units. Since formation, no parcels have prepaid their obligation.

B. FISCAL OVERVIEW

The special tax rates proposed to be levied in the coming fiscal year are presented to the Board annually and are set at an amount adequate to meet annual debt service requirements, cover administrative costs and fund school facilities directly from special taxes as authorized in the Rate and Method of Apportionment of Special Tax adopted at formation.

Appendix B provides a report of the funds collected and expended for Fiscal Year 2022/23. Appendix C contains the status of school facilities construction and funding which was authorized at the time of formation. This information is presented in compliance with SB165, the "Bond Accountability Act" which was codified in Government Code Sections 50075.1, 50075.3 and 50075.5. Appendix B also contains additional information which complies with Government Code Section 53343.1. The requirement to comply with Government Code Section 53343.1 is only applicable if requested by a person who resides in or owns property in CFD No. 2020-1 IA-2. To date, this information has not been requested, but is being provided here for transparency purposes.

Section 5. ADMINISTRATIVE OBLIGATIONS

This section of the Report overviews administrative obligations under which the School District has an obligation to comply.

A. NOTICE OF SPECIAL TAX TO HOMEOWNERS

In accordance with Section 53340.2 of the Government Code, an agency will designate an office, department, or bureau to establish procedures to promptly respond to inquiries concerning current and future estimated tax liability. For purposes of enabling sellers of real property subject to the levy of special taxes to satisfy the notice requirements, the designated party will furnish a Notice of Special Tax to any individual requesting the notice within five (5) business days of receiving a request for such notice. The local agency may charge a reasonable fee for this service not to exceed ten dollars (\$10.00). SDFA is the direct contact to comply with all requests for this notice as well as general questions regarding CFD No. 2020-1 IA-2.

Section 6. APPENDICES

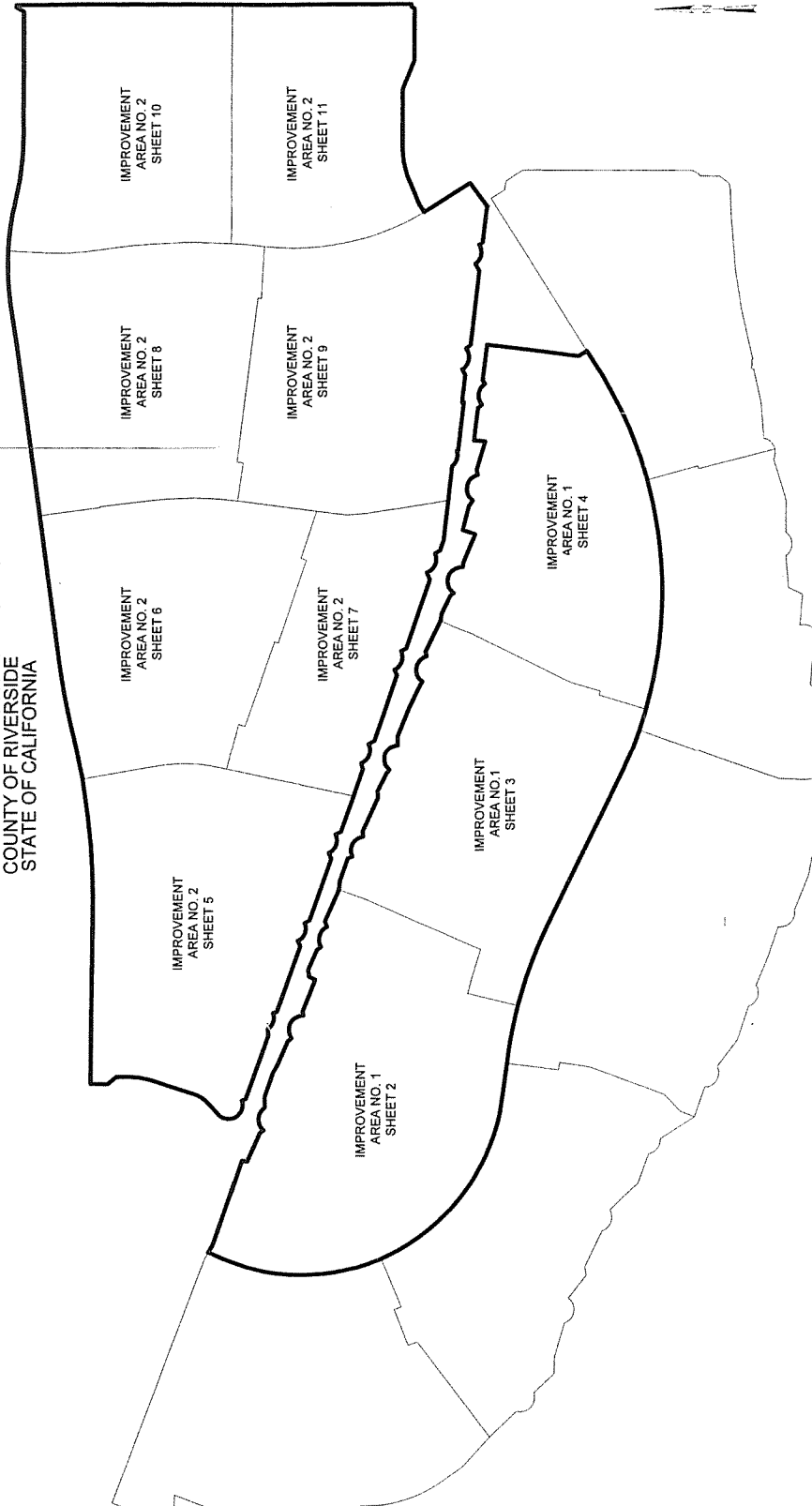
- Appendix A CFD Location / Boundaries**
- Appendix B Fiscal Year 2022/23 Revenues and Expenditures**
- Appendix C School Facilities Construction and Funding Status**

Appendix A: CFD Location / Boundaries

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PROPOSED BOUNDARY MAP OF COMMUNITY
FACILITIES DISTRICT NO. 2020-1
OF THE BEAUMONT UNIFIED SCHOOL DISTRICT
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF
TRUSTEES OF THE BEAUMONT UNIFIED SCHOOL
DISTRICT THIS 1st DAY OF September
2020.

[Signature]
CLERK OF THE BOARD OF TRUSTEES
BEAUMONT UNIFIED SCHOOL DISTRICT
STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
THE BOUNDARIES OF COMMUNITY FACILITIES DISTRICT
NO. 2020-1, RIVERSIDE COUNTY, STATE OF CALIFORNIA,
WAS APPROVED BY THE BOARD OF TRUSTEES OF THE
BEAUMONT UNIFIED SCHOOL DISTRICT AT A REGULAR
MEETING THEREOF, HELD ON THE 15th DAY OF
September, 2020, BY ITS RESOLUTION NO.
2020-21-09.

[Signature]
CLERK OF THE BOARD OF TRUSTEES
BEAUMONT UNIFIED SCHOOL DISTRICT
STATE OF CALIFORNIA

FILED THIS 23rd DAY OF SEPTEMBER
2020, AT THE HOUR OF 1:30 O'CLOCK P.M.
IN BOOK 65 OF MAPS OF ASSESSMENT AND
COMMUNITY FACILITIES DISTRICTS AT PAGES 64-76
AND AS INSTRUMENT NO. 2020-045711 IN
THE OFFICES OF THE COUNTY RECORDER OF
RIVERSIDE COUNTY, STATE OF CALIFORNIA.

FEE: \$ 33.-

[Signature]
COUNTY RECORDER OF THE COUNTY OF
RIVERSIDE - PETER ALONIA

SHEET	1 OF 13
DATE	JULY 2020
JOB NO.	BUSD2020-1

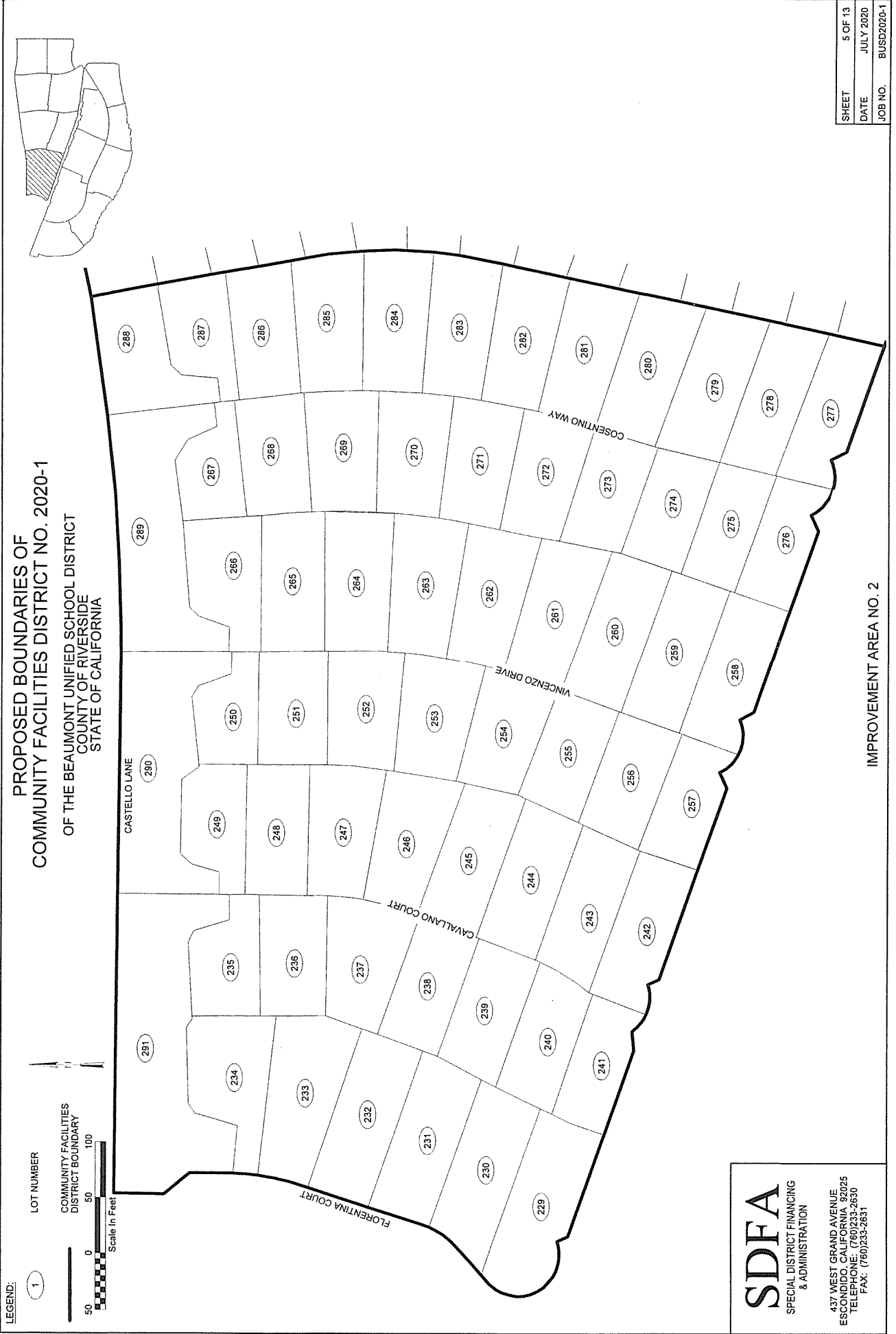
NOTE: FOR PARTICULARS OF LINES AND
DIMENSIONS OF ASSESSOR'S PARCELS,
REFERENCE IS MADE TO THE RIVERSIDE
COUNTY ASSESSOR'S PARCEL MAPS.

SDFA
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FAX: (760)233-2631

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SHEET	5 OF 13
DATE	JULY 2020
JOB NO.	BUSD2020-1

IMPROVEMENT AREA NO. 2

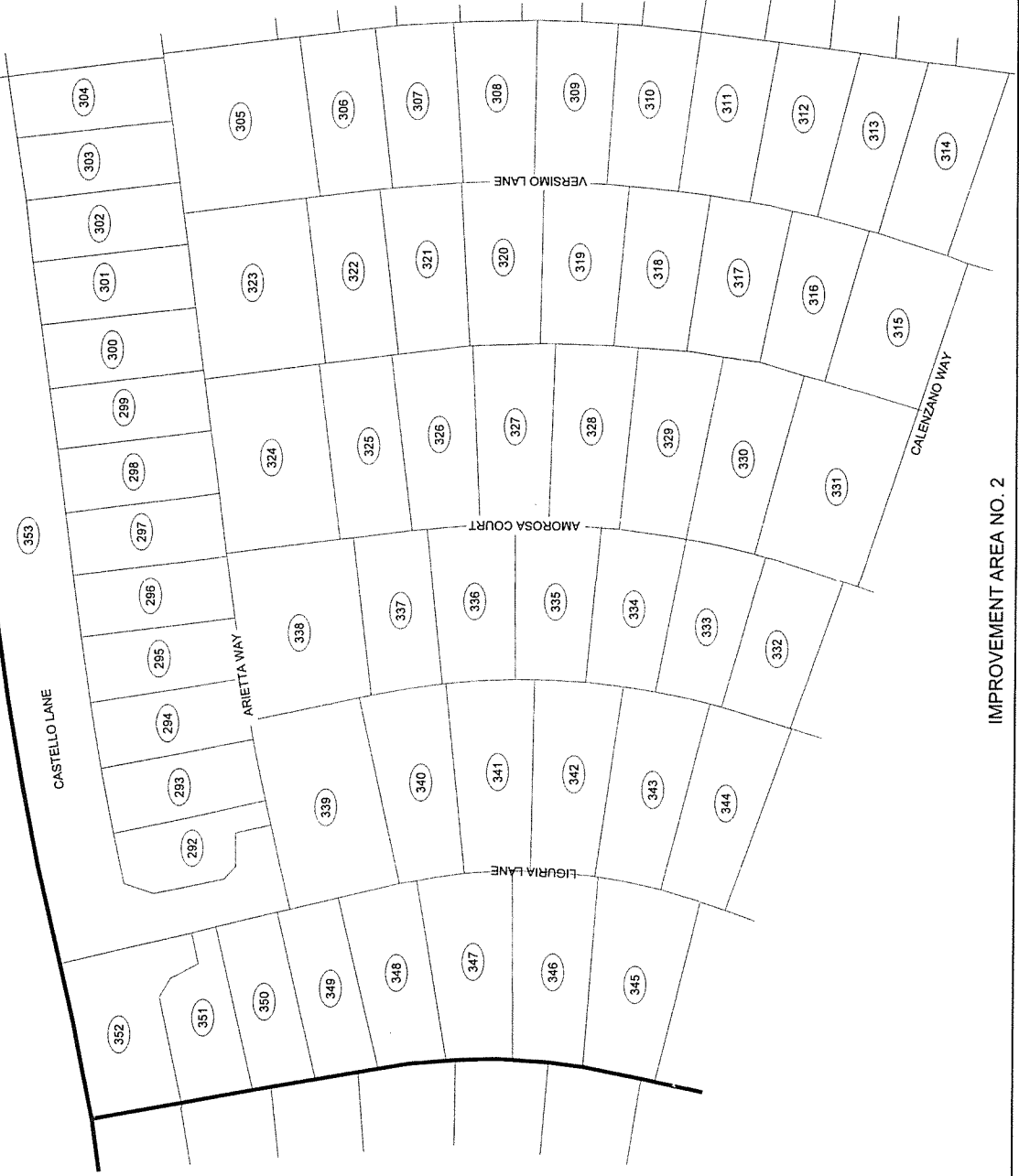
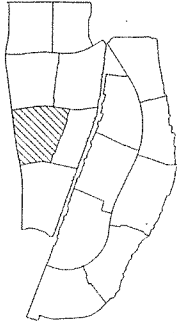
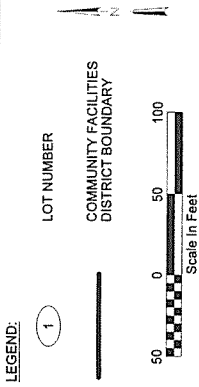
SDFA
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FAX: (760)233-2631

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PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2020-1
OF THE BEAUMONT UNIFIED SCHOOL DISTRICT
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



SHEET	6 OF 13
DATE	JULY 2020
JOB NO.	BUSD2020-1

IMPROVEMENT AREA NO. 2

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PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2020-1
OF THE BEAUMONT UNIFIED SCHOOL DISTRICT
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

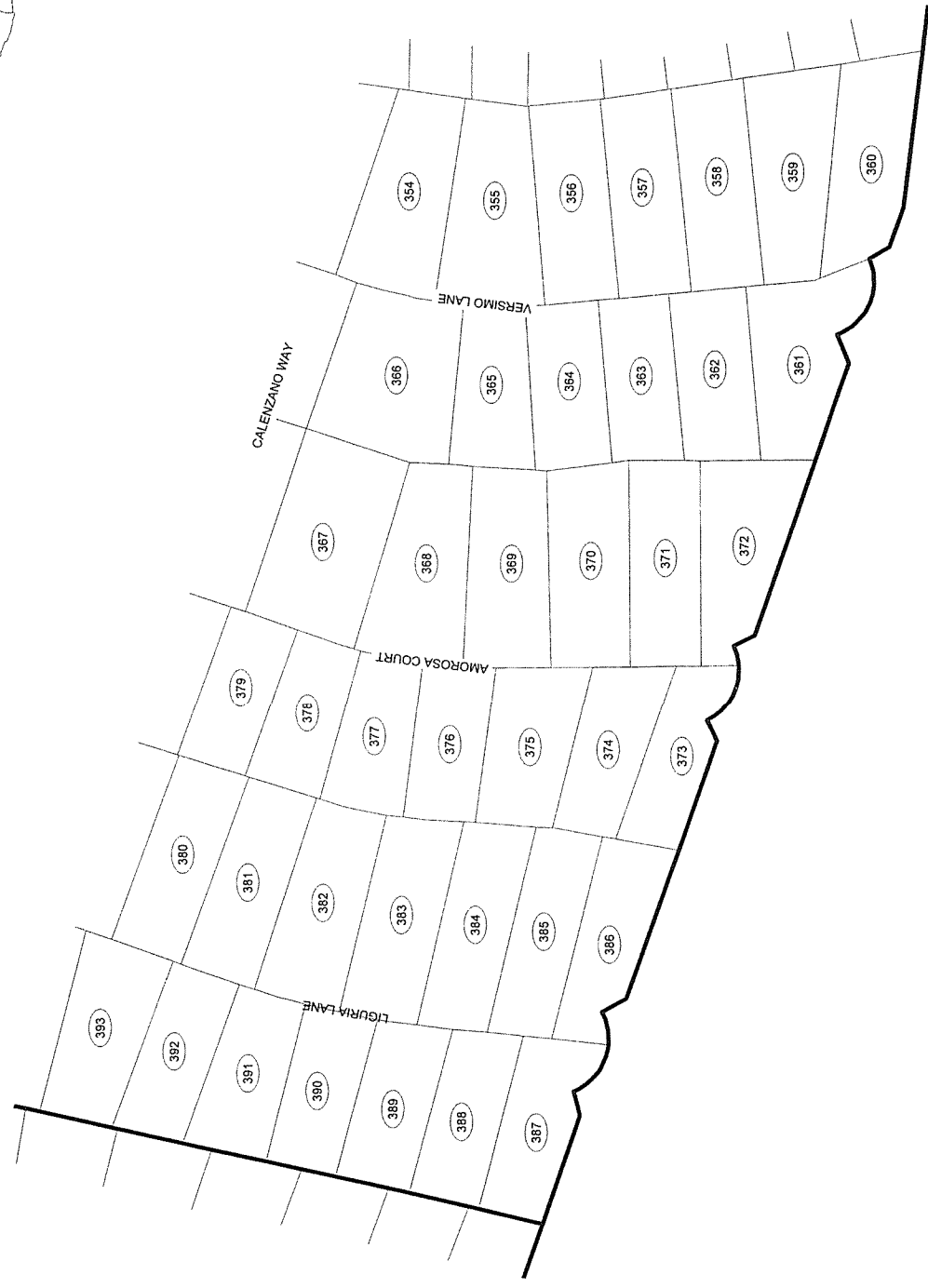
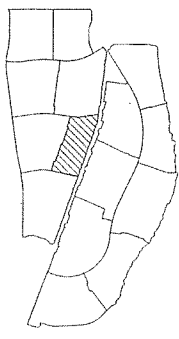
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1

LOT NUMBER

COMMUNITY FACILITIES DISTRICT BOUNDARY

50 0 50 100
Scale in Feet



SDFA
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IMPROVEMENT AREA NO. 2

SHEET	7 OF 13
DATE	JULY 2020
JOB NO.	BUSD2020-1

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PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2020-1
OF THE BEAUMONT UNIFIED SCHOOL DISTRICT
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

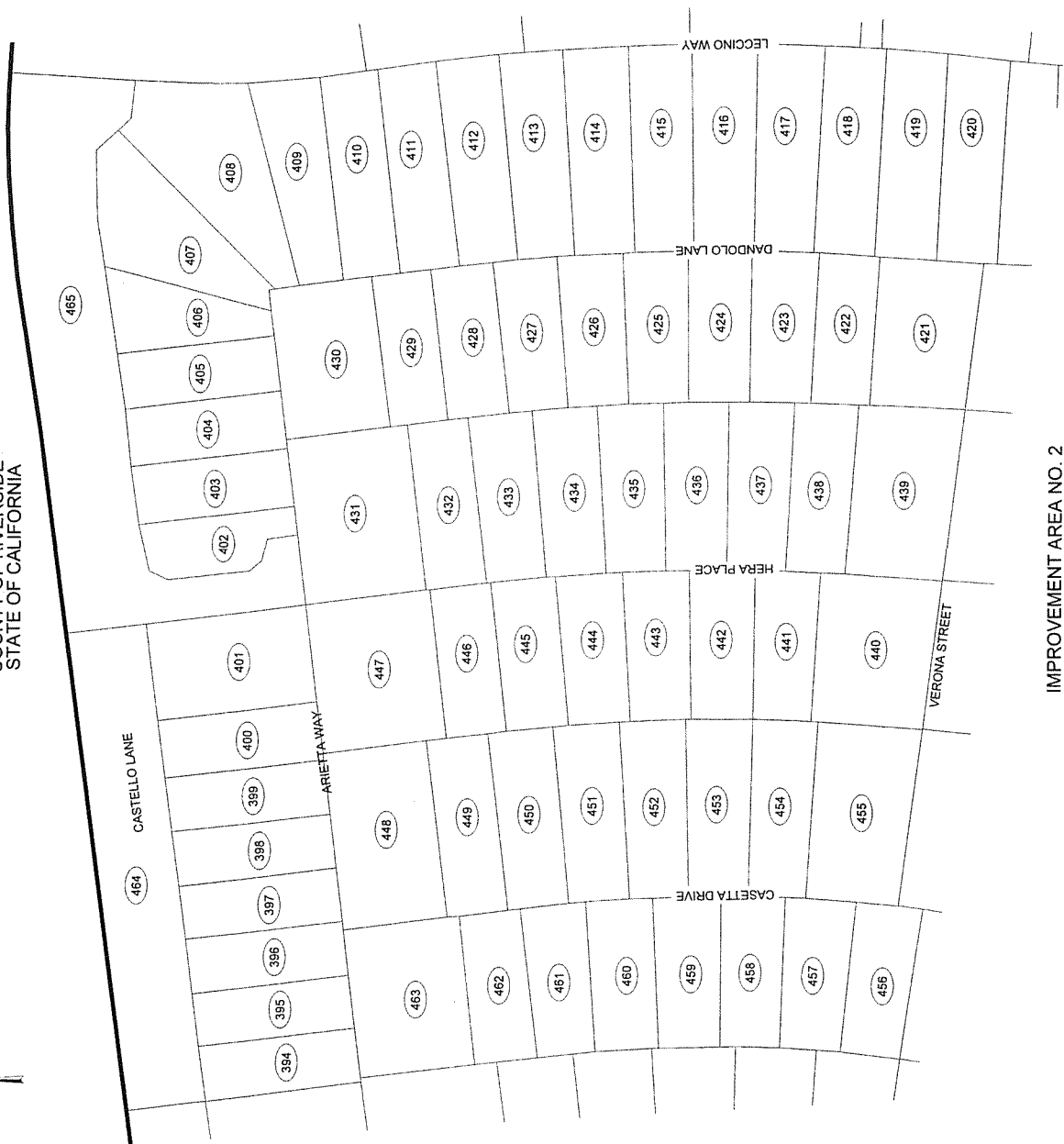
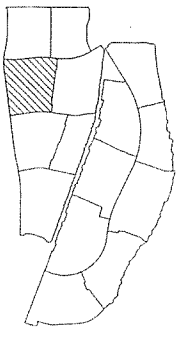
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1 LOT NUMBER

COMMUNITY FACILITIES DISTRICT BOUNDARY

Scale in Feet

0 50 100

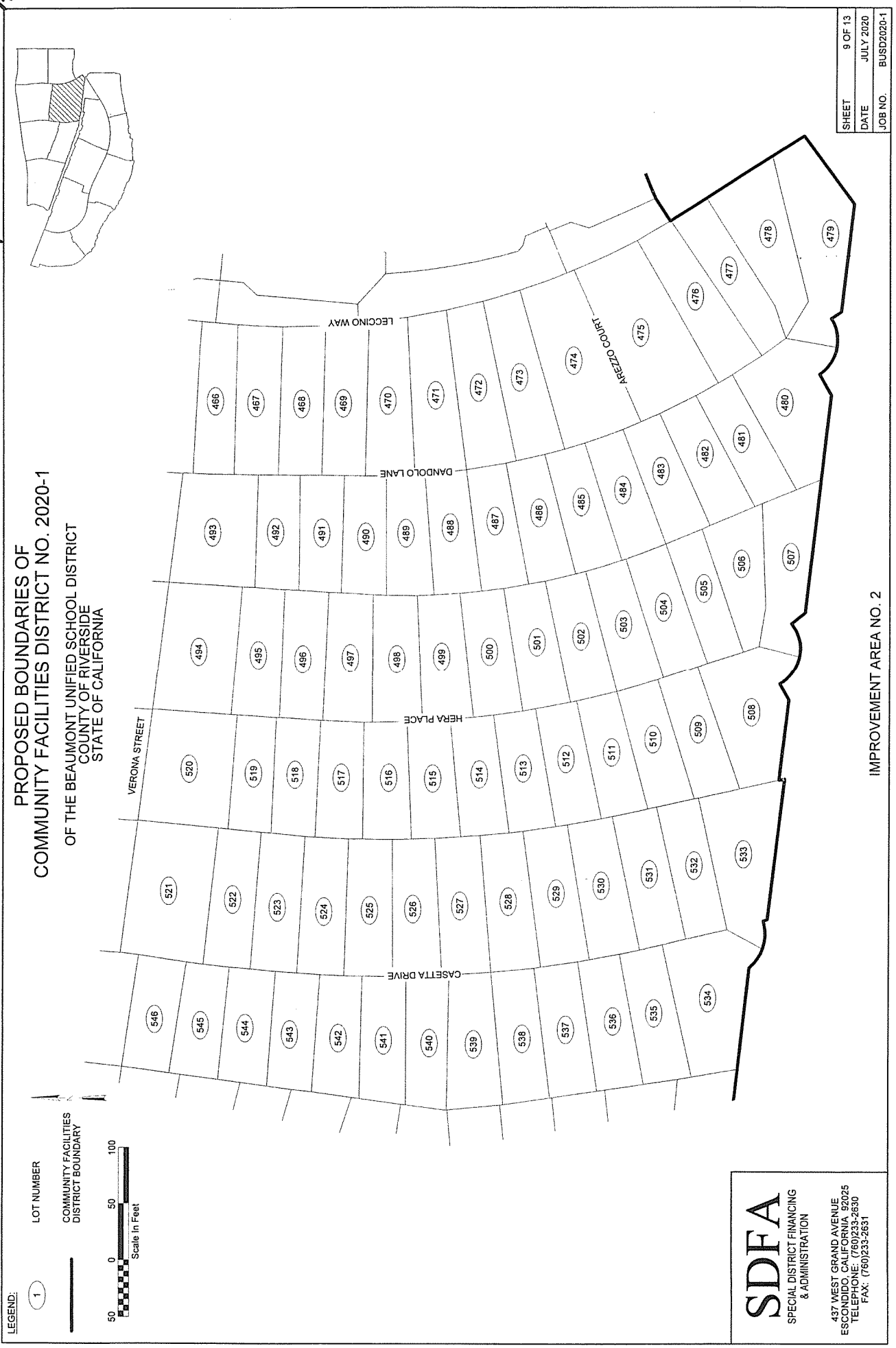


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SHEET	8 OF 13
DATE	JULY 2020
JOB NO.	BUSD2020-1

IMPROVEMENT AREA NO. 2

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CITY



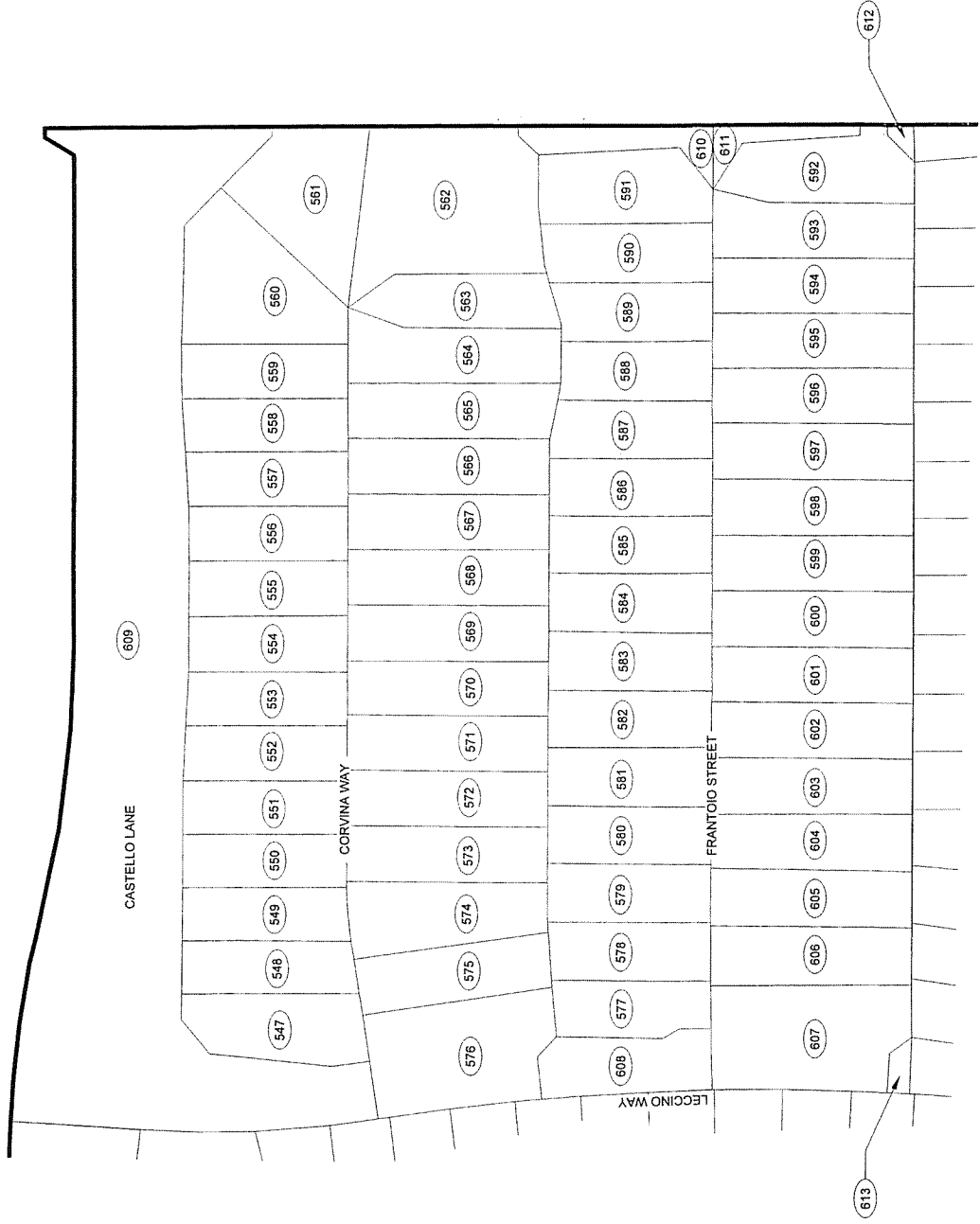
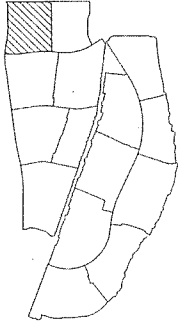
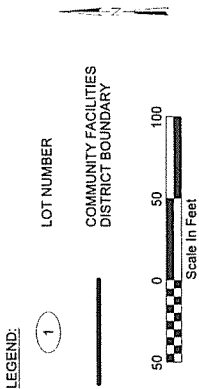
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SHEET	9 OF 13
DATE	JULY 2020
JOB NO.	BUSD2020-1

IMPROVEMENT AREA NO. 2

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PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2020-1
OF THE BEAUMONT UNIFIED SCHOOL DISTRICT
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



IMPROVEMENT AREA NO. 2

SHEET	10 OF 13
DATE	JULY 2020
JOB NO.	BUSD2020-1

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PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2020-1
OF THE BEAUMONT UNIFIED SCHOOL DISTRICT
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

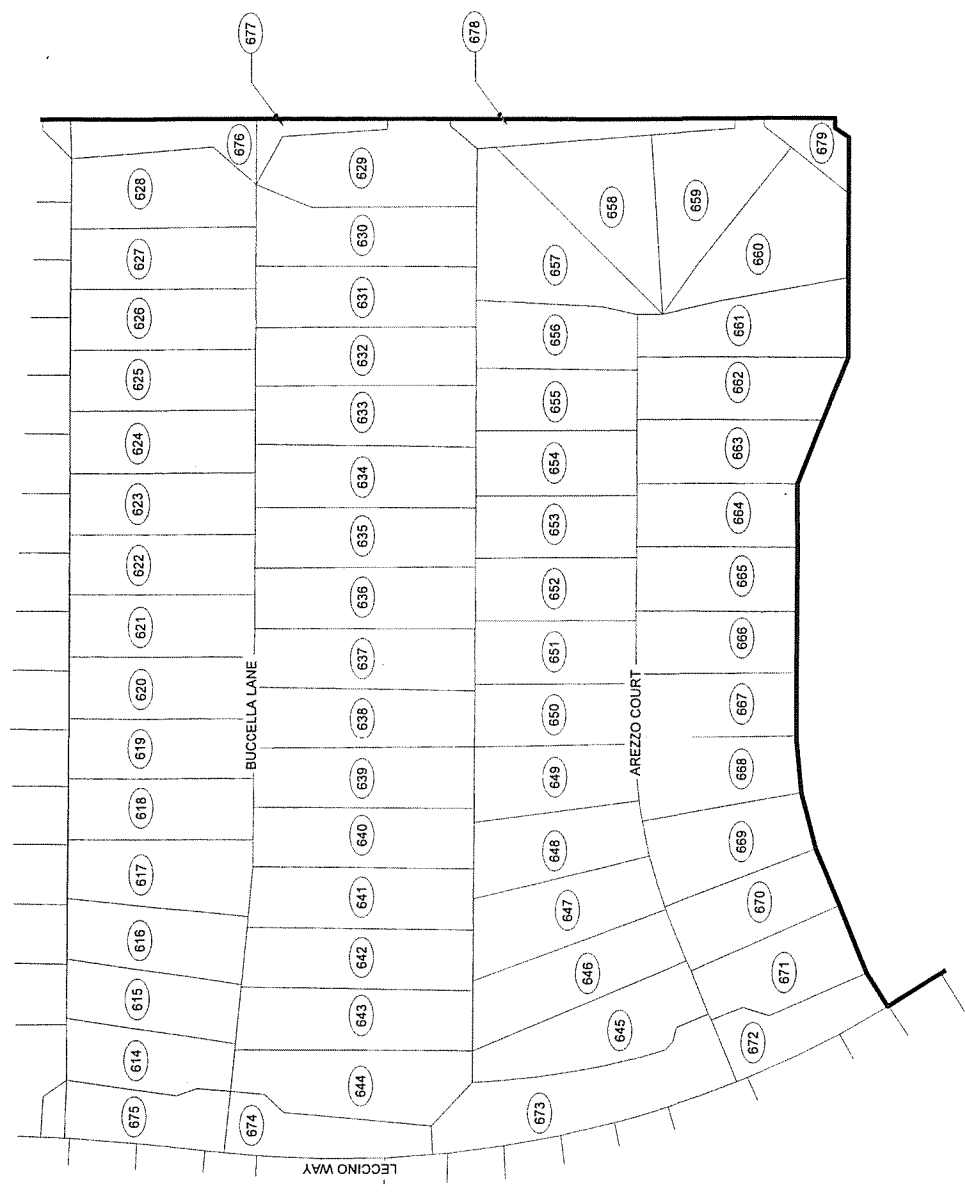
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1

LOT NUMBER

COMMUNITY FACILITIES DISTRICT BOUNDARY

50 0 50 100
Scale In Feet



SDFA
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SHEET	11 OF 13
DATE	JULY 2020
JOB NO.	BUSD2020-1

IMPROVEMENT AREA NO. 2

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COPY

PROPOSED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2020-1

OF THE BEAUMONT UNIFIED SCHOOL DISTRICT
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

LOT NO.	APN	IMPROV. AREA
1	414-440-001	1
2	414-440-002	1
3	414-440-003	1
4	414-440-004	1
5	414-440-005	1
6	414-440-006	1
7	414-440-007	1
8	414-440-008	1
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10	414-440-010	1
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44	414-440-044	1
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LOT NO.	APN	IMPROV. AREA
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103	414-410-020	1
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154	414-410-071	1
155	414-410-072	1

LOT NO.	APN	IMPROV. AREA
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158	414-420-002	1
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LOT NO.	APN	IMPROV. AREA
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242	414-420-086	1
243	414-420-087	1
244	414-420-088	1
245	414-420-089	1
246	414-420-090	1
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248	414-420-092	1
249	414-420-093	1
250	414-420-094	1
251	414-420-095	1
252	414-420-096	1
253	414-420-097	1
254	414-420-098	1
255	414-420-099	1
256	414-420-100	1
257	414-420-101	1
258	414-420-102	1
259	414-420-103	1
260	414-420-104	1
261	414-420-105	1
262	414-420-106	1
263	414-420-107	1
264	414-420-108	1
265	414-420-109	1

LOT NO.	APN	IMPROV. AREA
266	414-430-038	2
267	414-430-039	2
268	414-430-040	2
269	414-430-041	2
270	414-430-042	2
271	414-430-043	2
272	414-430-044	2
273	414-430-045	2
274	414-430-046	2
275	414-430-047	2
276	414-430-048	2
277	414-430-049	2
278	414-430-050	2
279	414-430-051	2
280	414-430-052	2
281	414-430-053	2
282	414-430-054	2
283	414-430-055	2
284	414-430-056	2
285	414-430-057	2
286	414-430-058	2
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288	414-430-060	2
289	414-430-061	2
290	414-430-062	2
291	414-430-063	2
292	414-430-064	2
293	414-430-065	2
294	414-430-066	2
295	414-430-067	2
296	414-430-068	2
297	414-430-069	2
298	414-430-070	2
299	414-430-071	2
300	414-430-072	2
301	414-430-073	2
302	414-430-074	2
303	414-430-075	2
304	414-430-076	2
305	414-430-077	2
306	414-430-078	2
307	414-430-079	2
308	414-430-080	2
309	414-430-081	2
310	414-430-082	2
311	414-430-083	2
312	414-430-084	2
313	414-430-085	2
314	414-430-086	2
315	414-430-087	2
316	414-430-088	2
317	414-430-089	2
318	414-430-090	2
319	414-430-091	2
320	414-430-092	2

LOT NO.	APN	IMPROV. AREA
321	414-450-030	2
322	414-450-031	2
323	414-450-032	2
324	414-450-033	2
325	414-450-034	2
326	414-450-035	2
327	414-450-036	2
328	414-450-037	2
329	414-450-038	2
330	414-450-039	2
331	414-450-040	2
332	414-450-041	2
333	414-450-042	2
334	414-450-043	2
335	414-450-044	2
336	414-450-045	2
337	414-450-046	2
338	414-450-047	2
339	414-450-048	2
340	414-450-049	2
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343	414-450-052	2
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345	414-450-054	2
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347	414-450-056	2
348	414-450-057	2
349	414-450-058	2
350	414-450-059	2
351	414-450-060	2
352	414-450-061	2
353	414-450-062	2
354	414-460-001	2
355	414-460-002	2
356	414-460-003	2
357	414-460-004	2
358	414-460-005	2
359	414-460-006	2
360	414-460-007	2
361	414-460-008	2
362	414-460-009	2
363	414-460-010	2
364	414-460-011	2
365	414-460-012	2
366	414-460-013	2
367	414-460-014	2
368	414-460-015	2
369	414-460-016	2
370	414-460-017	2

85/40

COPY

PROPOSED BOUNDARY MAP OF COMMUNITY

FACILITIES DISTRICT NO. 2020-1

OF THE BEAUMONT UNIFIED SCHOOL DISTRICT
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

LOT NO.	APN	IMPROV. AREA	LOT NO.	APN	IMPROV. AREA	LOT NO.	APN	IMPROV. AREA	LOT NO.	APN	IMPROV. AREA	LOT NO.	APN	IMPROV. AREA
371	414-460-018	2	423	414-470-030	2	475	414-480-010	2	527	414-480-062	2	579	414-500-033	2
372	414-460-019	2	424	414-470-031	2	476	414-480-011	2	528	414-480-063	2	580	414-500-034	2
373	414-460-020	2	425	414-470-032	2	477	414-480-012	2	529	414-480-064	2	581	414-500-035	2
374	414-460-021	2	426	414-470-033	2	478	414-480-013	2	530	414-480-065	2	582	414-500-036	2
375	414-460-022	2	427	414-470-034	2	479	414-480-014	2	531	414-480-066	2	583	414-500-037	2
376	414-460-023	2	428	414-470-035	2	480	414-480-015	2	532	414-480-067	2	584	414-500-038	2
377	414-460-024	2	429	414-470-036	2	481	414-480-016	2	533	414-480-068	2	585	414-500-039	2
378	414-460-025	2	430	414-470-037	2	482	414-480-017	2	534	414-480-069	2	586	414-500-040	2
379	414-460-026	2	431	414-470-038	2	483	414-480-018	2	535	414-480-070	2	587	414-500-041	2
380	414-460-027	2	432	414-470-039	2	484	414-480-019	2	536	414-480-071	2	588	414-500-042	2
381	414-460-028	2	433	414-470-040	2	485	414-480-020	2	537	414-480-072	2	589	414-500-043	2
382	414-460-029	2	434	414-470-041	2	486	414-480-021	2	538	414-480-073	2	590	414-500-044	2
383	414-460-030	2	435	414-470-042	2	487	414-480-022	2	539	414-480-074	2	591	414-500-045	2
384	414-460-031	2	436	414-470-043	2	488	414-480-023	2	540	414-480-075	2	592	414-500-046	2
385	414-460-032	2	437	414-470-044	2	489	414-480-024	2	541	414-480-076	2	593	414-500-047	2
386	414-460-033	2	438	414-470-045	2	490	414-480-025	2	542	414-480-077	2	594	414-500-048	2
387	414-460-034	2	439	414-470-046	2	491	414-480-026	2	543	414-480-078	2	595	414-500-049	2
388	414-460-035	2	440	414-470-047	2	492	414-480-027	2	544	414-480-079	2	596	414-500-050	2
389	414-460-036	2	441	414-470-048	2	493	414-480-028	2	545	414-480-080	2	597	414-500-051	2
390	414-460-037	2	442	414-470-049	2	494	414-480-029	2	546	414-480-081	2	598	414-500-052	2
391	414-460-038	2	443	414-470-050	2	495	414-480-030	2	547	414-500-001	2	599	414-500-053	2
392	414-460-039	2	444	414-470-051	2	496	414-480-031	2	548	414-500-002	2	600	414-500-054	2
393	414-460-040	2	445	414-470-052	2	497	414-480-032	2	549	414-500-003	2	601	414-500-055	2
394	414-470-001	2	446	414-470-053	2	498	414-480-033	2	550	414-500-004	2	602	414-500-056	2
395	414-470-002	2	447	414-470-054	2	499	414-480-034	2	551	414-500-005	2	603	414-500-057	2
396	414-470-003	2	448	414-470-055	2	500	414-480-035	2	552	414-500-006	2	604	414-500-058	2
397	414-470-004	2	449	414-470-056	2	501	414-480-036	2	553	414-500-007	2	605	414-500-059	2
398	414-470-005	2	450	414-470-057	2	502	414-480-037	2	554	414-500-008	2	606	414-500-060	2
399	414-470-006	2	451	414-470-058	2	503	414-480-038	2	555	414-500-009	2	607	414-500-061	2
400	414-470-007	2	452	414-470-059	2	504	414-480-039	2	556	414-500-010	2	608	414-500-062	2
401	414-470-008	2	453	414-470-060	2	505	414-480-040	2	557	414-500-011	2	609	414-500-063	2
402	414-470-009	2	454	414-470-061	2	506	414-480-041	2	558	414-500-012	2	610	414-500-064	2
403	414-470-010	2	455	414-470-062	2	507	414-480-042	2	559	414-500-013	2	611	414-500-065	2
404	414-470-011	2	456	414-470-063	2	508	414-480-043	2	560	414-500-014	2	612	414-500-066	2
405	414-470-012	2	457	414-470-064	2	509	414-480-044	2	561	414-500-015	2	613	414-500-067	2
406	414-470-013	2	458	414-470-065	2	510	414-480-045	2	562	414-500-016	2	614	414-500-068	2
407	414-470-014	2	459	414-470-066	2	511	414-480-046	2	563	414-500-017	2	615	414-500-069	2
408	414-470-015	2	460	414-470-067	2	512	414-480-047	2	564	414-500-018	2	616	414-500-070	2
409	414-470-016	2	461	414-470-068	2	513	414-480-048	2	565	414-500-019	2	617	414-500-071	2
410	414-470-017	2	462	414-470-069	2	514	414-480-049	2	566	414-500-020	2	618	414-500-072	2
411	414-470-018	2	463	414-470-070	2	515	414-480-050	2	567	414-500-021	2	619	414-500-073	2
412	414-470-019	2	464	414-470-071	2	516	414-480-051	2	568	414-500-022	2	620	414-500-074	2
413	414-470-020	2	465	414-470-072	2	517	414-480-052	2	569	414-500-023	2	621	414-500-075	2
414	414-470-021	2	466	414-470-073	2	518	414-480-053	2	570	414-500-024	2	622	414-500-076	2
415	414-470-022	2	467	414-470-074	2	519	414-480-054	2	571	414-500-025	2	623	414-500-077	2
416	414-470-023	2	468	414-470-075	2	520	414-480-055	2	572	414-500-026	2	624	414-500-078	2
417	414-470-024	2	469	414-470-076	2	521	414-480-056	2	573	414-500-027	2	625	414-500-079	2
418	414-470-025	2	470	414-470-077	2	522	414-480-057	2	574	414-500-028	2	626	414-500-080	2
419	414-470-026	2	471	414-470-078	2	523	414-480-058	2	575	414-500-029	2	627	414-500-081	2
420	414-470-027	2	472	414-470-079	2	524	414-480-059	2	576	414-500-030	2	628	414-500-082	2
421	414-470-028	2	473	414-470-080	2	525	414-480-060	2	577	414-500-031	2	629	414-500-083	2
422	414-470-029	2	474	414-470-081	2	526	414-480-061	2	578	414-500-032	2	630	414-500-084	2

SDFA

SPECIAL DISTRICT FINANCING
& ADMINISTRATION

437 WEST GRAND AVENUE
ESCONDIDO, CALIFORNIA 92025
TELEPHONE: (760)233-2630
FAX: (760)233-2631

SHEET 13 OF 13

DATE JULY 2020

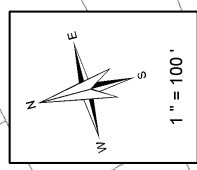
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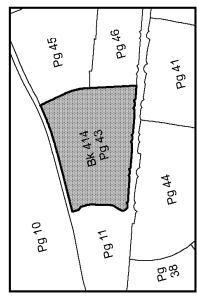
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SEC. 6 T.3S, R.1W
CITY OF BEAUMONT

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



- Legend**
- Lot Lines
 - Right-Of-Way
 - Old Lot Lines
 - Reference R.O.W
 - Other Easements
 - Lease Area
 - Subdivision To Mark

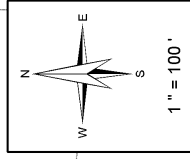


ASSESSOR'S MAP BK 414 PG. 43
Riverside County, Calif. jasantos

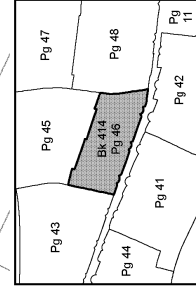
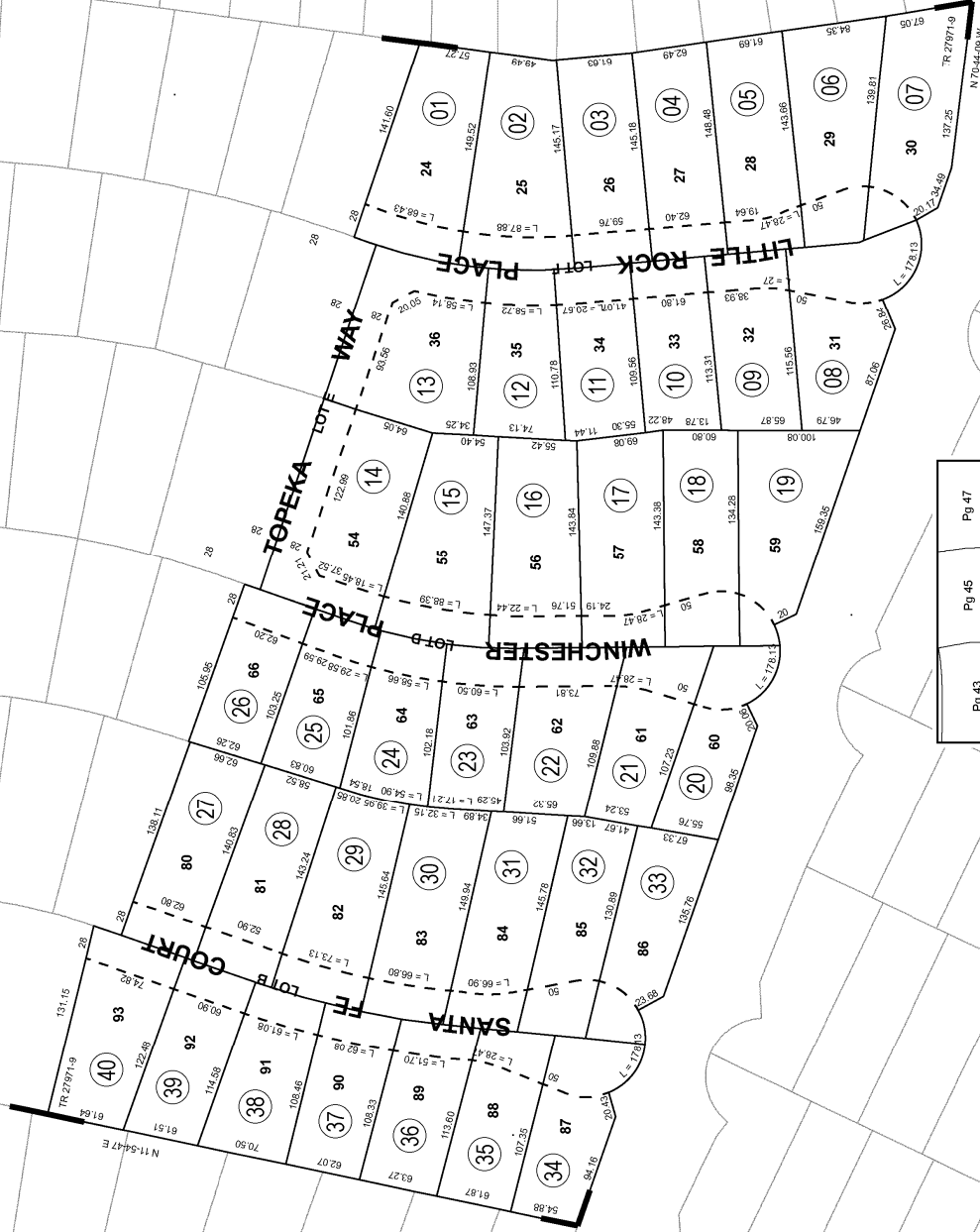
Map Reference *
MB 444/15 - 19 TRACT MAP NO 27971-7

Apr 2015

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- Legend**
- Lot Lines
 - Right-Of-Way
 - Old Lot Lines
 - Reference R.O.W
 - Other Easements
 - Lease Area
 - Subdivision To Mark



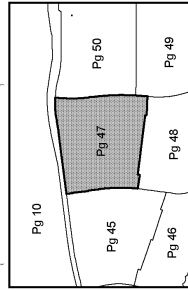
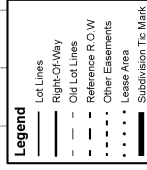
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MB 444/25 - 30 TRACT MAP NO 27971-9

Apr 2015



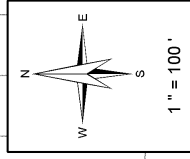
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SEC. 6 T.3S, R.1W
CITY OF BEAUMONT

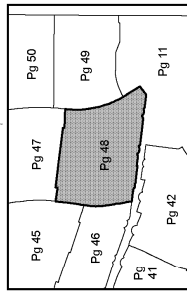
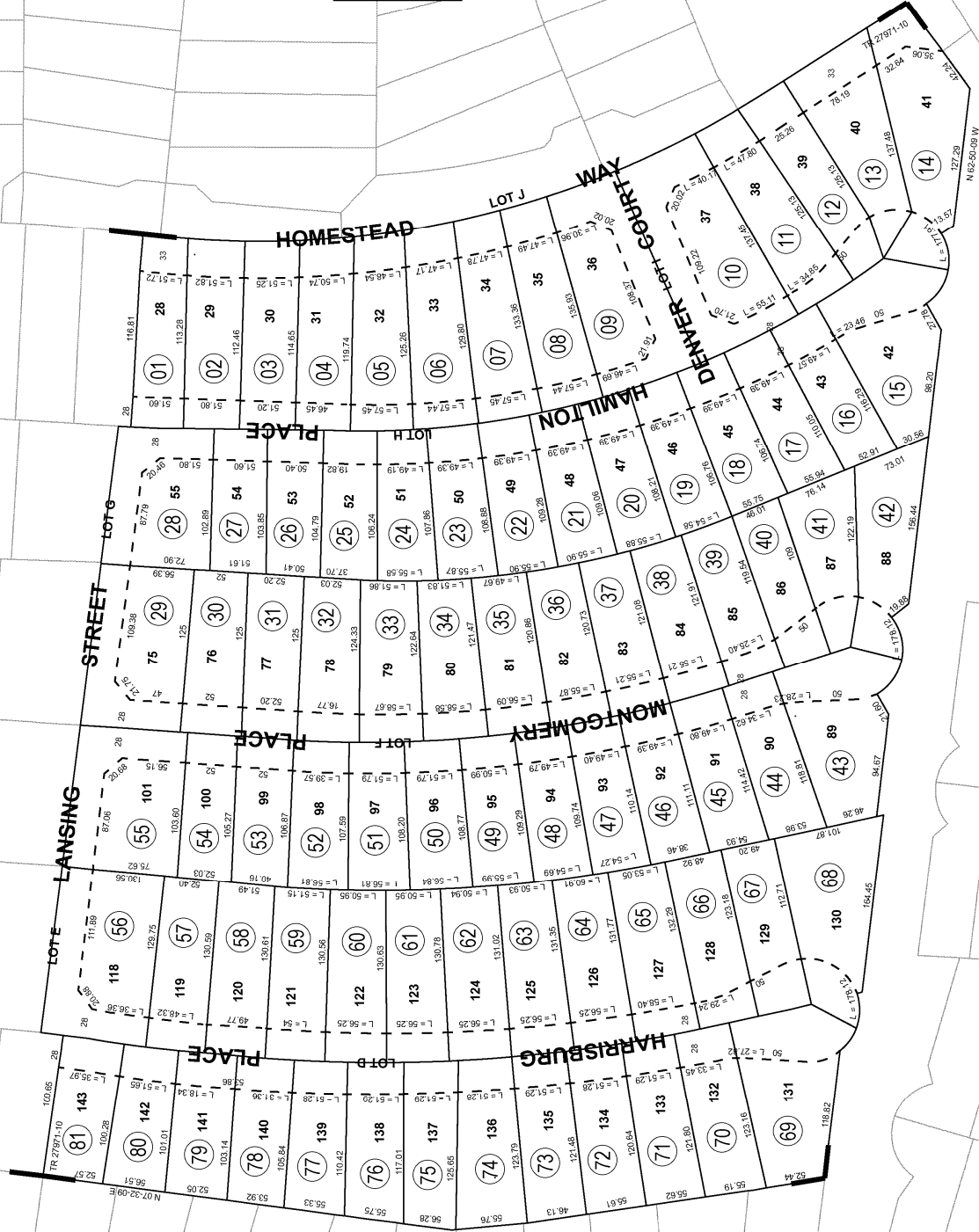


Apr 2015

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- Legend**
- Lot Lines
 - Right-Of-Way
 - Old Lot Lines
 - Reference R.O.W
 - Other Easements
 - Lease Area
 - Subdivision Tie Mark

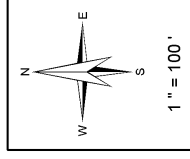


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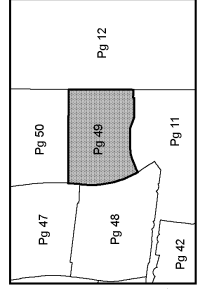
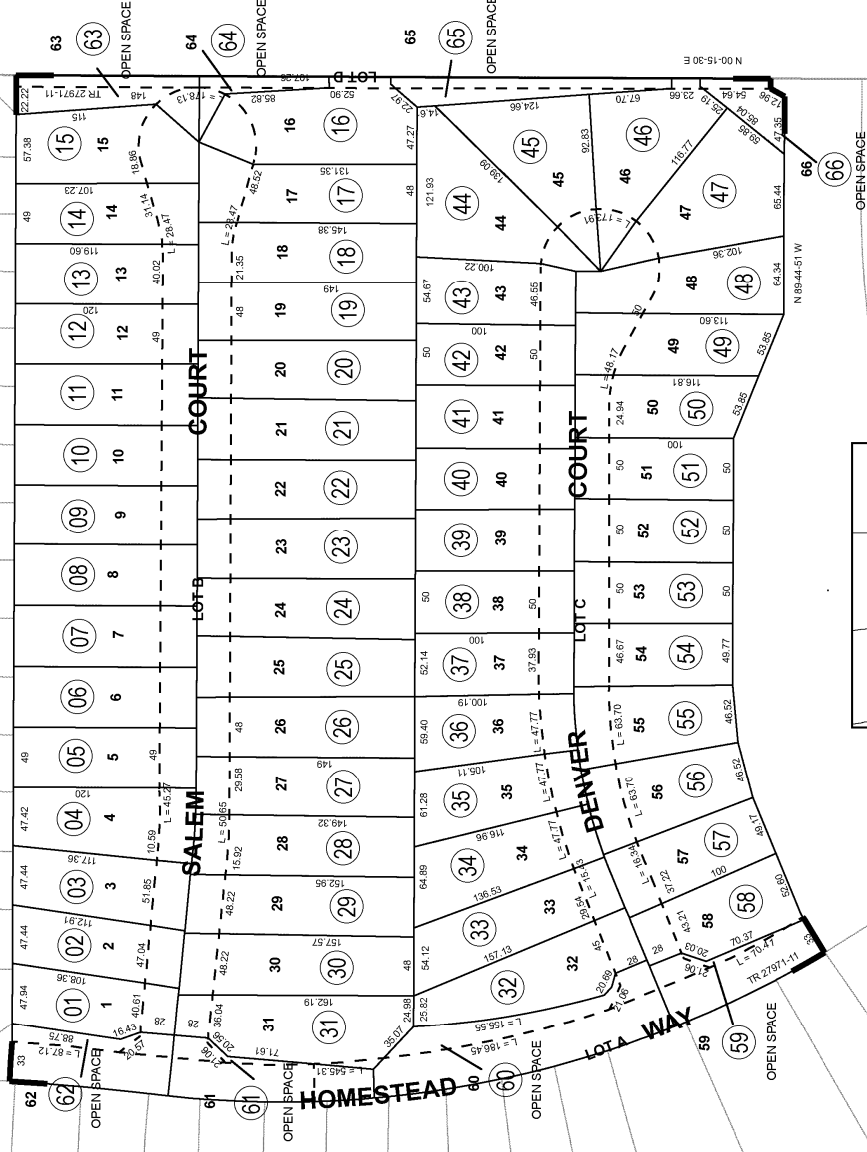
SEC. 6 T.3S, R.1W
CITY OF BEAUMONT

TRA 002-008

414-49
414-11



- Legend**
- Lot Lines
 - Right-Of-Way
 - Old Lot Lines
 - Reference R.O.W
 - Other Easements
 - Lease Area
 - Subdivision Tie Mark

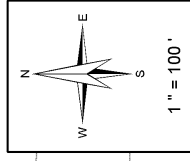


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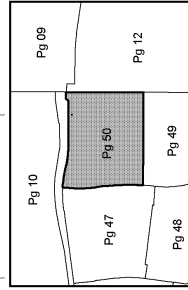
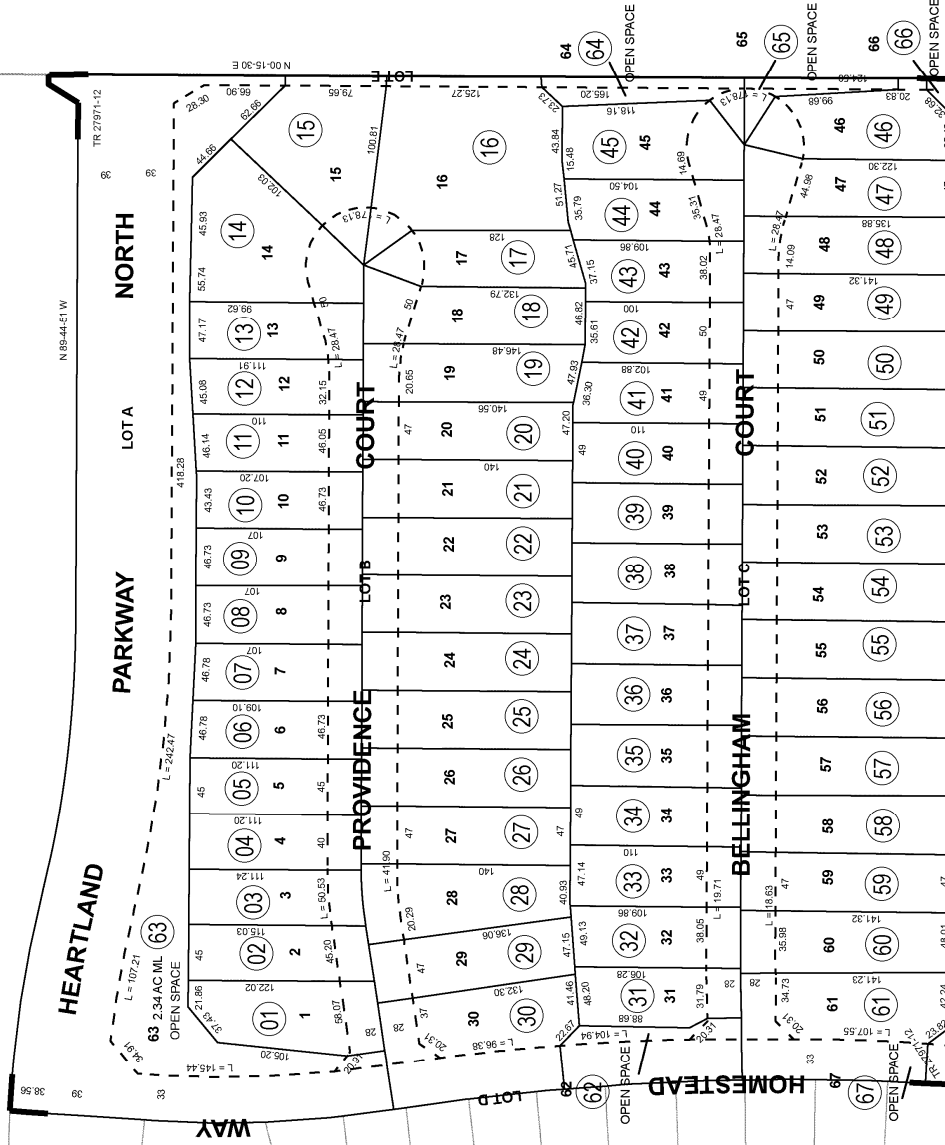
SEC. 6 T.3S, R.1W
CITY OF BEAUMONT

TRA 002-008

414-50
414-11



- Legend**
- Lot Lines
 - Right-Of-Way
 - Old Lot Lines
 - Reference R.O.W
 - Other Easements
 - Lease Area
 - Subdivision To Mark



ASSESSOR'S MAP BK 414 PG. 50
Riverside County, Calif.

jasantos

Map Reference *
MB 444/41 - 44 TRACT MAP NO 27971-12

Apr 2015

Appendix B: Fiscal Year 2022/23 Revenues and Expenditures

Appendix B

Beaumont Unified School District Community Facilities District No. 2020-1 Improvement Area 1 Revenues and Expenditures

	Fiscal Year 2022 / 23
Beginning Balance (July 1st):	\$6,175,857.54
Revenue:	
Special Taxes Collected ⁽¹⁾	\$251,026.25
Mitigation Payments Collected ⁽²⁾	0.00
Interest Earnings ⁽³⁾	145.68
Bond Proceeds	0.00
Other	0.00
Total Revenue	\$251,171.93
Expenditures:	
Facilities	\$2,856,985.93
Mitigation Payments Refunded ⁽²⁾	2,965,244.86
Transfer to Fiscal Agent	27,333.51
Bonded Indebtedness	
Principal	0.00
Interest	107,989.76
Administration	
Cost of Collection ⁽⁴⁾	21,249.29
Cost of Issuance	0.00
Other	0.00
Total Expenditures	\$5,978,803.35
Ending Balance (June 30th):	\$448,226.12

Footnotes:

- (1) Represents the total amount of special taxes received along with the payment of delinquent special taxes directly to the CFD. These payments may include interest earnings on current year special tax payments, as well as penalties and interest on delinquent prior year special taxes paid.
- (2) As required in the School Facilities Mitigation Agreement between the School District and the developer of the CFD, prior to the issuance of debt, Mitigation Payments are due at the time of issuance of a certificate of compliance. These payments are held as security until the issuance of debt at which time the payments are refunded. These payments were refunded in July 2022 after the bonds were issued.
- (3) Includes interest earned and accrued interest paid on investments. Before the issuance of bonds, Mitigation Payments and Special Taxes are deposited into the School District's Fund 49. The total amount of interest earned within Fund 49 for Fiscal Year 2022/2023 was \$56,453.50; however, this amount was not allocated amongst the separate CFDs.
- (4) Cost of Collection includes, if applicable: the administrative expenses of the School District, the cost of an independent financial consultant, bank fees and charges, as well as the cost of legal fees as needed or required. The Cost of Collection does not include the cost of the County of Riverside to place the levy onto the roll as these charges are collected by the County as a reduction in the amount of special taxes received annually.

Appendix B

Beaumont Unified School District Community Facilities District No. 2020-1 Improvement Area 1

Fiscal Year
2022/23

Funds and Accounts as of June 30th:

Funds Held by District	
Fund 49	
Formation Deposit	\$0.00
Administrative Expense Fund	2,666.49
Mitigation Payment Deposits	0.00
Direct Funding of School Facilities ⁽¹⁾	24,332.94
Total Fund 49	\$26,999.43
Funds Held by Trustee	
Special Tax Fund	\$110,564.14
Principal Account	0.00
Interest Account	278.54
Administrative Expense Fund	17,724.17
Reserve Fund	287,696.64
Acquisition and Construction Fund	4,963.20
Cost of Issuance Fund	0.00
Direct Funding of School Facilities ⁽¹⁾	0.00
Total Held by Trustee	\$421,226.69
Ending Balance (June 30th)	\$448,226.12

Footnote:

- (1) Direct funding of School Facilities represents special tax funds deposited from the levy of special taxes in excess of debt service and required administration. Use of such funds is described in Appendix C.

Appendix C: School Facilities Construction and Funding Status

Appendix C

Beaumont Unified School District
Community Facilities District No. 2020-1 Improvement Area 1
School Facilities Construction and Funding Status

Projects Authorized and Funded through the Issuance of Debt
--

Project Funding: Debt Issuance	<u>Fiscal Year 2018/19</u>
Beginning Balance (July 1st)	\$0.00
Revenue (Acquisition and Construction Fund, Net COI)	\$0.00
Expenditures	0.00
Other (Interest, Accrued Interest, Etc.)	0.00
Ending Balance (June 30th)	\$0.00

Summary of Projects Authorized and Funded through Debt Issuance⁽¹⁾:

Dated Date of Original Sale	Not Applicable
Principal Amount of Bonds Issued	
School Facilities Proceeds	
Other Entity in Receipt of Proceeds	
Use or Proposed Use of School Facilities Proceeds	
Status of Project	

Projects Authorized and Funded Directly from Special Taxes

Project Funding: Non-Debt Balances	<u>Fiscal Year 2018/19</u>
Beginning Balance (July 1st)	\$0.00
Expenditures	0.00
Deposits ⁽¹⁾	0.00 0
Ending Balance (June 30th)	\$0.00

Summary of Projects Authorized and Funded through Fund Balances:

The above identified fund balances will be used to directly or indirectly benefit property within the CFD. These funds have not yet been dedicated but have been found to be needed to mitigate the impact of the development on school facilities. See the August 2019, "2019 Working Master Plan as of 8-22-2019" as to possible projects to be funded when adequate funding is available.

Footnote:

(1)

Represents the Special Taxes Collected less Expenditures within the fiscal year, both as described in Appendix B, including interest earnings and accrued interest paid within the identified fund.