



## **FISCAL YEAR 2023/24 ANNUAL SB165 COMPLIANCE REPORT**

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

November 12, 2024

**Prepared For:**

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**SDFA**

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## **Section 1. PURPOSE AND OVERVIEW**

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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:

<b>TABLE I FORMATION SUMMARY DATA</b>	
<b>Proceedings Item</b>	<b>Date &amp; Resolution No.</b>
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.

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## **Section 3. DEBT-ISSUANCE INFORMATION**

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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, 2024, no debt has been issued by CFD No. 2022-1 IA-1.

## **Section 4. DEVELOPMENT AND FISCAL STATUS**

### **A. CURRENT DEVELOPMENT STATUS**

CFD No. 2022-1 IA-1 is not fully developed. As of May 2024, 103 building permits have been issued and therefore classified as Developed Property. The total projected number of dwelling units at build out for CFD 2022-1 IA-1 is 132. 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 2023/24. 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 31<sup>st</sup>. 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 available to CFD No. 2022-1 IA-1 as no debt has been issued. 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. CFD No. 2022-1 IA-1 is not subject to this requirement as no debt has been issued. When applicable, the School District will comply with this requirement and timely post such report 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.



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## **Section 6. APPENDICES**

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- Appendix A    CFD Location / Boundaries**
- Appendix B    Fiscal Year 2023/24 Revenues and Expenditures**
- Appendix C    School Facilities Construction and Funding Status**

## **Appendix A: CFD Location / Boundaries**

89/73

copy

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

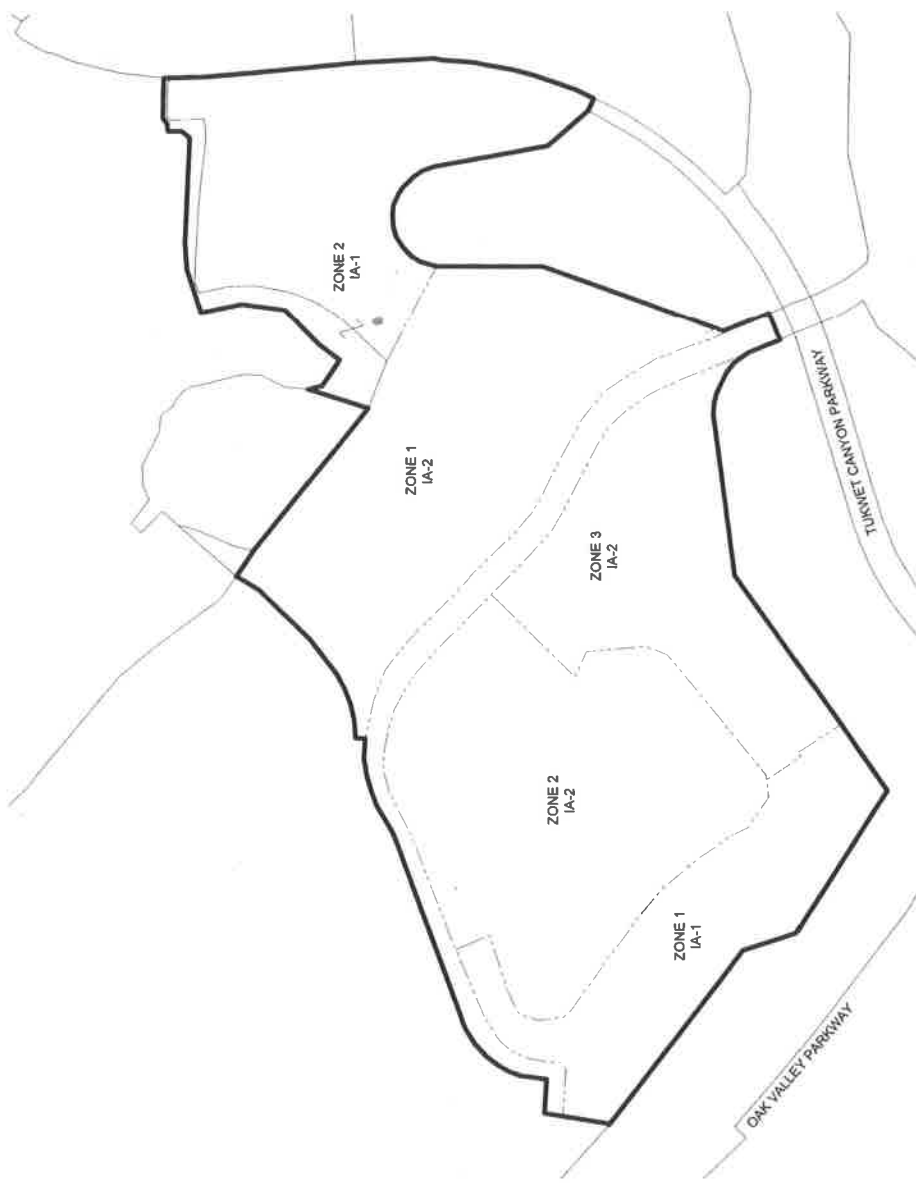
CLERK OF THE BOARD OF TRUSTEES BEAUMONT UNIFIED SCHOOL DISTRICT STATE OF CALIFORNIA

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 AT PAGES 73 AND AS INSTRUMENT NO. 2022-0464364 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.



- LEGEND:
COMMUNITY FACILITIES DISTRICT BOUNDARY
ASSESSOR'S PARCEL BOUNDARY
IMPROVEMENT AREA (IA) AND ZONE BOUNDARY

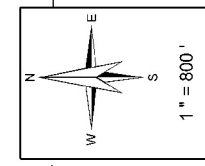
ASSESSOR'S PARCEL NO
413-790-012
413-790-057

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

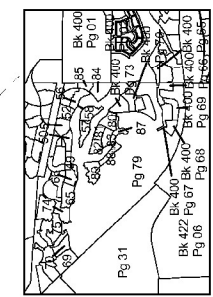
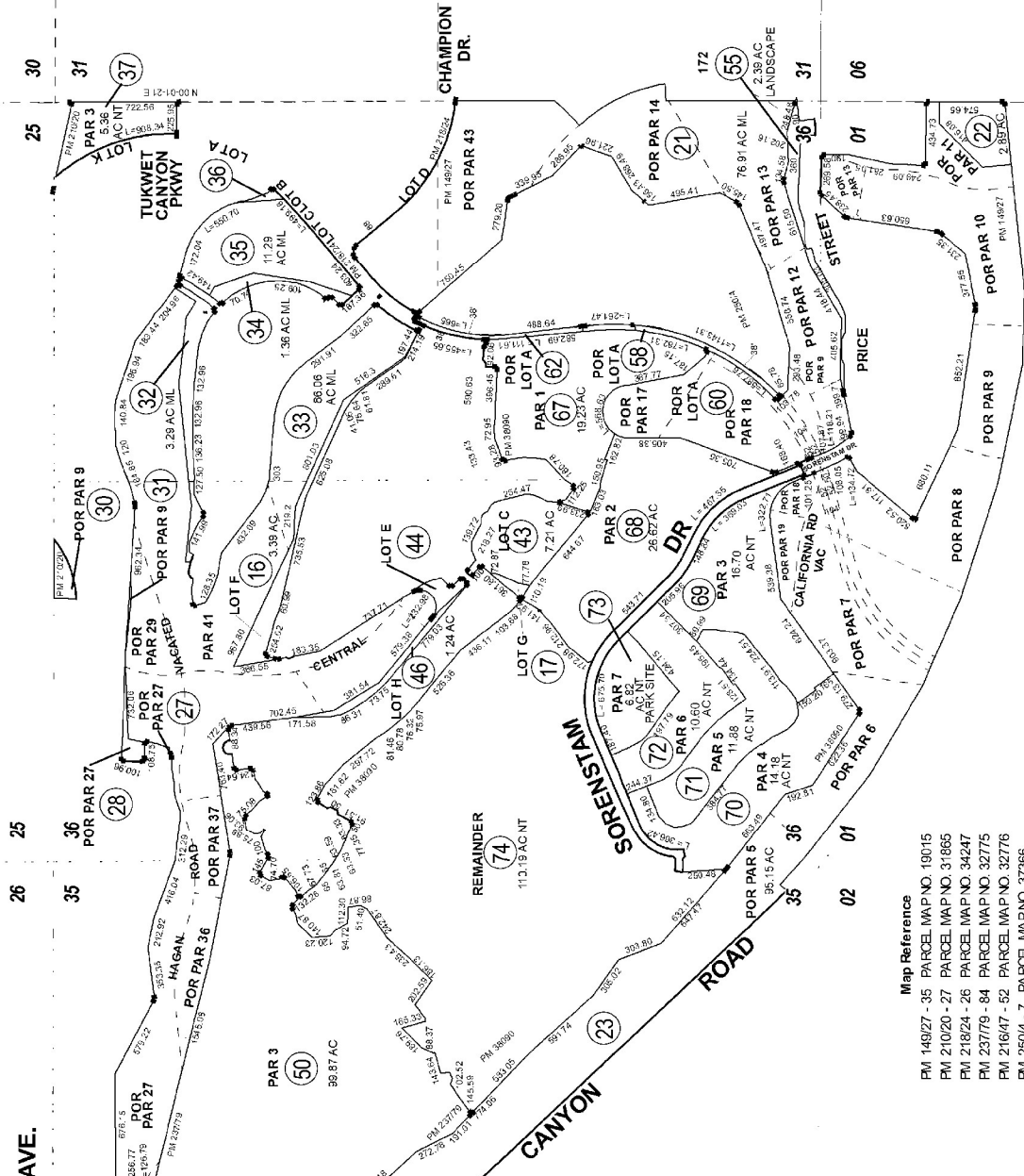
TRA 002-054  
SEC. 35, 36, T2S., R2W.  
SEC. 1, T3S., R2W.  
CITY OF BEAUMONT

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
- Leaser Area
- Subdivision To Mark



Date	Old Number	New Number
11/1/2016	6	FSS 80-83
10/1/2016	1,119	43
10/1/2016	4,134,145	44
10/1/2016	2,37,8	45
10/1/2016	5,18	46
10/1/2016	25	47,48
2/23/2017	38-41	FSS 64,65
2/23/2017	49	50
3/23/2017	9	51
8/2/2017	29	52,54
8/2/2017	51	FSS 57-59
16/20/2021	40	52,54
3/1/2021	22	55-57, BK400-65-67
8/19/2021	56	BK400-68-69
8/19/2021	53	58-59
8/19/2021	59	BK400-70
9/4/21	52	90-91
8/19/2021	61	BK400-71,72
8/2/2022	54	82,83
8/2/2022	63	BK400-73
11/14/2022	67	84,85
11/14/2022	10	85,87
18/2/2023	12,84,85	66
18/2/2023	68	87,74

**Map Reference**

- PM 149/27 - 35 PARCEL MAP NO. 19015
- PM 210/20 - 27 PARCEL MAP NO. 31865
- PM 218/24 - 26 PARCEL MAP NO. 34247
- PM 237/79 - 84 PARCEL MAP NO. 32775
- PM 216/47 - 52 PARCEL MAP NO. 32776
- MB 250/4 - 7 PARCEL MAP NO. 37386
- MB 476/24 - 30 TRACT MAP NO. 31462-21
- PM 254/97 - 103 PARCEL MAP NO. 38090

**Data**

- LLA 03-LLA-11
- LLA 03-LLA-23
- LLA 03-LLA-24



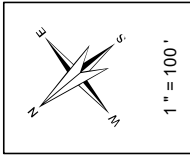
422-26  
413-79

TRA. 002-054

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

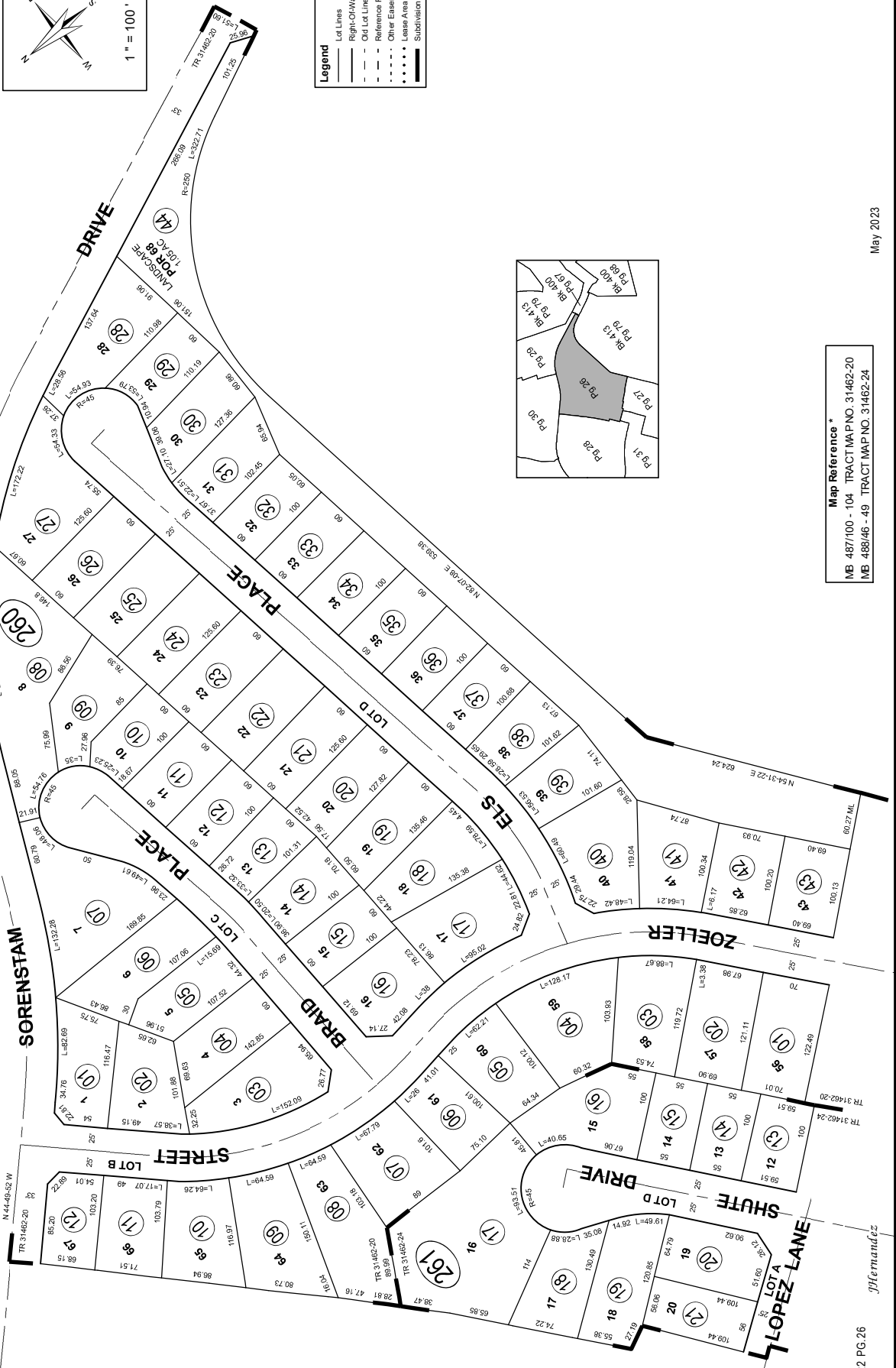
CITY OF BEAUMONT

LOT A



**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

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.



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

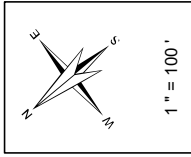
JHernandez

May 2023

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

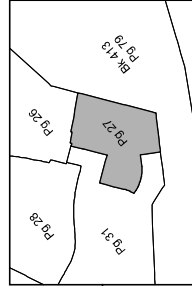
CITY OF BEAUMONT

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**Legend**

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- - - Reference R.O.W
- - - Other Easements
- • • Lease Area
- ▬ Subdivision Tie 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

JHernandez



422-28  
413-79

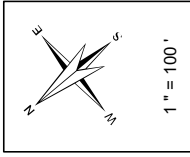
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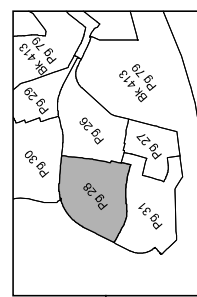
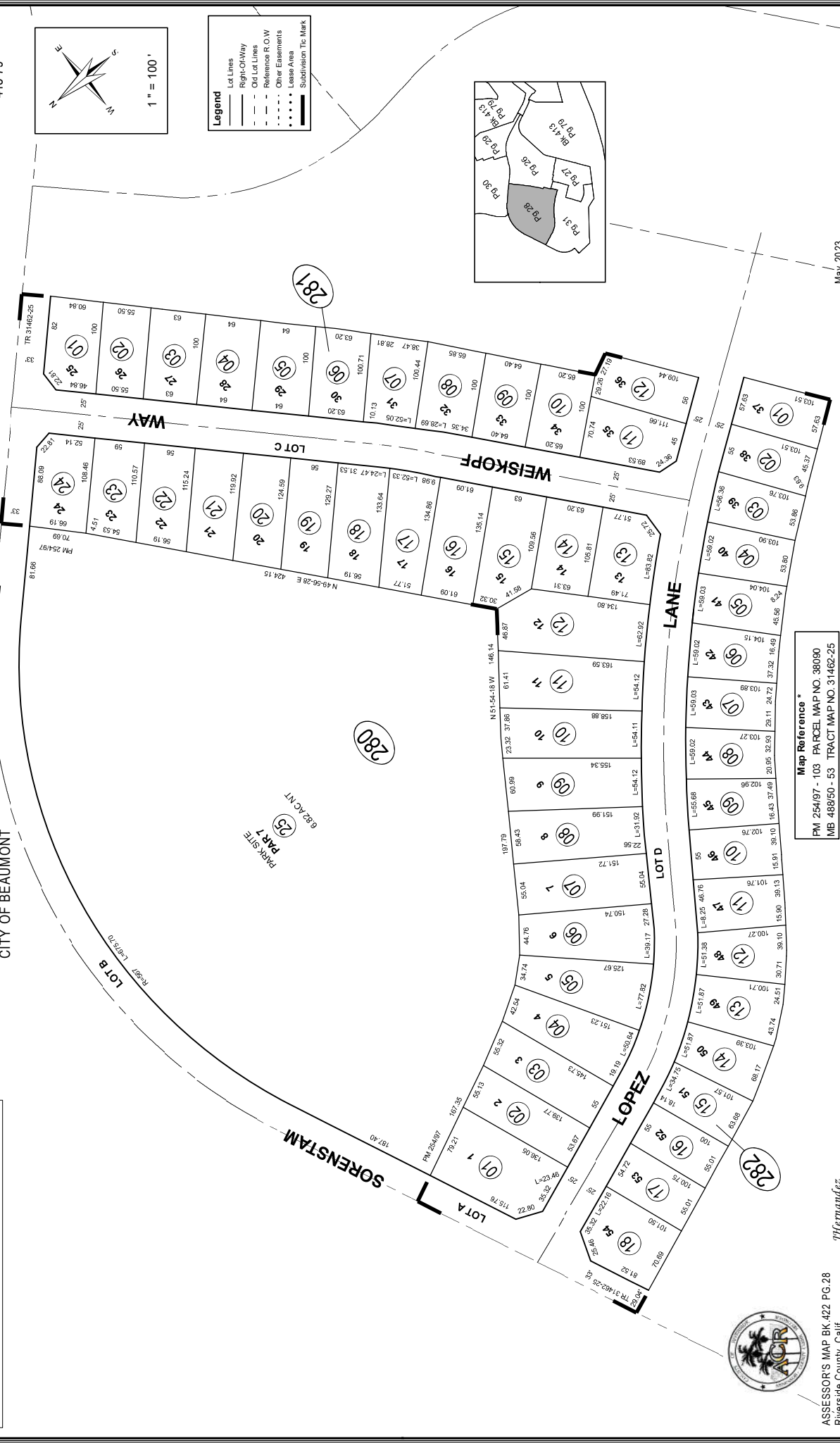
CITY OF BEAUMONT

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



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

JHernandez

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



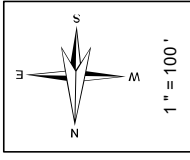
May 2023

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

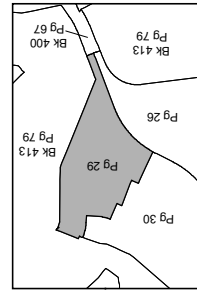
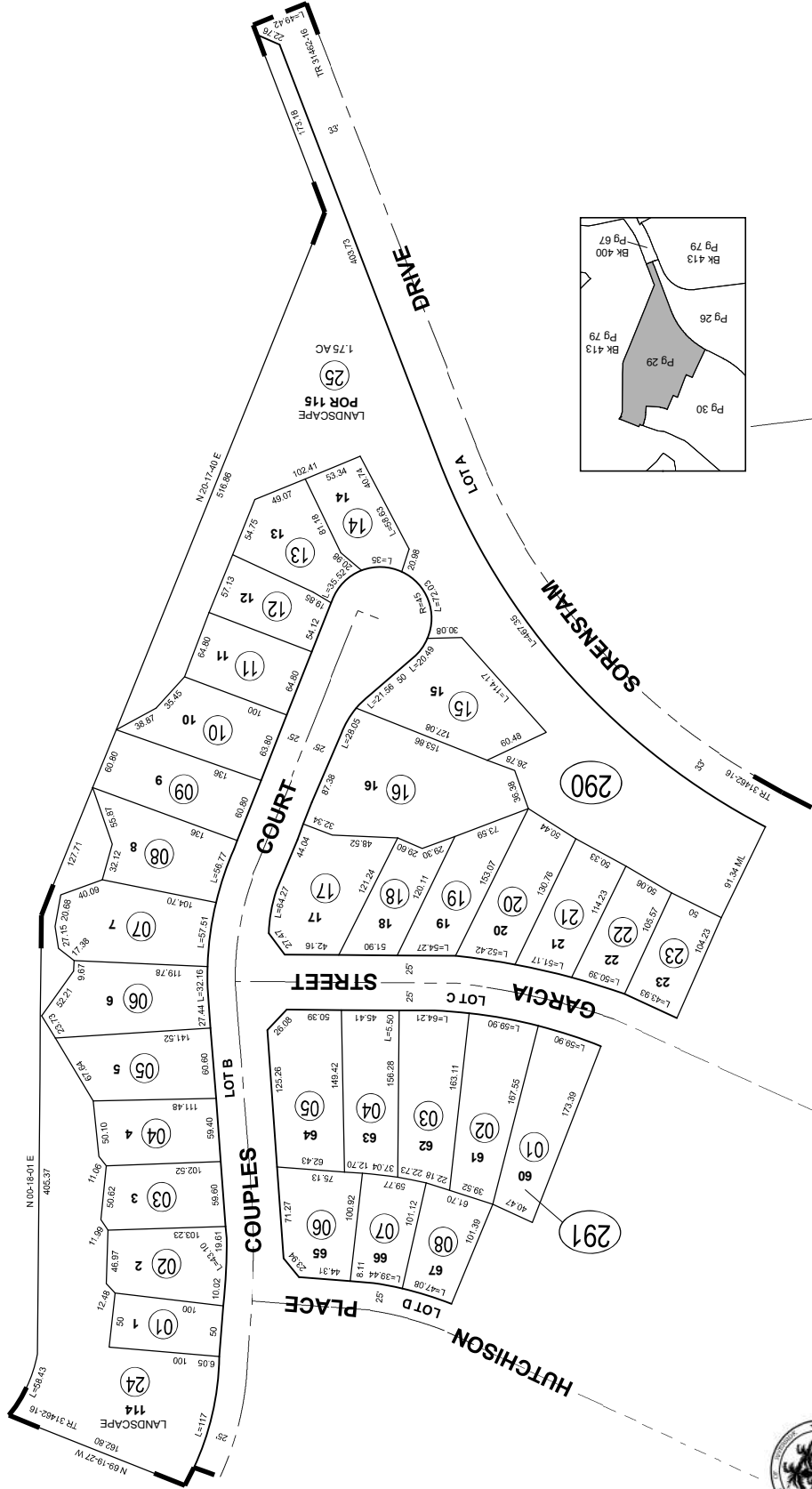
422-29  
413-79

TRA. 002-054

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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.

JHernandez

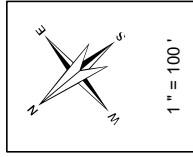


422-30  
413-79

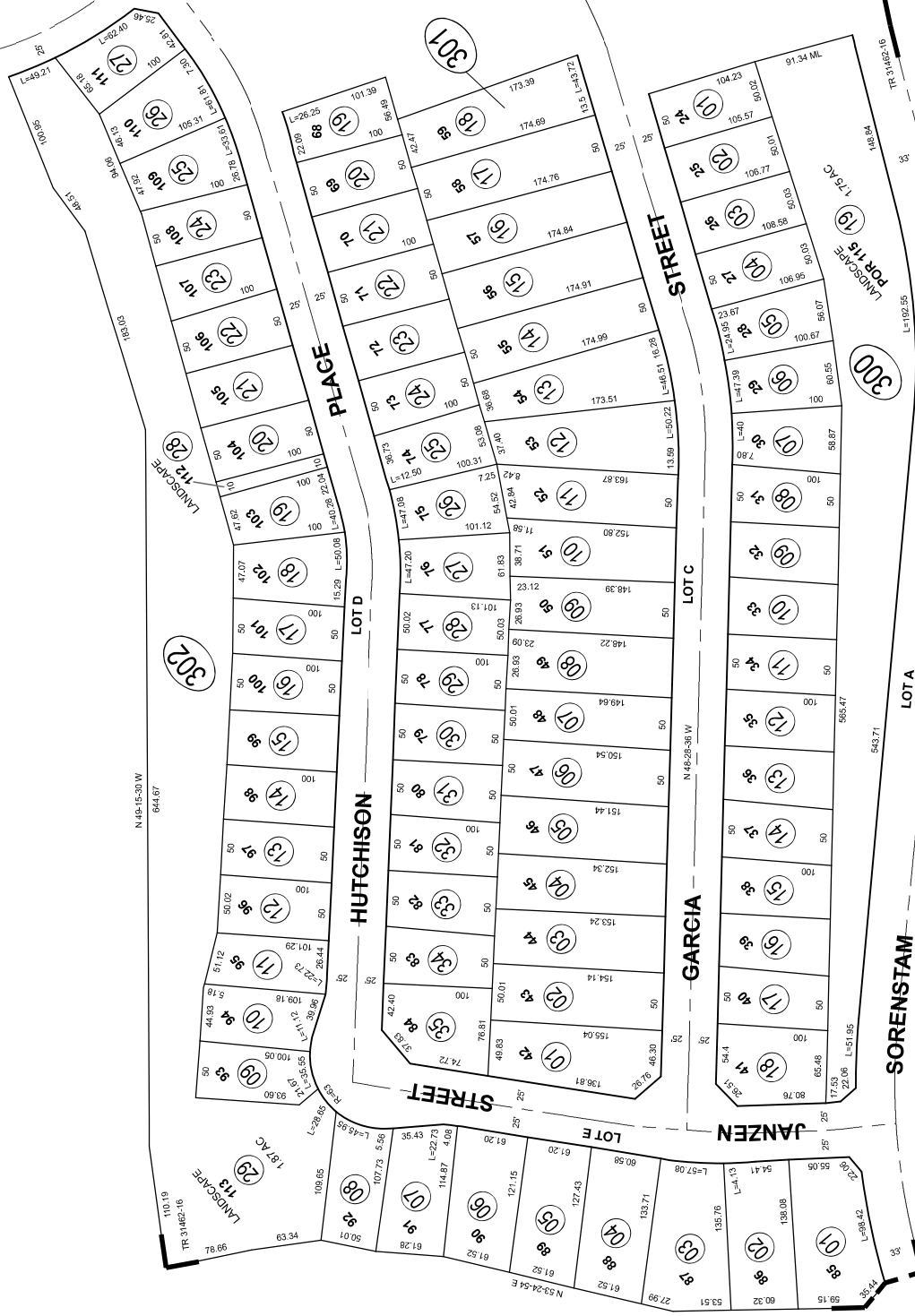
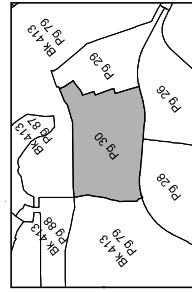
TRA. 002-054

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 2023/24 Revenues and Expenditures**

## Appendix B

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

	Fiscal Year 2023/24
Beginning Balance (July 1st) <sup>(1)</sup> :	\$383,055.80
Revenue:	
Special Taxes Collected <sup>(2)</sup>	15,634.69
Mitigation Payments Collected <sup>(3)</sup>	1,026,852.25
Interest Earnings <sup>(4)</sup>	0.00
Bond Proceeds	0.00
Other	0.00
Total Revenue	\$1,042,486.94
Expenditures:	
Facilities	0.00
Mitigation Payments Refunded <sup>(3)</sup>	0.00
Bonded Indebtedness	0.00
Principal	0.00
Interest	0.00
Administration	0.00
Cost of Collection <sup>(5)</sup>	4,256.50
Cost of Issuance	0.00
Other	0.00
Total Expenditures	\$4,256.50
Ending Balance (June 30th):	\$1,421,286.24

Footnotes:

- (1) Represents Mitigation Payments collected in Fiscal Year 2022/2023.
- (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.
- (5) 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 2023/24
Funds Held by District	0.00
Fund 49	
Mitigation Payment Deposits	1,405,651.55
Administrative Expenses	0.00
Direct Funding of School Facilities <sup>(1)</sup>	15,634.69
Total Fund 49	\$1,421,286.24
Funds Held by Trustee	
Special Tax Fund	0.00
Principal Account	0.00
Interest Account	0.00
Administrative Expense Fund	0.00
Reserve Fund	0.00
Acquisition and Construction Fund	0.00
Cost of Issuance Fund	0.00
Direct Funding of School Facilities <sup>(1)</sup>	0.00
Total Held by Trustee	\$0.00
Ending Balance (June 30th)	\$1,421,286.24

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

<b>Projects Authorized and Funded through the Issuance of Debt</b>
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<b>Project Funding: Debt Issuance</b>	<u>Fiscal Year 2023/24</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<sup>(1)</sup>:**

Dated Date of Original Sale	NA
Principal Amount of Bonds Issued	NA
School Facilities Proceeds	NA
Other Entity in Receipt of Proceeds	NA
Use or Proposed Use of School Facilities Proceeds	NA
Status of Project	NA

<b>Projects Authorized and Funded Directly from Special Taxes</b>
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<b>Project Funding: Non-Debt Balances</b>	<u>Fiscal Year 2023/24</u>
Beginning Balance (July 1st)	0.00
Expenditures	0.00
Deposits <sup>(1)</sup>	15,634.69
Other (Interest, Accrued Interest, Etc.)	0.00
Ending Balance (June 30th)	\$15,634.69

**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 the Special Taxes Collected less Expenditures within the fiscal year.