



FISCAL YEAR 2024/25 ANNUAL SB165 COMPLIANCE REPORT

BEAUMONT UNIFIED SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2022-1 IMPROVEMENT AREA 1

November 18, 2025

Prepared For:

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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. 2022-1 Improvement Area 1 (“CFD No. 2022-1 IA-1”) 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. 2022-1 IA-1 was formed in October 2022 to finance authorized school facilities.

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. 2022-1 IA-1:

TABLE I FORMATION SUMMARY DATA	
Proceedings Item	Date & Resolution No.
Resolution of Intention to Establish	2022-23-03
Date of ROI to Establish	09/12/2022
Resolution of Formation	2022-23-09
Date of Special Election	10/25/2022
County Fund Number	68-0555

B. CFD LOCATION / BOUNDARIES

CFD No. 2022-1 IA-1 Zone 1 is located north of Tukwet Canyon Parkway and east of Oak Valley Parkway. CFD No. 2022-1 IA-1 Zone 2 is located northwest of Tukwet Canyon Parkway. Appendix A contains the first page of the originally adopted and recorded boundary map for Community Facilities District No. 2022-1 and applicable County of Riverside Assessor Parcel Maps for CFD No. 2022-1 IA-1.

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. 2022-1 IA-1.

The Special Tax Report for Community Facilities District No. 2022-1 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. 2022-1, during the term of the Special Taxes as follows:

- (a) the construction, purchase, modification, expansion, improvement or rehabilitation of school facilities to be owned and operated by the Beaumont Unified School District including, without limitation, classrooms, multi-purpose, administration and auxiliary space at a school, and interim housing, together with furniture, equipment and technology, needed by the Beaumont Unified School District in order to mitigate the impact on school facilities of the student population to be generated as a result of the development of the property to be included within CFD No. 2022-1, together with all land or interests in land required for the construction of such school facilities and all land or interests in land required to be provided by the Beaumont Unified School District as mitigation of environmental impacts associated with the development of such school facilities, and central support and administrative facilities, transportation and special education facilities, including any incidental school administration and transportation center improvements (the “Facilities”).
- (b) to finance the incidental expenses to be incurred, including: (a) the cost of engineering, planning and designing the Facilities; (b) all costs associated with the creation of CFD No. 2022-1, the issuance of bonds by CFD No. 2022-1, the determination of the amount of special taxes to be levied and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2022-1 and administering CFD No. 2022-1.

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.

In February 2025, Special Tax Bonds were issued. The following table provides issuance information for the CFD No. 2022-1 IA-1 2025 Special Tax Bonds:

TABLE II DEBT-ISSUANCE INFORMATION	
Description of Information	2025 Special Tax Revenue Bonds
Dated Date	02/11/2025
Final Maturity Date	09/01/2055
Issue Amount for CFD No. 2022-1 IA-1	\$2,540,000
Interest Rate Range	4.00% to 4.50%
Calculated Yield	4.577%
Payment Dates	March & September 1

Appendix C provides information on the use of the funds deposited into the school facilities account from the sale of bonds. As of July 1, 2025, \$2,540,000 of principal remains outstanding.

Section 4. DEVELOPMENT AND FISCAL STATUS

A. CURRENT DEVELOPMENT STATUS

CFD No. 2022-1 IA-1 is fully developed with a total of 132 dwelling units. The last dwelling unit was issued a building permit in December of 2024 which fully developed CFD No. 2022-1 IA-1 for the Fiscal Year 2025/2026 levy. 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 the Assigned Special Tax Rate as set forth in the Rate of Method of Apportionment. The Special Tax revenue will 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 2024/25. 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. 2022-1 IA-1. 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. CALIFORNIA DEBT AND INVESTMENT ADVISORY COMMISSION (“CDIAC”) REPORTING OBLIGATIONS

California Government Code requires that a report entitled, Yearly Fiscal Status Report, be filed with the California Debt and Investment Advisory Commission (“CDIAC”) each October for debt issued after January 1, 1993, as well as posted on the School District website on or before January 31st. In addition, CDIAC also requires an Annual Debt Transparency Report to be filed each January for debt issued after January 1, 2017. These reports are not currently applicable to CFD No. 2022-1 IA-1 as the 2025 Special Tax Bonds were issued in February of 2025. The first Yearly Fiscal Status Report for CFD No. 2022-1 IA-1 must be filed on or before October 30, 2025, and the first Annual Debt Transparency Report must be filled on or before January 31, 2026. When applicable, the School District will comply with this requirement and such report will be available on the School District’s website at <http://www.specialdistricttransparency.com/busd>.

B. SECONDARY MARKET REPORTING REQUIREMENTS (RULE 15C2-12)

Secondary Market Reporting Requirements are applicable to certain debt issues dated after July 3, 1995. The Beaumont Unified School District CFD No. 2022-1 IA-1 2025 Special Tax Bonds issued in February 2025 are subject to this requirement. The School District is in compliance with this requirement and has timely posted the required data onto the Municipal Securities Rulemaking Board website, “EMMA” (Electronic Municipal Market Access) as required.

C. 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. 2022-1 IA-1.

Section 6. APPENDICES

- Appendix A CFD Location / Boundaries**
- Appendix B Fiscal Year 2024/25 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. 2022-1 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 26th DAY OF August 2022.

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. 2022-1, 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 12th DAY OF September, 2022, BY ITS RESOLUTION NO. 2022-22-03

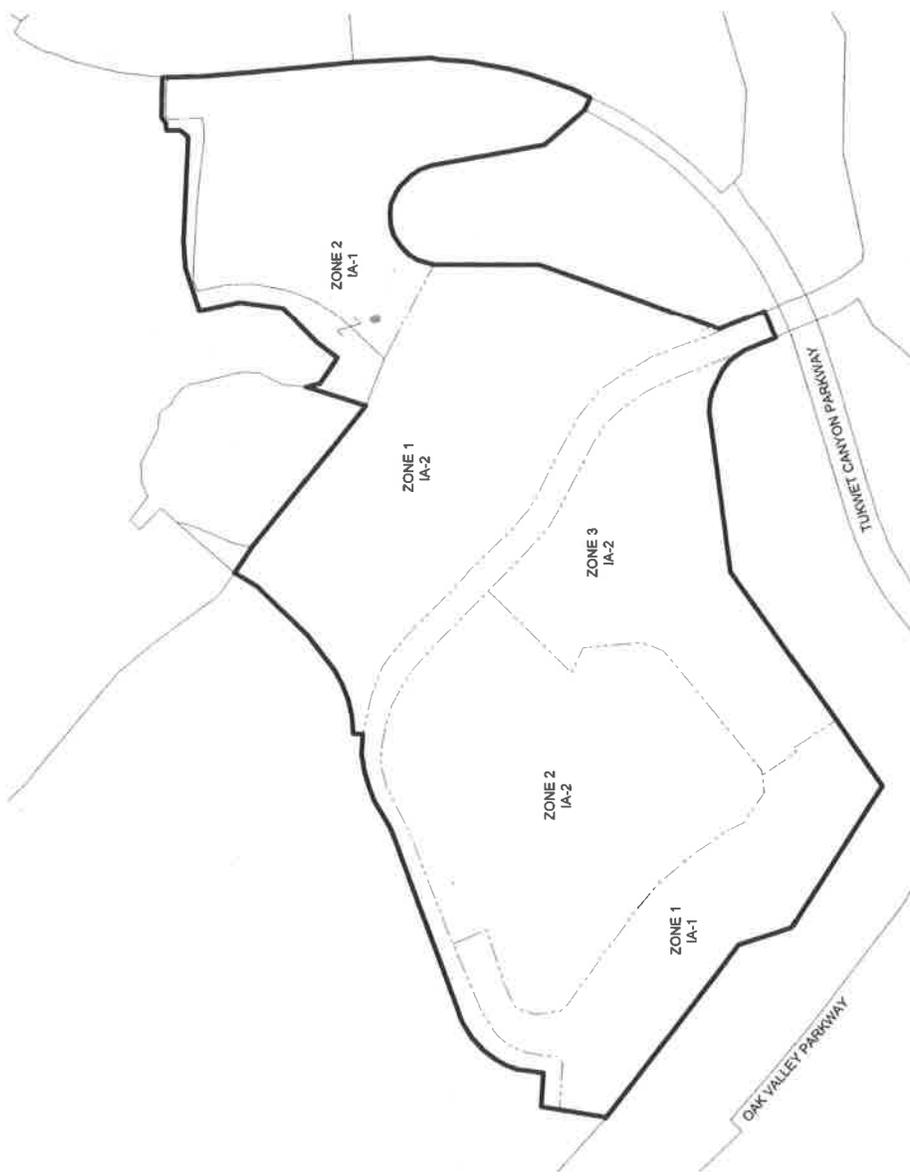
CLERK OF THE BOARD OF TRUSTEES BEAUMONT UNIFIED SCHOOL DISTRICT STATE OF CALIFORNIA

FILED THIS 21st DAY OF SEPTEMBER, 2022, AT THE HOUR OF 1:13 P.M. IN BOOK 89 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICES OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

FEE: \$ 7.0

Maria Helena J. Obispo, Deputy Peter Alvarado, Assessor - Clerk Recorder

THE BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2022-1 ARE COTERMINOUS WITH PARCELS ONE THROUGH SEVEN WITHIN PARCEL MAP NO. 38080. FOR PARTICULARS OF LINES AND DIMENSIONS, REFERENCE IS MADE TO PARCEL MAP NO. 38080, RECORDED ON AUGUST 11, 2022, AT THE HOUR OF 1:13 PM IN BOOK 254 AT PAGES 97 THROUGH 103 AND AS INSTRUMENT NUMBER 2022-0364863, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. IMPROVEMENT AREA NO. 1 (IA-1) CONTAINS PARCELS ONE AND FOUR OF PARCEL MAP NO. 38080. THE BOUNDARIES OF PARCEL 1 ARE COTERMINOUS WITH ZONE 2 OF IMPROVEMENT AREA NO. 1. THE BOUNDARIES OF PARCEL 4 ARE COTERMINOUS WITH ZONE 1 OF IMPROVEMENT AREA NO. 1. IMPROVEMENT AREA NO. 2 (IA-2) CONTAINS PARCELS TWO, THREE, FIVE, SIX AND SEVEN OF PARCEL MAP NO. 38080. THE BOUNDARIES OF PARCEL 2 ARE COTERMINOUS WITH ZONE 1 OF IMPROVEMENT AREA NO. 2. THE BOUNDARIES OF PARCEL 3 ARE COTERMINOUS WITH ZONE 3 OF IMPROVEMENT AREA NO. 2. THE BOUNDARIES OF PARCELS 5, 6 AND 7 ARE COTERMINOUS WITH ZONE 2 OF IMPROVEMENT AREA NO. 2.



- COMMUNITY FACILITIES DISTRICT BOUNDARY (solid line)
- ASSESSOR'S PARCEL BOUNDARY (dashed line)
- IMPROVEMENT AREA (IA) AND ZONE BOUNDARY (dotted line)

ASSESSOR'S PARCEL NO 413-790-012 413-790-057

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

SDFSA SPECIAL DISTRICT FINANCING & ADMINISTRATION

422-26
413-79

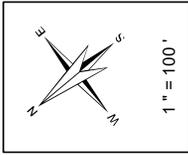
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S 1/2 OF SEC. 36, T.2S., R.2W.

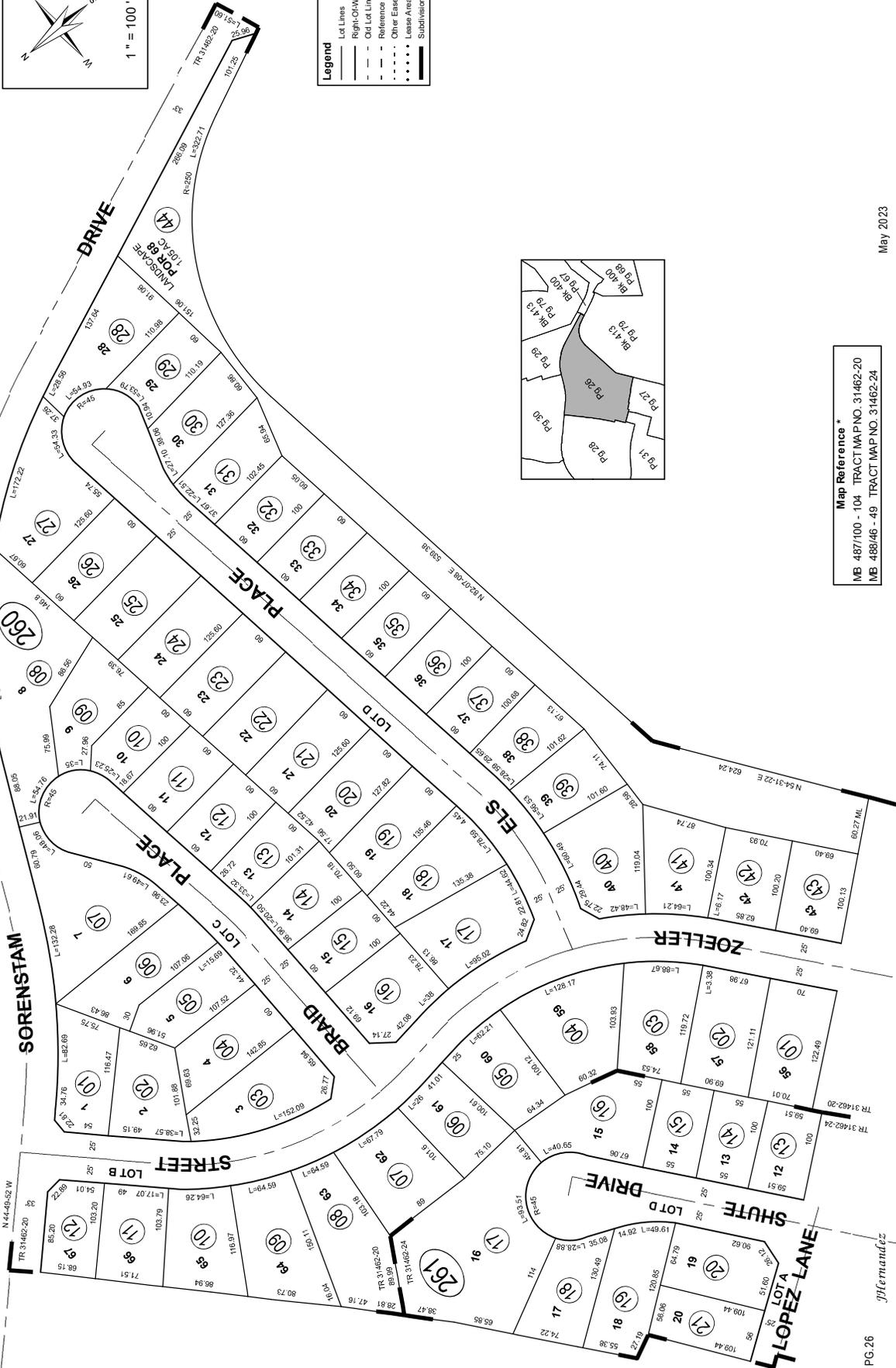
CITY OF BEAUMONT

LOT A

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 Tic Mark



Map Reference *
 MB 487/100 - 104 TRACT MAP NO. 31462-20
 MB 488/46 - 49 TRACT MAP NO. 31462-24

May 2023



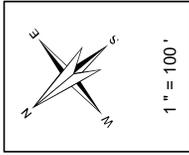
ASSESSOR'S MAP BK 422 PG.26
Riverside County, Calif.

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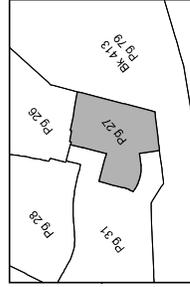
SW 1/4 OF SEC. 36, T.2S., R.2W.
NW 1/4 OF SEC. 1, T.3S., R.2W.

CITY OF BEAUMONT

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



Map Reference *
MB 487/100 - 104 TRACT MAP NO. 31462-20
MB 488/41 - 45 TRACT MAP NO. 31462-23
MB 488/46 - 49 TRACT MAP NO. 31462-24

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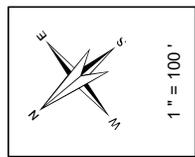
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SW 1/4 OF SEC. 36, T.2S., R.2W.

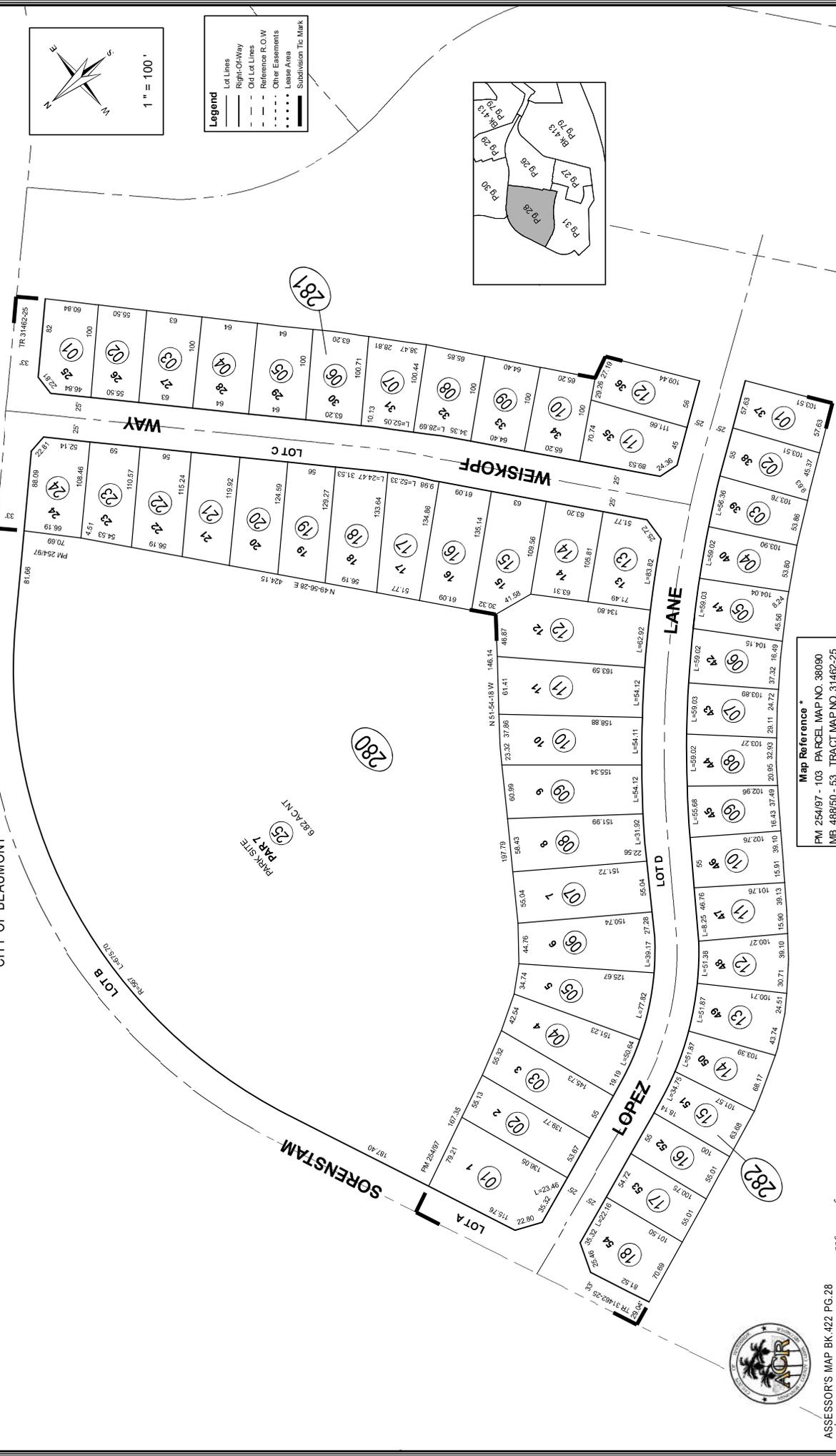
CITY OF BEAUMONT

DRIVE

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 Tic Mark



Map Reference *
 PM 254/97 - 103 PARCEL MAP NO. 38090
 MB 488/50 - 53 TRACT MAP NO. 31462-25

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ASSESSOR'S MAP BK 422 PG.28
Riverside County, Calif.

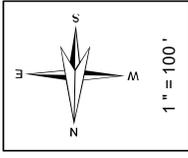


May 2023

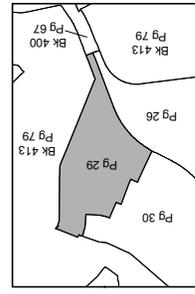
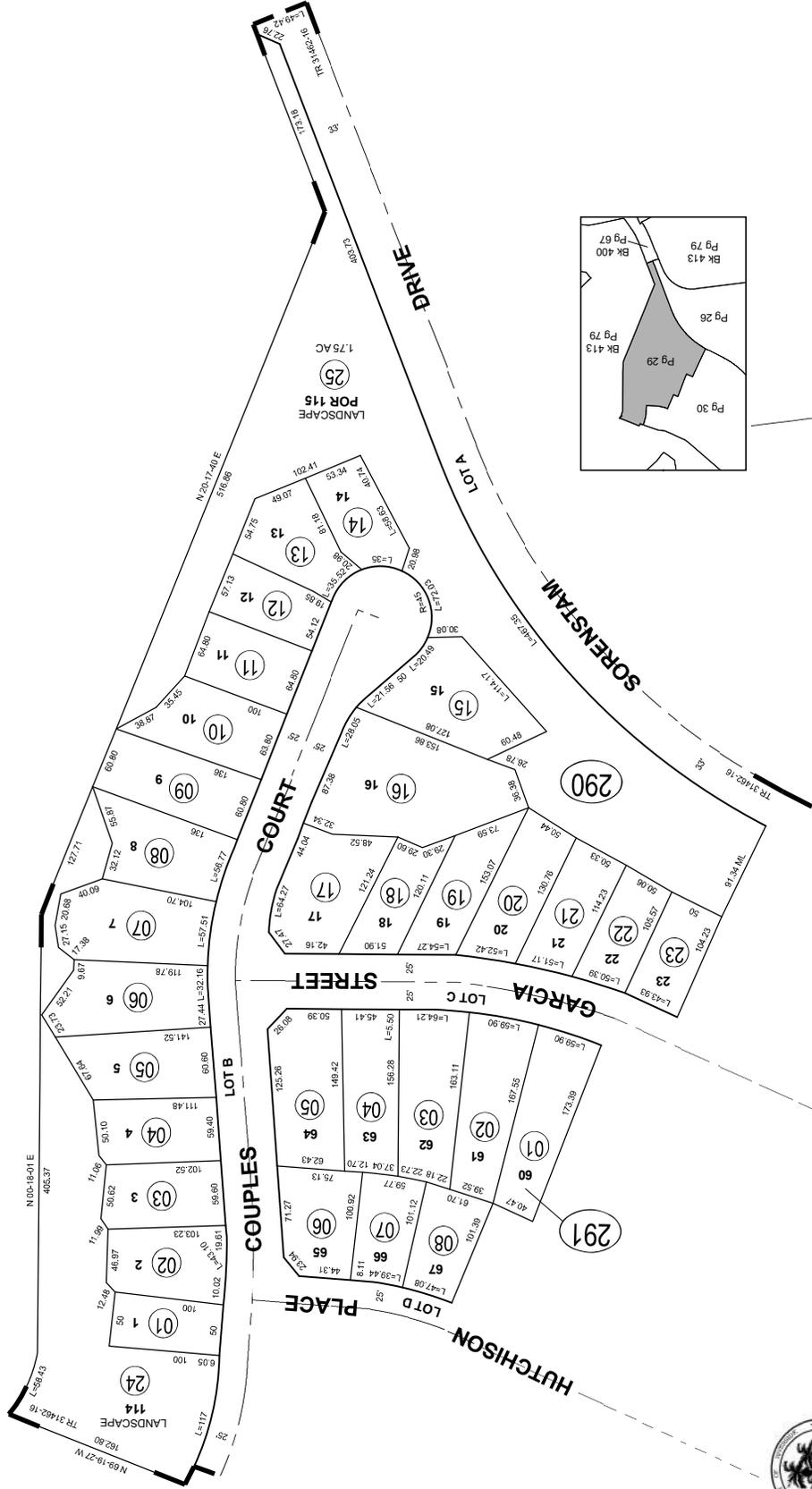
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CITY OF BEAUMONT

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



Map Reference *
MB 48854-59 TRACT MAP NO. 31462-16

May 2023



ASSESSOR'S MAP BK 422 PG.29
Riverside County, Calif.

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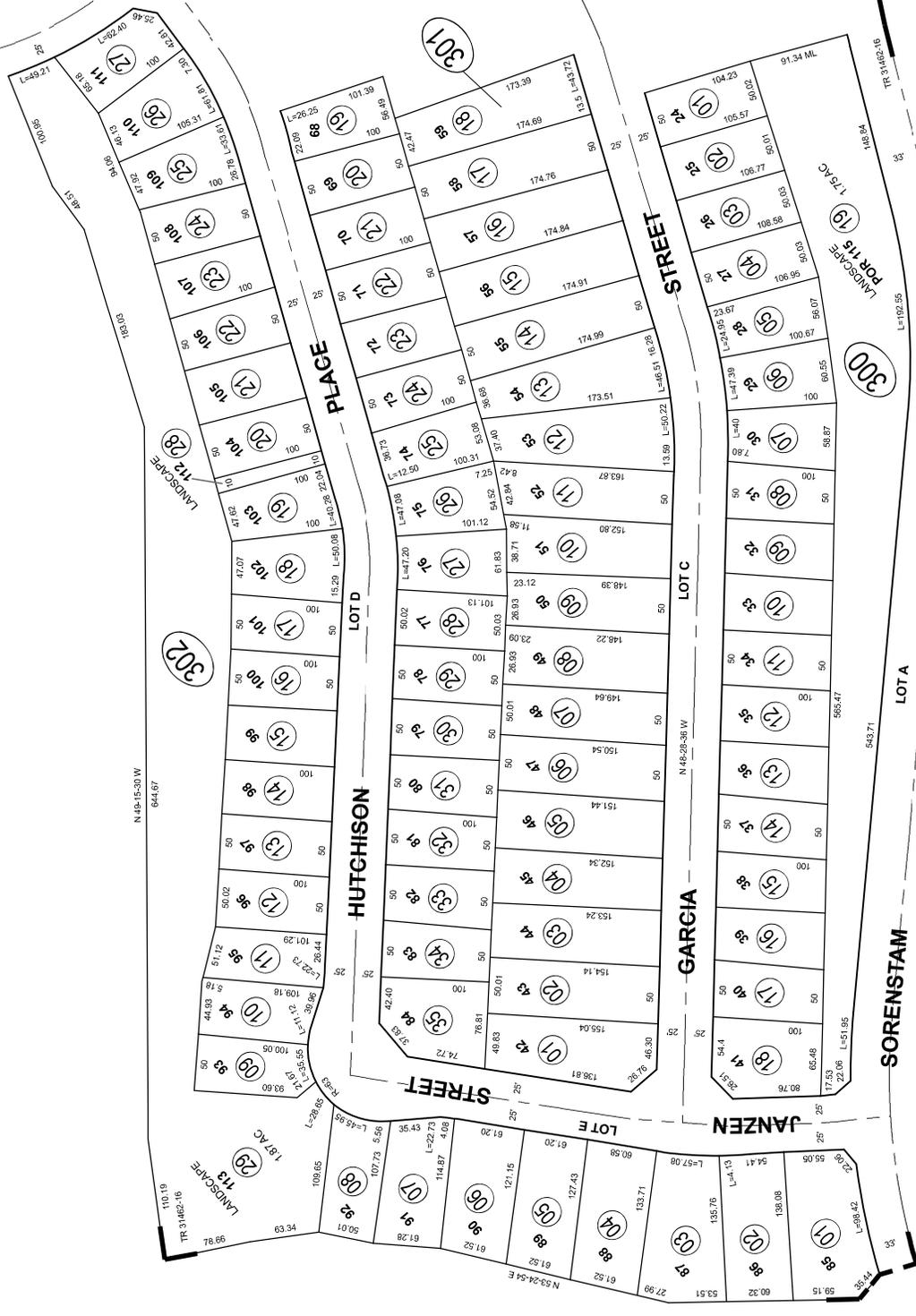
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S 1/2 OF SEC. 36, T.2S., R.2W.
CITY OF BEAUMONT

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



Map Reference *
MB. 488/54 - 59 TRACT MAP NO. 31462-16

May 2023



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ASSESSOR'S MAP BK. 422 PG. 30
Riverside County, Calif.

Appendix B: Fiscal Year 2024/25 Revenues and Expenditures

Appendix B

Beaumont Unified School District Community Facilities District No. 2022-1 Improvement Area 1 Revenues and Expenditures

	Fiscal Year 2024/25
Beginning Balance (July 1st) ⁽¹⁾ :	\$1,421,286.24
Revenue:	
Special Taxes Collected ⁽²⁾	131,585.22
Mitigation Payments Collected ⁽³⁾	221,935.20
Interest Earnings ⁽⁴⁾	6,870.52
Bond Proceeds	2,438,525.20
Other ⁽⁵⁾	20,210.00
Total Revenue	\$2,819,126.14
Expenditures:	
Facilities	175.80
Mitigation Payments Refunded ⁽³⁾	1,647,118.70
Bonded Indebtedness	0.00
Principal	0.00
Interest	0.00
Administration	0.00
Cost of Collection ⁽⁶⁾	6,056.75
Cost of Issuance	161,293.56
Other	0.00
Total Expenditures	\$1,814,644.81
Ending Balance (June 30th):	\$2,425,767.57

Footnotes:

- (1) Represents Mitigation Payments collected in Fiscal Year 2023/2024 and prior.
- (2) 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.
- (3) 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.
- (4) 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 all CFDs for Fiscal Year 2024/2025 was \$249,535.14; however, this amount was not allocated amongst the separate CFDs.
- (5) Reversal of administrative fee transfer to Improvement Area 2.
- (6) 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. 2022-1 Improvement Area 1

Fiscal Year End Balances by Account

	Fiscal Year 2024/25
Funds Held by District	
Fund 49	
Mitigation Payment Deposits	0.00
Administrative Expenses	0.00
Direct Funding of School Facilities ⁽¹⁾	141,665.41
<u>Total Fund 49</u>	<u>\$141,665.41</u>
Funds Held by Trustee	
Special Tax Fund	0.00
Principal Account	0.00
Interest Account	0.00
Administrative Expense Fund	0.00
Proceeds Fund	
Reserve Fund	204,525.82
Acquisition and Construction Fund	2,030,722.80
Cost of Issuance Fund	48,853.54
Direct Funding of School Facilities ⁽¹⁾	0.00
<u>Total Held by Trustee</u>	<u>\$2,284,102.16</u>
<u>Ending Balance (June 30th)</u>	<u>\$2,425,767.57</u>

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. 2022-1 Improvement Area 1 School Facilities Construction and Funding Status

Projects Authorized and Funded through the Issuance of Debt
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Project Funding: Debt Issuance	<u>Fiscal Year 2024/25</u>
Beginning Balance (July 1st)	\$0.00
Revenue (Acquisition and Construction Fund, Net COI)	2,024,614.57
Expenditures	0.00
Other (Interest, Accrued Interest, Etc.)	6,108.23
Ending Balance (June 30th)	\$2,030,722.80

Summary of Projects Authorized and Funded through Debt Issuance:

Dated Date of Original Sale	2/11/2025
Principal Amount of Bonds Issued	\$2,540,000.00
School Facilities Proceeds	\$2,024,614.57
Other Entity in Receipt of Proceeds	NA
	Funding Palm New
	Kitchen and
Use or Proposed Use of School Facilities Proceeds	Mountain View MS
	new portables
Status of Project	In Progress

Projects Authorized and Funded Directly from Special Taxes

Project Funding: Non-Debt Balances	<u>Fiscal Year 2024/25</u>
Beginning Balance (July 1st)	15,986.29
Expenditures ⁽¹⁾	(175.80)
Deposits ⁽²⁾	125,854.92
Other (Interest, Accrued Interest, Etc.)	0.00
Ending Balance (June 30th)	\$141,665.41

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 May 2024, 2024 Long Range Facilities Master Plan approved May 7, 2024 as to possible projects to be funded when adequate funding is available.

Footnote:

- (1) Represents expenditures for Palm Innovation Academy.
- (2) Represents the Special Taxes Collected less Cost of Collection.