



CITY COUNCIL CLOSED & REGULAR SESSION AGENDA

**Beaumont Financing Authority
Beaumont Successor Agency (formerly RDA)
Beaumont Utility Authority
Beaumont Parking Authority
Beaumont Public Improvement Authority
Community Facilities Districts: 93-1, 2016-1, 2016-2, 2016-3, 2016-4 and 2019-1**

**Tuesday, December 19, 2023
Closed Session: 5:00 PM Regular Meeting: 6:00 PM
550 E. Sixth Street, Beaumont, CA**

Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packets are available for public inspection in the City Clerk's office at 550 E. 6th Street during normal business hours.

MEETING PARTICIPATION NOTICE

This meeting will be recorded for live streaming as well as open to public attendance. Please use the following link during the meeting for live stream access: beaumontca.gov/livestream

Public comments will be accepted using the following options.

1. Written comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council. Comments can be submitted anytime prior to the meeting as well as during the meeting up until the end of the corresponding item. Please submit your comments to: nicolew@beaumontca.gov with "Public Comment" in the subject line.
2. Phone-in comments will be accepted by joining a conference line prior to the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council. Please use the following phone number to join the call **(951) 922 - 4845**.
3. In-person comments are accepted by notifying the City Clerk using a provided Request to Speak Form prior to the start of the Public Comment Period. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council.

In compliance with the American Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's office using the above email or call **(951) 572 - 3196**. Notification 48 hours prior to a meeting will ensure the best reasonable accommodation.

CLOSED SESSION

A. CALL TO ORDER

Mayor Fenn, Mayor Pro Tem Lara, Council Member Voigt, Council Member White, Council Member Martinez

B. PUBLIC COMMENTS REGARDING CLOSED SESSION

- B.1 Conference with Legal Counsel Regarding Existing Litigation Pursuant to Government Code Section 54956.9(d)(1):**
City of Beaumont v. Urban Logic, Torcal LLC, et. al. Riv. Co. Sup. Ct. Case No. RIC1707201 c/w RIC 1712042.
- B.2 Conference with Real Property Negotiators Pursuant to Government Code Section 54956.8.**
Property: 514-516 N. California Avenue (APN's 418-091-012).
Agency Negotiator: City Manager Elizabeth Gibbs or her designee.
Negotiating Parties: City of Beaumont as potential purchaser and PRRO (Mr. Daniel) as potential seller.
Under Negotiation: Price and terms.
- B.3 Conference with Legal Counsel Regarding Potential Initiation of Litigation Pursuant to Government Code Section 54956.9(d)(4)**
One Potential Case
- B.4 Conference with labor negotiator pursuant to Government Code Section 54957.6.**
Agency negotiator: Administrative Services Director Kari Mendoza or her designee.
Unrepresented Employee Position: City Manager
- B.5 Conference with Real Property Negotiators Pursuant to Government Code Section 54956.8**
Property: South of Cougar Way, West of Beaumont Avenue (APN 404-140-007).
Agency Negotiator: City Manager Elizabeth Gibbs or her designee.
Negotiating Parties: City of Beaumont as potential purchaser and Silva Family Trust and Bianchi Properties LTD as potential seller.
Under Negotiation: Price and terms.

C. ADJOURNMENT TO CLOSED SESSION

REGULAR SESSION

D. CALL TO ORDER

Mayor Fenn, Mayor Pro Tem Lara, Council Member Voigt, Council Member White, Council Member Martinez

Report out from Closed Session
Action on any Closed Session Items
Action of any Requests for Excused Absence
Invocation

Pledge of Allegiance
Adjustments to the Agenda
Conflict of Interest Disclosure

**E. ANNOUNCEMENTS / RECOGNITION / PROCLAMATIONS /
CORRESPONDENCE**

E.1 GFOA Excellence in Financial Reporting Award Presentation

E.2 Retirement of Lorenzo "Robert" Aceves

E.3 CHP 10851 Award

F. PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)

Any one person may address the City Council on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give it to the City Clerk. There is a three (3) minute time limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the City Council from discussing or taking actions brought up by your comments.

G. CONSENT CALENDAR

Items on the consent calendar are taken as one action item unless an item is pulled for further discussion here or at the end of action items. Approval of all Ordinances and Resolutions to be read by title only.

G.1 Ratification of Warrants

9

Recommended Action:

Ratify Warrants dated:

November 30, 2023

December 7, 2023

G.2 Approval of Minutes

53

Recommended Action:

Approve Minutes dated:

December 5, 2023 Sp. Meeting

December 5, 2023

December 7, 2023 Workshop

G.3 First Amendment to the Professional Services Agreement with The Retail Coach

62

Proposed two (2) year extension to the professional services agreement with The Retail Coach for retail market analysis and ongoing economic development support.

Recommended Action:

Approve the Amended Agreement with The Retail Coach as presented.

**G.4 Downtown Grease Trap Improvement Program – Funding Agreement –
271 E. Sixth Street**

105

Consideration of a Funding Agreement for installation of a grease interceptor at the property located at 271 E. Sixth Street.

Recommended Action:

Approve the Funding Agreement with Anthony Colindres for Grease Trap

	Improvements for the property located at 271 E. Sixth Street.	
G.5	Downtown Grease Trap Improvement Program – Funding Agreement – 652 E. Sixth Street, Suite A Consideration of a Funding Agreement for installation of a grease interceptor at the property located at 652 E. Sixth Street, Suite A. Recommended Action: Approve the Funding Agreement with Dora Cortez for Grease Trap Improvements for the property located at 652 E. Sixth Street, Suite A.	115
G.6	Approval of Change Order No. 3 to the Public Works Agreement with Southern Contracting Company and Notice of Completion for the Programmable Logic Controller (PLC) Upgrade Construction (CIP 2019-010) Notice of Completion (NOC) for PLC Upgrade Construction - Capital Improvement Project 2019-010 (Project). Recommended Action: Authorize the City Manager to execute Change Order No. 3; and, Authorize the Mayor to execute a Notice of Completion for the PLC Upgrade Construction (CIP 2019-010).	124
G.7	Resolution of the City Council of the City of Beaumont, California, Adopting the City of Beaumont Local Hazard Mitigation Plan Update Request to approve the resolution to Adopt the Local Hazard Mitigation Plan (LHMP) for the City of Beaumont. Recommended Action: Waive the full reading and adopt by title only, “A Resolution of the City Council of the City of Beaumont Adopting the Local Hazard Mitigation Plan Annex to the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan as Required by the Federal Disaster Mitigation and Cost Reduction Act of 2000”.	131
G.8	FY2023 Local Agency Special Tax and Bond Accountability Act SB 165 Annual Report Receive and file the SB 165 annual report. Recommended Action: Receive and file the SB 165 annual report.	221
G.9	Request for Destruction of Retention Met Records Authorization to dispose of records that have met retention per the adopted retention schedule. Recommended Action: Waive the full reading and adopt by title only, “A Resolution of the City of Beaumont Authorizing Destruction of Certain Records in Accordance with the Records Retention Schedule Adopted by City Council.”	263
G.10	Amendment to TUMF Reimbursement Agreement	281

Amendment No. 1 to Transportation Uniform Mitigation Fee Program Agreement to Reimburse TUMF funds Potrero Boulevard Interchange PS&E Phase.

Recommended Action:

Authorize the Mayor to execute Amendment No. 1 to Transportation Uniform Mitigation Fee Program Agreement to Reimburse TUMF funds Potrero Boulevard Interchange PS&E Phase.

- G.11 Fiscal Year 2023 Popular Annual Financial Report 312**
Receive and file the City's Fiscal Year End 2023 Popular Annual Financial Report.

Recommended Action:

Receive and file the City's Fiscal Year End 2023 Popular Annual Financial Report.

- H. YOUTH COUNCIL REPORT**
Beaumont Youth Council Report Out and City Council Direction

- I. PUBLIC HEARINGS**
Approval of all Ordinances and Resolutions to be read by title only.

- J. ACTION ITEMS**
Approval of all Ordinances and Resolutions to be read by title only.

- J.1 Resolution Authorizing the Issuance of Community Facilities District No. 332**
2021-1 (Fairway Canyon) Special Tax Bonds, Series 2024 (the "2024 Bonds")

Adopt a resolution authorizing the issuance of its Special Tax Bonds, Series 2024 in a principal amount not to exceed sixteen million dollars (\$16,000,000) and approving certain documents and taking certain other actions in connection therewithin.

Recommended Action:

Waive the full reading and adopt by title only, "A Resolution of the City Council of the City of Beaumont, Acting as the Legislative Body of the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon), Authorizing the Issuance of Its 2024 Special Tax Bonds, in an Aggregate Principal Amount Not to Exceed Sixteen Million Dollars (\$16,000,000) and Approving Certain Documents and Taking Certain Other Actions in Connection Therewith".

- J.2 Spicer Consulting Group STAX Property Finder Presentation 692**
Spicer Consulting Group will be presenting their STAX Property Finder Application.

Recommended Action:

Receive and file presentation on the SCG STAX Property Finder Presentation.

- J.3 Appointments to City Committees 693**
Appointments to Administrative Appeals Board, Financial and Audit

Committee, Economic Development Committee and Parks and Recreation Committee.

Recommended Action:

Conduct interviews followed by the selection process outlined in BMC 2.04.100

- J.4 FY2023 Annual Comprehensive Financial Report and Report of Internal Control Over Financial Reporting 731**
Receive and file the FY2023 Annual Comprehensive Financial Report and all associated reports.

Recommended Action:

Receive and file the FY2023 Annual Comprehensive Financial Report and all associated reports.

- J.5 Professional Services Agreement with Mark Thomas for the Potrero Interchange, Phase II (CIP 2016-003) 949**
Award a Professional Services Agreement (PSA) to Mark Thomas for the Potrero Interchange, Phase II (Phase II).

Recommended Action:

Award a Professional Services Agreement to Mark Thomas for the Potrero Interchange, Phase II Project in an amount not to exceed \$2,724,388; and,

Authorize the City Manager to amend the Professional Services Agreement with Mark Thomas up to an additional \$408,658 (15%).

- J.6 Adoption of an Updated Strategic Communications Plan for 2023-2026 983**
The Strategic Communications Plan is a proactive approach serving as a roadmap for engagement and aligning messaging with the goals and mission of the City of Beaumont (City). By design, it enhances consistency, builds trust, and ensures information reaches the right audience at the right time.

Recommended Action:

Review, discuss and adopt the Strategic Communications Plan.

- J.7 Discussion and Direction on the Community Benefit Fee in the Policy on Land Use and Sensitive Receptors (PLUS) 1010**
Discuss and provide direction to staff on formalizing the Community Benefit Fee in the PLUS.

Recommended Action:

Direct staff to amend the PLUS language as presented.

- J.8 Mayoral Appointments to Various Boards, Commissions and Committees 1018**
Annual Appointments of City Council Members to City and outside agency boards, commissions and committees.

Recommended Action:

Mayoral appointments of City Council members to various boards,

commissions and committees.

- J.9 Utility Undergrounding Discussion** 1026
Discuss amending Beaumont Municipal Code (BMC) to establish a Utility Undergrounding Requirements section.

Recommended Action:

Direct staff to advertise for a public hearing and proceed with amending the Beaumont Municipal Code;

Establish an exemption to undergrounding utilities in excess of 34.5 kV;

Establish an exemption to undergrounding utilities for parcels having a project width less than 300 feet and require an in-lieu fee for future undergrounding via Capital Improvement Program (CIP); and,

Establish a waiver process for applicants to petition City Council to pay in-lieu fees for otherwise non-exempt projects.

- J.10 Approval of City Attorney Invoices for the Month of November 2023** 1044

Recommended Action:

Approve invoices in the amount of \$122,806.51.

K. LEGISLATIVE UPDATES AND DISCUSSION

L. ECONOMIC DEVELOPMENT UPDATE

Economic Development Committee Report Out and City Council Direction

M. CITY TREASURER REPORT

Finance and Audit Committee Report Out and City Council Direction

M.1 Treasurer Reports 1062

N. CITY CLERK REPORT

O. CITY ATTORNEY REPORT

P. CITY MANAGER REPORT

Q. FUTURE AGENDA ITEMS

- Assessment for the need for additional community center(s) (Future)
- Annexation Agreement with the County (Future)
- Marketing of Downtown Renovation on Billboards (January)
- Level of Service Standards for Traffic Levels (January)
- City Market Night (January)

R. COUNCIL REPORTS

Martinez
White
Voigt
Lara
Fenn

S. ADJOURNMENT

The next regular meeting of the Beaumont City Council, Beaumont Financing

Authority, the Beaumont Successor Agency (formerly RDA), the Beaumont Utility Authority, the Beaumont Parking Authority and the Beaumont Public Improvement Agency is scheduled for Tuesday January 16, 2024, at 6:00 p.m. unless otherwise posted.



WARRANTS TO BE RATIFIED

Thursday, November 30, 2023

Wells Fargo

Printed Checks	111985-111988	\$	1,680.39	FY 23/24
NvoicePay	APA006459-APA006526	\$	1,207,618.79	FY 23/24
	A/P Total	\$	<u>1,209,299.18</u>	
Bank Drafts	Guardian Life	\$	29,360.11	Employee Medical Insurance
	Wells Fargo	\$	91.06	Returned Item
		\$	94.42	Returned Item
		\$	100.44	Returned Item

I DO HEREBY CERTIFY THIS WARRANT LIST HAS BEEN COMPILED AND PREPARED TO MEET
THE DAILY OPERATIONS FOR THE FISCAL YEAR JULY 1, 2023 - JUNE 30, 2024

SIGNATURE: _____
TITLE: CITY TREASURER

SIGNATURE: _____
TITLE: FINANCE DIRECTOR



City of Beaumont, CA

Check Report

By Check Number

Date Range: 11/27/2023 - 12/01/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK WF-AP BANK WELLS FARGO						
1093	ASHLEY STARR	11/29/2023	Regular	0.00	147.71	111985
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>11/10/23</u>	Invoice	11/30/2023	RIEMBURSTMENT FOR DEPT SUPPLIES CA	0.00	147.71	
	<u>100-1550-7040-0000</u>		RECREATION PROGRAMS		147.71	
1464	ELIZABETH GIBBS	11/29/2023	Regular	0.00	90.00	111986
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>11/22/23</u>	Invoice	11/30/2023	PER DIEM - ICMA CONFERENCE	0.00	90.00	
	<u>100-1200-7066-0000</u>		TRAVEL, EDUCATION, TRA		90.00	
1596	GRETCHEN NYMAN	11/29/2023	Regular	0.00	259.00	111987
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>11/29/23-12/2/2</u>	Invoice	11/30/2023	PER DIEM - SLI 522-4 COURSE	0.00	259.00	
	<u>100-2050-7066-0000</u>		TRAVEL, EDUCATION, TRA		259.00	
2311	SOUTHERN CALIFORNIA EDISON	11/29/2023	Regular	0.00	1,183.68	111988
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>11/30/2023</u>	Invoice	11/30/2023	ELECTRIC UTILITY	0.00	1,183.68	
	<u>100-3250-7010-0000</u>		UTILITIES		534.28	
	<u>100-3250-7010-004X</u>		UTILITIES (IA 4)		130.17	
	<u>100-3250-7010-008A</u>		UTILITIES (IA 8A)		55.75	
	<u>100-3250-7010-014X</u>		UTILITIES (IA 14)		87.63	
	<u>100-3250-7010-019C</u>		UTILITIES (IA 19C)		115.02	
	<u>100-6050-7010-002X</u>		UTILITIES IA 2		252.96	
	<u>100-6050-7010-5800</u>		UTILITIES - MICKELSON P		7.87	
4260	10-8 RETROFIT INC	11/30/2023	Virtual Payment	0.00	4,118.45	APA006459
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>19791</u>	Invoice	11/30/2023	EQUIPMENT/ DEPT SUPPLIES	0.00	4,118.45	
	<u>100-2000-7070-0000</u>		SPECIAL DEPT SUPPLIES		150.00	
	<u>100-2000-8040-0000</u>		EQUIPMENT		3,968.45	
1023	ADVANCED WORKPLACE STRATEGIES	11/30/2023	Virtual Payment	0.00	310.00	APA006460
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>598690</u>	Invoice	11/30/2023	EMPLOYEE MEDICAL SERVICE	0.00	310.00	
	<u>100-3250-6019-0000</u>		FIRST AID		101.00	
	<u>750-7000-6019-0000</u>		FIRST AID		104.50	
	<u>750-8300-6019-0000</u>		FIRST AID		104.50	
2582	AFTERMATH SERVICES LLC	11/30/2023	Virtual Payment	0.00	400.00	APA006461
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>JC20-7209</u>	Invoice	11/30/2023	VEHICLE MAINTENANCE	0.00	400.00	
	<u>100-2050-7037-0000</u>		VEHICLE MAINTENANCE		400.00	
4467	ALL AMERICAN ASPHALT	11/30/2023	Virtual Payment	0.00	442,922.70	APA006462

Check Report

Date Range: 11/27/2023 - 12/01/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
APPLICATION 9	Invoice	11/30/2023	PENN AVE WIDENING PROJECT	0.00	442,922.70	
	500-0000-8030-0000	INFRASTRUCTURE IMPRO	PENN AVE WIDENING PROJECT		442,922.70	
1050	AMAZON CAPITAL SERVICES	11/30/2023	Virtual Payment	0.00	5,283.69	APA006463
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
113L-1PCL-QKF3	Invoice	11/30/2023	COMPUTER SUPPLIES/ MAINT	0.00	305.82	
	100-1230-7072-0000	COMPUTER SUPPLIES/MA	COMPUTER SUPPLIES/ MAINT		305.82	
137L-XWVD-41H	Invoice	11/30/2023	COMPUTER SUPPLIES/ MAINT	0.00	45.77	
	100-1230-7072-0000	COMPUTER SUPPLIES/MA	COMPUTER SUPPLIES/ MAINT		45.77	
14T6-QJ3V-1VP6	Invoice	11/30/2023	COMPUTER SUPPLIES/ MAINT	0.00	2,326.55	
	100-1230-7072-0000	COMPUTER SUPPLIES/MA	COMPUTER SUPPLIES/ MAINT		2,326.55	
196V-J3G9-J7GY	Invoice	11/30/2023	COMPUTER SUPPLIES/ MAINT	0.00	129.28	
	100-1230-7072-0000	COMPUTER SUPPLIES/MA	COMPUTER SUPPLIES/ MAINT		129.28	
199D-N6LD-7RHF	Invoice	11/30/2023	OFFICE SUPPLIES	0.00	71.66	
	100-1225-7025-0000	OFFICE SUPPLIES	OFFICE SUPPLIES		71.66	
19YC-MH3T-6CD1	Invoice	11/30/2023	BUILDING SUPPLIES/ MAINT	0.00	709.60	
	100-6000-7085-6025	BLDG MAINT - CITY HALL	BUILDING SUPPLIES/ MAINT		149.32	
	100-6000-7085-6045	BLDG MAINT- COMMUNI	BUILDING SUPPLIES/ MAINT		560.28	
1DGK-71CX-7HP	Invoice	11/30/2023	OFFIE SUPPLIES	0.00	40.92	
	100-1350-7025-0000	OFFICE SUPPLIES	OFFIE SUPPLIES		40.92	
1DGW-W47W-34	Invoice	11/30/2023	COMPUTER SUPPLIES/ MAINT	0.00	193.94	
	100-1230-7072-0000	COMPUTER SUPPLIES/MA	COMPUTER SUPPLIES/ MAINT		193.94	
1FNQ-GC3C-FKCP	Invoice	11/30/2023	COMPUTER SUPPLIES/ MAINT	0.00	31.24	
	100-1230-7072-0000	COMPUTER SUPPLIES/MA	COMPUTER SUPPLIES/ MAINT		31.24	
1FT9-M4L3-4LR6	Invoice	11/30/2023	OFFICE SUPPLIES	0.00	127.75	
	100-1550-7025-0000	OFFICE SUPPLIES	OFFICE SUPPLIES		127.75	
1HWK-4JYH-1VQ	Invoice	11/30/2023	DEPT SUPPLIES	0.00	765.75	
	100-6050-7070-0000	SPECIAL DEPT SUPPLIES	DEPT SUPPLIES		765.75	
1K6H-N7C3-6973	Invoice	11/30/2023	PROGRAM COST	0.00	97.77	
	240-0000-7096-0000	PROGRAM COSTS - OTHE	PROGRAM COST		97.77	
1RRY-MWXP-7NT	Invoice	11/30/2023	COMPUTER SUPPLIES/ MAINT	0.00	52.79	
	100-1230-7072-0000	COMPUTER SUPPLIES/MA	COMPUTER SUPPLIES/ MAINT		52.79	
1T4F-NNL4-19N4	Invoice	11/30/2023	OFFICE SUPPLIES	0.00	34.47	
	100-1550-7025-0000	OFFICE SUPPLIES	OFFICE SUPPLIES		34.47	
1TKF-J9V9-1XPK	Invoice	11/30/2023	OFFICE SUPPLIES	0.00	248.84	
	100-1200-7025-0000	OFFICE SUPPLIES	OFFICE SUPPLIES		219.76	
	100-1240-7025-0000	OFFICE SUPPLIES	OFFICE SUPPLIES		29.08	
1WHP-PYTK-1L6G	Invoice	11/30/2023	COMPUTER SUPPLIES/ MAINT	0.00	32.08	
	100-1230-7072-0000	COMPUTER SUPPLIES/MA	COMPUTER SUPPLIES/ MAINT		32.08	
1WHT-4M3X-4L9	Invoice	11/30/2023	OFFICE SUPPLIES	0.00	24.52	
	100-1550-7025-0000	OFFICE SUPPLIES	OFFICE SUPPLIES		24.52	
1YF9-N9XC-4Q6H	Invoice	11/30/2023	PROGRAM COST	0.00	44.94	
	240-0000-7096-0000	PROGRAM COSTS - OTHE	PROGRAM COST		44.94	
1053	AMERICAN FORENSIC NURSES	11/30/2023	Virtual Payment	0.00	851.63	APA006464
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
77969	Invoice	11/30/2023	CONTRACTUAL SERVICE	0.00	131.02	
	100-2050-7068-0000	CONTRACTUAL SERVICES	CONTRACTUAL SERVICE		131.02	
77976	Invoice	11/30/2023	CONTRACTUAL SERVICE	0.00	65.51	
	100-2050-7068-0000	CONTRACTUAL SERVICES	CONTRACTUAL SERVICE		65.51	

Check Report

Date Range: 11/27/2023 - 12/01/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<u>78092</u>	Invoice	11/30/2023	CONTRACTUAL SERVICE	0.00	262.04	
	<u>100-2050-7068-0000</u>		CONTRACTUAL SERVICES CONTRACTUAL SERVICE		262.04	
<u>78093</u>	Invoice	11/30/2023	CONTRACTUAL SERVICE	0.00	65.51	
	<u>100-2050-7068-0000</u>		CONTRACTUAL SERVICES CONTRACTUAL SERVICE		65.51	
<u>78215</u>	Invoice	11/30/2023	CONTRACTUAL SERVICE	0.00	262.04	
	<u>100-2050-7068-0000</u>		CONTRACTUAL SERVICES CONTRACTUAL SERVICE		262.04	
<u>78221</u>	Invoice	11/30/2023	CONTRACTUAL SERVICE	0.00	65.51	
	<u>100-2050-7068-0000</u>		CONTRACTUAL SERVICES CONTRACTUAL SERVICE		65.51	
3302	APGN INC / APG NEUROS	11/30/2023	Virtual Payment	0.00	5,787.80	APA006465
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>18639</u>	Invoice	11/30/2023	DEPT SUPPLIES	0.00	5,787.80	
	<u>700-4050-7070-0000</u>		SPECIAL DEPT SUPPLIES DEPT SUPPLIES		5,787.80	
4533	ARROWHEAD FENCE, INC.	11/30/2023	Virtual Payment	0.00	3,500.00	APA006466
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>14610</u>	Invoice	11/30/2023	CONTINGENCY	0.00	3,500.00	
	<u>700-4051-7900-0000</u>		CONTINGENCY COSTS CONTINGENCY		3,500.00	
3661	ARROWHEAD GROUP INC	11/30/2023	Virtual Payment	0.00	3,837.54	APA006467
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>42675</u>	Invoice	11/30/2023	CONTRACTUAL SERVICE	0.00	3,560.39	
	<u>100-6050-7068-0000</u>		CONTRACTUAL SERVICES CONTRACTUAL SERVICE		3,560.39	
<u>42874</u>	Invoice	11/30/2023	CONTRACTUAL SERVICE	0.00	277.15	
	<u>100-6050-7068-0000</u>		CONTRACTUAL SERVICES CONTRACTUAL SERVICE		277.15	
1086	ARROWHEAD RADIOLOGY MEDICAL	11/30/2023	Virtual Payment	0.00	56.00	APA006468
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>4455 2138464.1</u>	Invoice	11/30/2023	EMPLOYEE MEDICAL SERVICE	0.00	56.00	
	<u>100-2050-6019-0000</u>		FIRST AID EMPLOYEE MEDICAL SERVICE		56.00	
1100	AUTOZONE	11/30/2023	Virtual Payment	0.00	179.84	APA006469
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>2882702044</u>	Invoice	11/30/2023	VEHICLE MAINTENANCE	0.00	179.84	
	<u>750-7900-7037-0000</u>		VEHICLE MAINTENANCE VEHICLE MAINTENANCE		179.84	
4517	BAY ALARM COMPANY	11/30/2023	Virtual Payment	0.00	30.00	APA006470
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>21013645</u>	Invoice	11/30/2023	SECURITY SERVICES	0.00	30.00	
	<u>100-6000-7087-0000</u>		SECURITY SERVICES SECURITY SERVICES		30.00	
4175	BRIGHTVIEW LANDSCAPE SERVICES, INC	11/30/2023	Virtual Payment	0.00	1,429.00	APA006471
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>8683571</u>	Invoice	11/30/2023	Sports Park Field Lighting & Expansion Pro	0.00	1,429.00	
	<u>500-0000-8990-0000</u>		CAPITAL OUTLAY Sports Park Field Lighting & Exp		1,429.00	
2968	CALIFORNIA ASSOCIATION FOR LOCAL ECONOM	11/30/2023	Virtual Payment	0.00	800.00	APA006472
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>300004842</u>	Invoice	11/30/2023	CALED MEMBERSHIP	0.00	800.00	
	<u>100-1235-7030-0000</u>		DUES & SUBSCRIPTIONS CALED MEMBERSHIP		800.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1242	CED	11/30/2023	Virtual Payment	0.00	1,576.46	APA006473
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>0954-1022827</u>	Invoice	11/30/2023	DEPT SUPPLIES	0.00	312.48	
	<u>100-3250-7070-0000</u>		SPECIAL DEPT SUPPLIES		312.48	
<u>0954-1023311</u>	Invoice	11/30/2023	DEPT SUPPLIES	0.00	255.11	
	<u>100-3250-7070-0000</u>		SPECIAL DEPT SUPPLIES		255.11	
<u>0954-1023583</u>	Invoice	11/30/2023	DEPT SUPPLIES	0.00	754.25	
	<u>100-3250-7070-0000</u>		SPECIAL DEPT SUPPLIES		754.25	
<u>0954-1024103</u>	Invoice	11/30/2023	DEPT SUPPLIES	0.00	73.17	
	<u>100-3250-7070-0000</u>		SPECIAL DEPT SUPPLIES		73.17	
<u>0954-1024968</u>	Invoice	11/30/2023	DEPT SUPPLIES	0.00	181.45	
	<u>100-6000-7070-6045</u>		SPEC DEPT EXP- COMMU		181.45	
1296	CLARK'S TOWING	11/30/2023	Virtual Payment	0.00	300.00	APA006474
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>510262</u>	Invoice	11/30/2023	VEHICLE MAINTENANCE	0.00	300.00	
	<u>750-8200-7037-0000</u>		VEHICLE MAINTENANCE		300.00	
4588	CROSSTOWN ELECTRICAL & DATA, INC	11/30/2023	Virtual Payment	0.00	920.81	APA006475
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>4753-033</u>	Invoice	11/30/2023	TRAFFIC SIGNAL MAINTENANCE	0.00	920.81	
	<u>100-3250-7068-0000</u>		CONTRACTUAL SERVICES		920.81	
2634	CUMMINS SALES AND SERVICE	11/30/2023	Virtual Payment	0.00	2,909.31	APA006476
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>X2-56380</u>	Invoice	11/30/2023	VEHICLE MAINTENANCE	0.00	2,909.31	
	<u>750-8200-7037-0000</u>		VEHICLE MAINTENANCE		2,909.31	
1353	CUSTOM TROPHIES	11/30/2023	Virtual Payment	0.00	141.42	APA006477
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>004468</u>	Invoice	11/30/2023	OFFICE SUPPLIES	0.00	76.77	
	<u>100-1350-7070-0000</u>		SPECIAL DEPT SUPPLIES		76.77	
<u>004473</u>	Invoice	11/30/2023	OFFICE SUPPLIES	0.00	64.65	
	<u>100-1050-7025-0000</u>		OFFICE SUPPLIES		64.65	
4886	DALKE & SONS CONSTRUCTION, INC	11/30/2023	Virtual Payment	0.00	266,847.70	APA006478
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>APPLICATION 6</u>	Invoice	11/30/2023	CITY HALL RENOVATION	0.00	266,847.70	
	<u>500-0000-8030-0000</u>		INFRASTRUCTURE IMPRO		266,847.70	
1402	DEPARTMENT OF JUSTICE	11/30/2023	Virtual Payment	0.00	1,257.00	APA006479
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>691983</u>	Invoice	11/30/2023	Department of Justice - Livescan Fees	0.00	1,257.00	
	<u>100-2050-7031-0000</u>		LIVE SCAN-FINGERPRINTI		1,257.00	
1414	DIAMOND HILLS AUTO GROUP	11/30/2023	Virtual Payment	0.00	1,804.18	APA006480
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>27016452</u>	Invoice	11/30/2023	VEHICLE MAINTENANCE	0.00	1,804.18	
	<u>100-2050-7037-0000</u>		VEHICLE MAINTENANCE		1,804.18	
4359	DOT PHYSICALS ON THE GO	11/30/2023	Virtual Payment	0.00	100.00	APA006481

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>018</u>	Invoice	11/30/2023	EMPLOYEE MEDICAL SERVICE	0.00	100.00	
	<u>750-7400-6019-0000</u>	FIRST AID	EMPLOYEE MEDICAL SERVICE		100.00	
4339	EXP US SERVICES, INC	11/30/2023	Virtual Payment	0.00	1,830.92	APA006482
<u>Payable #</u>	<u>Payable Type</u>	<u>Post Date</u>	<u>Payable Description</u>	<u>Discount Amount</u>	<u>Payable Amount</u>	
	<u>Account Number</u>	<u>Account Name</u>	<u>Item Description</u>	<u>Distribution Amount</u>		
<u>134749</u>	Invoice	11/30/2023	PW2023-1014 - PASS THROUGH	0.00	1,830.92	
	<u>100-0000-2525-0000</u>	HELD ON DEPOSIT-PUBLI	PW2023-1014 - PASS THROUGH		1,830.92	
4586	FEHR & PEERS	11/30/2023	Virtual Payment	0.00	550.00	APA006483
<u>Payable #</u>	<u>Payable Type</u>	<u>Post Date</u>	<u>Payable Description</u>	<u>Discount Amount</u>	<u>Payable Amount</u>	
	<u>Account Number</u>	<u>Account Name</u>	<u>Item Description</u>	<u>Distribution Amount</u>		
<u>169486</u>	Invoice	11/30/2023	PASS THROUGH PW2022-0945	0.00	550.00	
	<u>100-0000-2525-0000</u>	HELD ON DEPOSIT-PUBLI	PASS THROUGH PW2022-0945		550.00	
3212	FLEET SERVICES, INC. - SAN BERNARDINO	11/30/2023	Virtual Payment	0.00	849.67	APA006484
<u>Payable #</u>	<u>Payable Type</u>	<u>Post Date</u>	<u>Payable Description</u>	<u>Discount Amount</u>	<u>Payable Amount</u>	
	<u>Account Number</u>	<u>Account Name</u>	<u>Item Description</u>	<u>Distribution Amount</u>		
<u>05P104730</u>	Invoice	11/30/2023	VEHICLE MAINTENANCE	0.00	849.67	
	<u>750-7400-7037-0000</u>	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		849.67	
1533	FRONTIER COMMUNICATIONS	11/30/2023	Virtual Payment	0.00	1,542.63	APA006485
<u>Payable #</u>	<u>Payable Type</u>	<u>Post Date</u>	<u>Payable Description</u>	<u>Discount Amount</u>	<u>Payable Amount</u>	
	<u>Account Number</u>	<u>Account Name</u>	<u>Item Description</u>	<u>Distribution Amount</u>		
<u>951-197-0708-12</u>	Invoice	11/30/2023	PHONE UTILITY	0.00	1,190.00	
	<u>100-1230-7015-6040</u>	TELEPHONE (POLICE DPT)	PHONE UTILITY		1,190.00	
<u>951-769-8537-03</u>	Invoice	11/30/2023	PHONE UTILITY	0.00	137.62	
	<u>100-1230-7015-6060</u>	TELEPHONE (4th ST YARD)	PHONE UTILITY		137.62	
<u>951-922-6646-04</u>	Invoice	11/30/2023	PHONE UTILITY	0.00	215.01	
	<u>700-4050-7015-0000</u>	TELEPHONE	PHONE UTILITY		215.01	
4825	GARDA CL WEST, INC	11/30/2023	Virtual Payment	0.00	353.16	APA006486
<u>Payable #</u>	<u>Payable Type</u>	<u>Post Date</u>	<u>Payable Description</u>	<u>Discount Amount</u>	<u>Payable Amount</u>	
	<u>Account Number</u>	<u>Account Name</u>	<u>Item Description</u>	<u>Distribution Amount</u>		
<u>10763167</u>	Invoice	11/30/2023	BANK FEES	0.00	353.16	
	<u>100-1225-7051-0000</u>	BANKING FEES	BANK FEES		353.16	
3874	GENERAC POWER SYSTEMS INC	11/30/2023	Virtual Payment	0.00	2,633.45	APA006487
<u>Payable #</u>	<u>Payable Type</u>	<u>Post Date</u>	<u>Payable Description</u>	<u>Discount Amount</u>	<u>Payable Amount</u>	
	<u>Account Number</u>	<u>Account Name</u>	<u>Item Description</u>	<u>Distribution Amount</u>		
<u>88104-1</u>	Invoice	11/30/2023	EQUIPMENT SUPPLIES/ MAINT	0.00	1,461.65	
	<u>700-4051-7090-0000</u>	EQUIPMENT SUPPLIES/M	EQUIPMENT SUPPLIES/ MAINT		1,461.65	
<u>88105-1</u>	Invoice	11/30/2023	EQUIPMENT SUPPLIES/ MAINT	0.00	1,171.80	
	<u>700-4051-7090-0000</u>	EQUIPMENT SUPPLIES/M	EQUIPMENT SUPPLIES/ MAINT		1,171.80	
3515	HD SUPPLY, INC	11/30/2023	Virtual Payment	0.00	229.63	APA006488
<u>Payable #</u>	<u>Payable Type</u>	<u>Post Date</u>	<u>Payable Description</u>	<u>Discount Amount</u>	<u>Payable Amount</u>	
	<u>Account Number</u>	<u>Account Name</u>	<u>Item Description</u>	<u>Distribution Amount</u>		
<u>INV00186708</u>	Invoice	11/30/2023	WWTP DEPT SUPPLIES	0.00	229.63	
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	WWTP DEPT SUPPLIES		229.63	
1610	HDL COREN & CONE	11/30/2023	Virtual Payment	0.00	2,288.54	APA006489
<u>Payable #</u>	<u>Payable Type</u>	<u>Post Date</u>	<u>Payable Description</u>	<u>Discount Amount</u>	<u>Payable Amount</u>	
	<u>Account Number</u>	<u>Account Name</u>	<u>Item Description</u>	<u>Distribution Amount</u>		
<u>SIN032782</u>	Invoice	11/30/2023	CONTRACTUAL SERVICES	0.00	2,288.54	
	<u>100-1230-7071-0000</u>	SOFTWARE	CONTRACTUAL SERVICES		2,288.54	
5106	HEMET FENCE CORP	11/30/2023	Virtual Payment	0.00	12,100.00	APA006490

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>5620</u>	Invoice	11/30/2023	Hemet Fence	0.00	12,100.00	
	<u>500-0000-8990-0000</u>		CAPITAL OUTLAY		12,100.00	
1622	HI-WAY SAFETY INC	11/30/2023	Virtual Payment	0.00	3,045.30	APA006491
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>149745</u>	Invoice	11/30/2023	EQUIPMENT SUPPLIES/ MAINT	0.00	3,045.30	
	<u>100-6050-7090-0000</u>		EQUIP SUPPLIES/MAINT		3,045.30	
5137	INTERNATIONAL BUSINESS MACHINES CORPOF	11/30/2023	Virtual Payment	0.00	730.00	APA006492
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>4266921</u>	Invoice	11/30/2023	SETUP PER ENGAGEMENT	0.00	730.00	
	<u>100-1230-7066-0000</u>		TRAVEL, EDUCATION, TRA		730.00	
1827	LANGUAGE TESTING INTERNATIONAL	11/30/2023	Virtual Payment	0.00	73.00	APA006493
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>L77616-IN</u>	Invoice	11/30/2023	CONTRACTUAL SERVICES	0.00	73.00	
	<u>100-1240-7068-0000</u>		CONTRACTUAL SERVICES		73.00	
5150	LAQUINTA BERRY	11/30/2023	Virtual Payment	0.00	250.00	APA006494
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>RCT_R01358820</u>	Invoice	11/30/2023	REFUND FOR CRC RM2 DEPOSIT	0.00	250.00	
	<u>100-0000-4590-0000</u>		BUILDING RENTAL		250.00	
3379	LAW OFFICES BURKE, WILLIAMS & SORENSSEN,	11/30/2023	Virtual Payment	0.00	336.00	APA006495
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>311517</u>	Invoice	11/30/2023	LEGAL SERVICES	0.00	336.00	
	<u>100-1300-7068-000B</u>		CONTRACTUAL SERVICES		336.00	
1857	LIEBERT CASSIDY WHITMORE	11/30/2023	Virtual Payment	0.00	3,655.00	APA006496
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>253849</u>	Invoice	11/30/2023	LEGAL SERVICE - GADAMS	0.00	3,655.00	
	<u>100-1300-7068-000B</u>		CONTRACTUAL SERVICES		3,655.00	
4466	MAGNOLIA ENVIRONMENTAL, LLC	11/30/2023	Virtual Payment	0.00	1,452.00	APA006497
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>6147</u>	Invoice	11/30/2023	PROFESSIONAL SERVICES	0.00	767.00	
	<u>500-0000-8990-0000</u>		CAPITAL OUTLAY		767.00	
<u>6148</u>	Invoice	11/30/2023	PROFESSIONAL SERVICES	0.00	685.00	
	<u>500-0000-8990-0000</u>		CAPITAL OUTLAY		685.00	
5149	MEGAN ADAMS	11/30/2023	Virtual Payment	0.00	250.00	APA006498
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>RCT_R01357237</u>	Invoice	11/30/2023	REFUND FOR MICKELSON PARK DEPOSIT	0.00	250.00	
	<u>100-0000-4591-0000</u>		PARKS RENTAL		250.00	
1984	NAPA AUTO PARTS	11/30/2023	Virtual Payment	0.00	470.22	APA006499
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>207246</u>	Invoice	11/30/2023	VEHICLE MAINTENANCE	0.00	32.30	
	<u>750-7300-7037-0000</u>		VEHICLE MAINTENANCE		32.30	

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<u>207248</u>	Credit Memo	11/30/2023	VEHICLE MAINTENANCE	0.00	-16.15	
	<u>750-7300-7070-0000</u>		SPECIAL DEPT SUPPLIES		-16.15	
<u>207426</u>	Invoice	11/30/2023	DEPT SUPPLIES	0.00	16.15	
	<u>750-7300-7070-0000</u>		SPECIAL DEPT SUPPLIES		16.15	
<u>207460</u>	Invoice	11/30/2023	VEHICLE MAINTENANCE	0.00	12.38	
	<u>750-7400-7037-0000</u>		VEHICLE MAINTENANCE		12.38	
<u>207649</u>	Invoice	11/30/2023	VEHICLE MAINTENANCE	0.00	89.42	
	<u>750-7600-7037-0000</u>		VEHICLE MAINTENANCE		89.42	
<u>207707</u>	Invoice	11/30/2023	VEHICLE MAINTENANCE	0.00	57.10	
	<u>750-7600-7037-0000</u>		VEHICLE MAINTENANCE		57.10	
<u>207926</u>	Invoice	11/30/2023	VEHICLE MAINTENANCE	0.00	279.02	
	<u>750-8300-7037-0000</u>		VEHICLE MAINTENANCE		279.02	
1317	OCCUPATIONAL HEALTH CENTERS	11/30/2023	Virtual Payment	0.00	398.00	APA006500
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>81116625</u>	Invoice	11/30/2023	HIRING COST	0.00	213.00	
	<u>100-1240-6050-0000</u>		RECRUITMENT AND HIRI		213.00	
<u>81189120</u>	Invoice	11/30/2023	HIRING COST	0.00	185.00	
	<u>100-1240-6050-0000</u>		RECRUITMENT AND HIRI		185.00	
2009	O'REILLY AUTO PARTS	11/30/2023	Virtual Payment	0.00	77.37	APA006501
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>2678-152427</u>	Invoice	11/30/2023	VEHICLE MAINTENANCE	0.00	42.91	
	<u>750-7400-7037-0000</u>		VEHICLE MAINTENANCE		42.91	
<u>2678-153357</u>	Invoice	11/07/2023	VEHICLE MAINTENANCE	0.00	34.46	
	<u>750-7100-7037-0000</u>		VEHICLE MAINTENANCE		34.46	
5152	PHYLLIS FARWELL	11/30/2023	Virtual Payment	0.00	10.00	APA006502
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>RCT R01359029</u>	Invoice	11/30/2023	REFUND FOR BLIZARD BASH VENDOR	0.00	10.00	
	<u>100-1550-7047-0000</u>		CONTRACT CLASS INSTRC		10.00	
3642	PLACEWORKS, INC	11/30/2023	Virtual Payment	0.00	28,717.56	APA006503
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>83039</u>	Invoice	11/30/2023	STEWART PARK LANDSCAPE ARCHITECTU	0.00	28,717.56	
	<u>500-0000-8990-0000</u>		CAPITAL OUTLAY		28,717.56	
3652	PRUDENTIAL OVERALL SUPPLY	11/30/2023	Virtual Payment	0.00	419.25	APA006504
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>23571087</u>	Invoice	11/30/2023	Transit Uniform Rental and Laundering Se	0.00	144.43	
	<u>750-7100-7065-0000</u>		UNIFORMS		8.91	
	<u>750-7400-7065-0000</u>		UNIFORMS		34.48	
	<u>750-7600-7065-0000</u>		UNIFORMS		29.72	
	<u>750-7800-7065-0000</u>		UNIFORMS		8.91	
	<u>750-7900-7065-0000</u>		UNIFORMS		17.84	
	<u>750-8000-7065-0000</u>		UNIFORMS		8.91	
	<u>750-8100-7065-0000</u>		UNIFORMS		8.91	
	<u>750-8200-7065-0000</u>		UNIFORMS		8.91	
	<u>750-8300-7065-0000</u>		UNIFORMS		17.84	
<u>23571090</u>	Invoice	11/30/2023	Transit Uniform Rental and Laundering Se	0.00	56.74	
	<u>750-7300-7065-0000</u>		UNIFORMS		56.74	
<u>23571094</u>	Invoice	11/30/2023	WW - PRUDENTIAL UNIFORMS	0.00	85.95	
	<u>700-4050-7065-0000</u>		UNIFORMS		54.70	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	<u>700-4051-7065-0000</u>	UNIFORMS	COLLECTIONS - PRUDENTIAL UN		31.25	
<u>23571095</u>	Invoice	11/30/2023	Uniforms for Building Maintenance/Grou	0.00	132.13	
	<u>100-6050-7065-0000</u>	CITY UNIFORMS	Uniforms for Building Maintena		132.13	
3423	RDO EQUIPMENT CO.	11/30/2023	Virtual Payment	0.00	151,657.09	APA006505
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>E1290935</u>	Invoice	11/30/2023	Skip Loader for Grounds Dpt	0.00	151,657.09	
	<u>100-6050-8060-0000</u>	VEHICLES	2022 John Deere 210P		143,667.09	
	<u>100-6050-8060-0000</u>	VEHICLES	Prep/ Reconditioning PDI/ Sales		4,100.00	
	<u>100-6050-8060-0000</u>	VEHICLES	CA Tire Fee		7.00	
	<u>100-6050-8060-0000</u>	VEHICLES	Warranty- 48 months; exp 11/1		3,883.00	
2135	RESOURCE BUILDING MATERIALS	11/30/2023	Virtual Payment	0.00	26.22	APA006506
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>3699977</u>	Invoice	11/30/2023	EQUIPMENT SUPPLIES/ MAINT	0.00	26.22	
	<u>100-6050-7090-0000</u>	EQUIP SUPPLIES/MAINT	EQUIPMENT SUPPLIES/ MAINT		26.22	
4199	ROGERS, ANDERSON, MALODY & SCOTT, LLP	11/30/2023	Virtual Payment	0.00	24,000.00	APA006507
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>73831</u>	Invoice	11/30/2023	FY24 Audit Services	0.00	24,000.00	
	<u>100-1225-7068-0000</u>	CONTRACTUAL SERVICES	FY24 Audit Services		24,000.00	
1113	RYAN M. WESTBROOK INC	11/30/2023	Virtual Payment	0.00	679.75	APA006508
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>810462</u>	Invoice	11/30/2023	CONTRACTUAL SERVICE	0.00	171.00	
	<u>100-2080-7068-0000</u>	CONTRACTUAL SERVICES	CONTRACTUAL SERVICE		171.00	
<u>817273</u>	Invoice	11/30/2023	CONTRACTUAL SERVICE	0.00	468.75	
	<u>100-2080-7068-0000</u>	CONTRACTUAL SERVICES	CONTRACTUAL SERVICE		468.75	
<u>817926</u>	Invoice	11/30/2023	CONTRACTUAL SERVICE	0.00	8.00	
	<u>100-2000-7068-0000</u>	CONTRACTUAL SERVICES	CONTRACTUAL SERVICE		8.00	
<u>818034</u>	Invoice	11/30/2023	CONTRACTUAL SERVICE	0.00	32.00	
	<u>100-2000-7068-0000</u>	CONTRACTUAL SERVICES	CONTRACTUAL SERVICE		32.00	
4434	SCOTT BROSIOUS	11/30/2023	Virtual Payment	0.00	1,825.00	APA006509
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>8102523</u>	Invoice	11/30/2023	CONTRACTUAL SERVICES	0.00	1,825.00	
	<u>100-1230-7068-0000</u>	CONTRACTUAL SERVICES	CONTRACTUAL SERVICES		1,825.00	
2026	SECURITY SIGNAL DEVICES, INC	11/30/2023	Virtual Payment	0.00	4,296.20	APA006510
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>R-00453256</u>	Invoice	11/30/2023	SECURITY SERVICES	0.00	104.98	
	<u>700-4051-7087-005X</u>	SECURITY SERVICES	SECURITY SERVICES		104.98	
<u>R-00485457</u>	Invoice	11/30/2023	SECURITY SERVICES	0.00	1,356.22	
	<u>100-6000-7087-6025</u>	SECURITY - CITY HALL	SECURITY SERVICES		168.17	
	<u>100-6000-7087-6026</u>	SECURITY- CITY HALL BLD	SECURITY SERVICES		72.08	
	<u>100-6000-7087-6040</u>	SECURITY - POLICE DEPT	SECURITY SERVICES		124.50	
	<u>100-6000-7087-6040</u>	SECURITY - POLICE DEPT	SECURITY SERVICES		63.96	
	<u>100-6000-7087-6045</u>	SECURITY - COMMUNITY	SECURITY SERVICES		204.97	
	<u>700-4050-7087-0000</u>	SECURITY SERVICES	SECURITY SERVICES		65.72	
	<u>700-4051-7087-005X</u>	SECURITY SERVICES	SECURITY SERVICES		179.52	
	<u>700-4051-7087-005X</u>	SECURITY SERVICES	SECURITY SERVICES		151.52	
	<u>700-4051-7087-007A</u>	SECURITY SERVICES	SECURITY SERVICES		197.15	
	<u>750-7000-7087-0000</u>	SECURITY SERVICES	SECURITY SERVICES		61.10	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	750-7300-7087-0000	SECURITY SERVICES	SECURITY SERVICES		67.53	
<u>S-01114572</u>	Invoice	11/30/2023	SECURITY SERVICES	0.00	2,835.00	
	<u>100-6000-7087-6025</u>	SECURITY - CITY HALL	SECURITY SERVICES		2,835.00	
4421	SGH ARCHITECTS	11/30/2023	Virtual Payment	0.00	4,550.00	APA006511
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>3821</u>	Invoice	11/30/2023	CF104 - CITY HALL ARCHITECTURAL DESIG	0.00	4,550.00	
	<u>500-0000-7068-0000</u>	CONTRACTUAL SERVICE	CF104 - CITY HALL ARCHITECTU		4,550.00	
2295	SLOVAK BARON EMPEY MURPHY & PINKNEY	11/30/2023	Virtual Payment	0.00	118,247.77	APA006512
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>83115</u>	Invoice	11/30/2023	LEGAL SERVICES	0.00	10,784.69	
	<u>100-1300-7068-000B</u>	CONTRACTUAL SERVICES	LEGAL SERVICES		10,784.69	
<u>83117</u>	Invoice	11/30/2023	LEGAL SERVICES	0.00	4,851.50	
	<u>100-1300-7068-000B</u>	CONTRACTUAL SERVICES	LEGAL SERVICES		4,851.50	
<u>83118</u>	Invoice	11/30/2023	LEGAL SERVICES	0.00	9,281.30	
	<u>100-1300-7068-000B</u>	CONTRACTUAL SERVICES	LEGAL SERVICES		9,281.30	
<u>83119</u>	Invoice	11/30/2023	LEGAL SERVICES	0.00	5,186.95	
	<u>100-1300-7068-000B</u>	CONTRACTUAL SERVICES	LEGAL SERVICES		5,186.95	
<u>83120</u>	Invoice	11/30/2023	LEGAL SERVICES	0.00	550.00	
	<u>100-1300-7068-000B</u>	CONTRACTUAL SERVICES	LEGAL SERVICES		550.00	
<u>83123</u>	Invoice	11/30/2023	LEGAL SERVICES	0.00	6,310.20	
	<u>100-1300-7068-000B</u>	CONTRACTUAL SERVICES	LEGAL SERVICES		6,310.20	
<u>83125</u>	Invoice	11/30/2023	LEGAL SERVICES	0.00	27.50	
	<u>100-1300-7068-000B</u>	CONTRACTUAL SERVICES	LEGAL SERVICES		27.50	
<u>83126</u>	Invoice	11/30/2023	LEGAL SERVICES	0.00	38,182.00	
	<u>100-1300-7068-000B</u>	CONTRACTUAL SERVICES	LEGAL SERVICES		38,182.00	
<u>83127</u>	Invoice	11/30/2023	LEGAL SERVICES	0.00	2,500.23	
	<u>100-1300-7068-000B</u>	CONTRACTUAL SERVICES	LEGAL SERVICES		2,500.23	
<u>83128</u>	Invoice	11/30/2023	LEGAL SERVICES	0.00	5,692.50	
	<u>100-1300-7068-000B</u>	CONTRACTUAL SERVICES	LEGAL SERVICES		5,692.50	
<u>83129</u>	Invoice	11/30/2023	LEGAL SERVICES	0.00	2,342.20	
	<u>100-1300-7068-000B</u>	CONTRACTUAL SERVICES	LEGAL SERVICES		2,342.20	
<u>83130</u>	Invoice	11/30/2023	LEGAL SERVICES	0.00	25,004.70	
	<u>700-4050-7068-0000</u>	CONTRACTUAL SERVICES	LEGAL SERVICES		25,004.70	
<u>83131</u>	Invoice	11/30/2023	LEGAL SERVICES	0.00	7,534.00	
	<u>100-1300-7068-000B</u>	CONTRACTUAL SERVICES	LEGAL SERVICES		7,534.00	
5092	SMART RAIN	11/30/2023	Virtual Payment	0.00	74,914.13	APA006513
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>INV-SR3319</u>	Invoice	11/30/2023	Smart Irrigation System	0.00	74,914.13	
	<u>600-5000-7072-0000</u>	FACILITY REPLACEMENT E	Smart Irrigation System Installa		74,914.13	
4685	SOILS SOUTHWEST, INC	11/30/2023	Virtual Payment	0.00	4,215.60	APA006514
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>20009-IN3</u>	Invoice	11/30/2023	GEOTECHNICAL SERVICES FOR FIRE STATI	0.00	4,215.60	
	<u>500-0000-8030-0000</u>	INFRASTRUCTURE IMPRO	GEOTECHNICAL SERVICES FOR FI		4,215.60	
2405	THE COUNSELING TEAM	11/30/2023	Virtual Payment	0.00	600.00	APA006515

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
88895	Invoice	11/30/2023	HIRING COST	0.00	300.00	
	<u>100-1240-6050-0000</u>		RECRUITMENT AND HIRI	HIRING COST	300.00	
88970	Invoice	11/30/2023	HIRING COST	0.00	300.00	
	<u>100-1240-6050-0000</u>		RECRUITMENT AND HIRI	HIRING COST	300.00	
2419	THE RECORD GAZETTE	11/30/2023	Virtual Payment	0.00	464.75	APA006516
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
50002482 10/31/	Invoice	11/30/2023	ADVERTISING	0.00	464.75	
	<u>100-1210-7020-0000</u>		ADVERTISING	ADVERTISING	464.75	
2430	TIME WARNER CABLE	11/30/2023	Virtual Payment	0.00	789.70	APA006517
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
0013594112023	Invoice	11/30/2023	SPECTRUM	0.00	156.55	
	<u>100-1230-7015-6040</u>		TELEPHONE (POLICE DPT)	SPECTRUM	156.55	
0014188112023	Invoice	11/30/2023	SPECTRUM	0.00	55.11	
	<u>100-1230-7015-6055</u>		TELEPHONE (MAPLE AVE)	SPECTRUM	55.11	
13099660111212	Invoice	11/30/2023	SPECTRUM - RADIO COMMUNICATIONS	0.00	578.04	
	<u>100-2050-7057-0000</u>		RADIO COMMUNICATION	SPECTRUM - RADIO COMMUNIC	578.04	
2429	TK ELEVATOR CORP	11/30/2023	Virtual Payment	0.00	438.22	APA006518
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
3007476722	Invoice	11/30/2023	CONTRACTUAL SERVICES	0.00	438.22	
	<u>100-6000-7068-6045</u>		CONTRACTUAL SVC- COM	CONTRACTUAL SERVICES	438.22	
3265	TOWNSEND PUBLIC AFFAIRS, INC	11/30/2023	Virtual Payment	0.00	2,000.00	APA006519
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
19931	Invoice	11/30/2023	CONTRACTUAL SERVICES	0.00	2,000.00	
	<u>100-1200-7068-0000</u>		CONTRACTUAL SERVICES	CONTRACTUAL SERVICES	2,000.00	
3095	TRENCH SHORING COMPANY	11/30/2023	Virtual Payment	0.00	948.00	APA006520
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
R120321121	Invoice	11/30/2023	EQUIPMENT RENTAL	0.00	492.00	
	<u>500-0000-8014-0000</u>		BUILDING IMPROVEMEN	EQUIPMENT RENTAL	492.00	
R120350871	Invoice	11/30/2023	EQUIPMENT RENTAL	0.00	456.00	
	<u>500-0000-8030-0000</u>		INFRASTRUCTURE IMPRO	EQUIPMENT RENTAL	456.00	
3040	TYLER BUSINESS FORMS	11/30/2023	Virtual Payment	0.00	1,133.67	APA006521
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
38481	Invoice	11/30/2023	OFFICE SUPPLIES	0.00	1,133.67	
	<u>100-1240-7025-0000</u>		OFFICE SUPPLIES	OFFICE SUPPLIES	1,133.67	
2490	VERIZON BUSINESS SERVICE	11/30/2023	Virtual Payment	0.00	1,598.92	APA006522
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
72752886	Invoice	11/30/2023	PHONE UTILITY	0.00	1,598.92	
	<u>100-1230-7015-6040</u>		TELEPHONE (POLICE DPT)	PHONE UTILITY	1,598.92	
2518	VULCAN MATERIALS	11/30/2023	Virtual Payment	0.00	1,864.94	APA006523

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>73831778</u>	Invoice	11/30/2023	PROJECT SUPPLIES	0.00	1,026.00	
	<u>500-0000-8030-0000</u>		INFRASTRUCTURE IMPRO		1,026.00	
<u>73833188</u>	Invoice	11/30/2023	PROJECT SUPPLIES	0.00	640.00	
	<u>500-0000-8030-0000</u>		INFRASTRUCTURE IMPRO		640.00	
<u>73835598</u>	Invoice	11/30/2023	PROJECT SUPPLIES	0.00	198.94	
	<u>500-0000-8030-0000</u>		INFRASTRUCTURE IMPRO		198.94	
3422	WAXIE SANITARY SUPPLY	11/30/2023	Virtual Payment	0.00	3,590.60	APA006524
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>82003803</u>	Invoice	11/30/2023	BUILDING SUPPLIES/ MAINT	0.00	50.79	
	<u>100-6000-7085-6045</u>		BLDG MAINT- COMMUNI		50.79	
<u>82093303</u>	Invoice	11/30/2023	BUILDING SUPPLIES/ MAINT	0.00	1,316.67	
	<u>100-6000-7085-6025</u>		BLDG MAINT - CITY HALL		1,316.67	
<u>82099629</u>	Invoice	11/30/2023	BUILDING SUPPLIES/ MAINT	0.00	1,045.20	
	<u>100-6000-7085-6040</u>		BLDG MAINT - POLICE DE		1,045.20	
<u>82100107</u>	Invoice	11/30/2023	BUILDING SUPPLIES/ MAINT	0.00	103.27	
	<u>100-6000-7085-6045</u>		BLDG MAINT- COMMUNI		103.27	
<u>82102777</u>	Invoice	11/30/2023	BUILDING SUPPLIES/ MAINT	0.00	79.91	
	<u>100-6000-7085-6025</u>		BLDG MAINT - CITY HALL		79.91	
<u>82102993</u>	Invoice	11/30/2023	BUILDING SUPPLIES/ MAINT	0.00	994.76	
	<u>100-6000-7085-6045</u>		BLDG MAINT- COMMUNI		994.76	
2629	WEST COAST TURF	11/30/2023	Virtual Payment	0.00	153.00	APA006525
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>INV101851</u>	Invoice	11/30/2023	DEPT SUPPLIES	0.00	153.00	
	<u>500-0000-8030-0000</u>		INFRASTRUCTURE IMPRO		153.00	
2911	WILMINGTON TRUST, N.A.	11/30/2023	Virtual Payment	0.00	2,000.00	APA006526
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>20230926-84025-</u>	Invoice	11/30/2023	BANKING FEES	0.00	2,000.00	
	<u>250-0000-7051-0000</u>		TRUSTEE FEES		2,000.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1599	GUARDIAN LIFE INSURANCE	11/28/2023	Bank Draft	0.00	29,360.11	DFT0005060
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>DECEMBER2023</u>	Invoice	11/28/2023	EMPLOYEE INSURANCE	0.00	29,360.11	
<u>100-0000-2040-0000</u>	GUARDIAN VOLUNTARY LI	EMPLOYEE INSURANCE	1,568.40			
<u>100-0000-2200-0000</u>	HEALTH INSURANCE	EMPLOYEE INSURANCE	1,731.72			
<u>100-0000-2200-0000</u>	HEALTH INSURANCE	EMPLOYEE INSURANCE	764.21			
<u>100-0000-2200-0000</u>	HEALTH INSURANCE	EMPLOYEE INSURANCE	16,079.21			
<u>100-0000-2999-0000</u>	SUSPENSE	EMPLOYEE INSURANCE	180.98			
<u>100-1150-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	71.28			
<u>100-1150-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	12.40			
<u>100-1200-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	201.33			
<u>100-1200-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	24.80			
<u>100-1210-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	203.04			
<u>100-1210-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	18.60			
<u>100-1225-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	257.86			
<u>100-1225-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	43.40			
<u>100-1230-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	288.02			
<u>100-1230-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	37.20			
<u>100-1235-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	87.57			
<u>100-1235-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	12.40			
<u>100-1240-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	163.29			
<u>100-1240-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	15.29			
<u>100-1350-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	190.53			
<u>100-1350-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	24.80			
<u>100-1550-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	151.88			
<u>100-1550-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	24.80			
<u>100-2000-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	69.48			
<u>100-2000-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	12.40			
<u>100-2030-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	57.29			
<u>100-2030-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	12.40			
<u>100-2050-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	2,746.55			
<u>100-2050-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	331.49			
<u>100-2090-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	693.59			
<u>100-2090-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	142.60			
<u>100-2150-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	192.34			
<u>100-2150-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	37.20			
<u>100-3100-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	324.37			
<u>100-3100-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	49.60			
<u>100-3250-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	265.34			
<u>100-3250-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	55.80			
<u>100-6000-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	96.99			
<u>100-6000-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	24.80			
<u>100-6050-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	570.38			
<u>100-6050-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	130.20			
<u>700-4050-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	424.28			
<u>700-4050-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	62.00			
<u>700-4051-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	116.92			
<u>700-4051-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	24.80			
<u>750-7000-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	110.44			
<u>750-7000-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	18.60			
<u>750-7100-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	25.20			
<u>750-7100-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	6.20			
<u>750-7300-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	157.06			
<u>750-7300-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	31.00			
<u>750-7400-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	104.95			
<u>750-7400-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	24.80			
<u>750-7600-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	73.99			
<u>750-7600-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	15.51			
<u>750-7800-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE	18.72			
<u>750-7800-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE	6.20			

Check Report

Date Range: 11/27/2023 - 12/01/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	<u>750-7900-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE		70.38	
	<u>750-7900-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE		12.40	
	<u>750-8100-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE		24.57	
	<u>750-8100-6028-0000</u>	LIFE INSURANCE	EMPLOYEE INSURANCE		6.20	
	<u>750-8300-6023-0000</u>	DISABILITY	EMPLOYEE INSURANCE		47.66	
	<u>750-8300-6028-0000</u>	LIFE INS	EMPLOYEE INSURANCE		12.40	

Bank Code AP BANK WF Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	4	4	0.00	1,680.39
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	29,360.11
EFT's	0	0	0.00	0.00
Virtual Payments	139	68	0.00	1,207,618.79
	144	73	0.00	1,238,659.29

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	4	4	0.00	1,680.39
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	29,360.11
EFT's	0	0	0.00	0.00
Virtual Payments	139	68	0.00	1,207,618.79
	144	73	0.00	1,238,659.29

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	11/2023	1,238,659.29
			1,238,659.29

**WARRANTS TO BE RATIFIED**

Thursday, December 7, 2023

Wells Fargo

ACH	758	\$	58,758.48	FY 23/24
Printed Checks	111989-111993	\$	477.15	FY 23/24 (Utility Refund Checks)
	111994-112004	\$	12,729.02	FY 23/24
NvoicePay	APA006527-APA006587	\$	552,864.22	FY 23/24
	A/P Total	\$	<u>566,070.39</u>	
Bank Drafts	AuthNet Gateway Billing	\$	4,980.00	Credit Card Processing Fees
	Global Payments	\$	19,007.70	Credit Card Processing Fees
		\$	5,184.21	Credit Card Processing Fees
	Wells Fargo	\$	100.44	Returned Item
		\$	45.00	Returned Item

I DO HEREBY CERTIFY THIS WARRANT LIST HAS BEEN COMPILED AND PREPARED TO MEET
THE DAILY OPERATIONS FOR THE FISCAL YEAR JULY 1, 2023 - JUNE 30, 2024

SIGNATURE: _____
TITLE: CITY TREASURER

SIGNATURE: _____
TITLE: FINANCE DIRECTOR



City of Beaumont, CA

Check Report

By Check Number

Date Range: 12/02/2023 - 12/08/2023

Check Report

Date Range: 12/02/2023 - 12/08/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK WF-AP BANK WELLS FARGO						
2725	US BANK CORPORATE PAYMENT SYSTEMS	12/07/2023	EFT	0.00	58,758.48	758
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>24005943307300</u>	Invoice	12/07/2023	GOVERNMENT FINANCE OFFIC	0.00	500.00	
<u>100-1225-7066-0000</u>			TRAVEL, EDUCATION, TRA		500.00	
<u>24011343284000</u>	Invoice	10/12/2023	WWW.BESTOSIGNS.COM	0.00	149.82	
<u>100-1550-7040-0000</u>			RECREATION PROGRAMS		149.82	
<u>24011343288000</u>	Invoice	10/16/2023	CANVA* I03939-36226847	0.00	119.99	
<u>100-1210-7030-0000</u>			DUES & SUBSCRIPTIONS		119.99	
<u>24011343307000</u>	Invoice	12/07/2023	CANVA* I03958-55287255	0.00	235.00	
<u>100-1550-7020-0000</u>			ADVERTISING		235.00	
<u>24011343307000</u>	Invoice	12/07/2023	CANVA* I03958-55627931	0.00	40.50	
<u>100-1550-7020-0000</u>			ADVERTISING		40.50	
<u>24013393311000</u>	Invoice	12/07/2023	ASSESSOR/CLERK/RECORDER S	0.00	1.14	
<u>100-0000-2026-0000</u>			ACCOUNTS PAYABLE SUSP		1.14	
<u>24013393311000</u>	Invoice	12/07/2023	ASSESSOR CLERK RECORDER R	0.00	50.00	
<u>100-0000-2026-0000</u>			ACCOUNTS PAYABLE SUSP		50.00	
<u>24034543290001</u>	Invoice	10/18/2023	76 - COUNTY LINE	0.00	124.58	
<u>100-6050-7050-0000</u>			FUEL		124.58	
<u>24055223299722</u>	Invoice	10/27/2023	HYATT REGENCY MONTEREY	0.00	991.96	
<u>100-0000-2026-0000</u>			ACCOUNTS PAYABLE SUSP		991.96	
<u>24055223301722</u>	Invoice	10/30/2023	HYATT REGENCY MONTEREY	0.00	991.96	
<u>100-0000-2026-0000</u>			ACCOUNTS PAYABLE SUSP		991.96	
<u>24055233290837</u>	Invoice	10/17/2023	FAST 5 XPRESS BEAUMONT	0.00	7.00	
<u>100-1550-7070-0000</u>			SPECIAL DEPT SUPPLIES		7.00	
<u>24067203293220</u>	Invoice	10/23/2023	RDOCE RIV 020435	0.00	57.43	
<u>100-0000-2026-0000</u>			ACCOUNTS PAYABLE SUSP		57.43	
<u>24116413284067</u>	Invoice	10/12/2023	PAYPAL *PUBLIC SECT PUBLI	0.00	95.00	
<u>100-1200-7066-0000</u>			TRAVEL, EDUCATION, TRA		95.00	
<u>24116413292067</u>	Invoice	10/20/2023	INN. INTEL. PRODUCT	0.00	446.86	
<u>750-7100-7037-0000</u>			VEHICLE MAINTENANCE		446.86	
<u>24137463286500</u>	Invoice	10/16/2023	BEAUMONT DO IT BEST	0.00	46.85	
<u>700-4051-7070-0000</u>			SPECIAL DEPT SUPPLIES		46.85	
<u>24137463287501</u>	Invoice	10/16/2023	BEAUMONT DO IT BEST	0.00	68.28	
<u>100-6050-7070-5999</u>			SPEC DEPT EXP - ALL PAR		68.28	
<u>24137463290500</u>	Invoice	10/18/2023	BEAUMONT DO IT BEST	0.00	31.98	
<u>100-0000-2026-0000</u>			ACCOUNTS PAYABLE SUSP		31.98	
<u>24137463292500</u>	Invoice	10/20/2023	STATERBROS173	0.00	46.24	
<u>100-2050-7066-0000</u>			TRAVEL, EDUCATION, TRA		46.24	
<u>24137463293200</u>	Invoice	10/23/2023	HOBBY-LOBBY #729	0.00	69.30	
<u>100-1550-7040-0000</u>			RECREATION PROGRAMS		69.30	
<u>24137463293500</u>	Invoice	10/23/2023	BEAUMONT DO IT BEST	0.00	61.06	
<u>500-0000-8030-0000</u>			INFRASTRUCTURE IMPRO		61.06	
<u>24137463298500</u>	Invoice	10/26/2023	STATERBROS173	0.00	179.50	
<u>100-1240-7070-0000</u>			SPECIAL DEPT SUPPLIES		179.50	
<u>24137463298500</u>	Invoice	10/26/2023	BEAUMONT DO IT BEST	0.00	44.44	
<u>100-6050-7070-5300</u>			SPEC DEPT EXP - SENECA		44.44	
<u>24137463303500</u>	Invoice	10/31/2023	TRADER JOE S #099	0.00	44.60	
<u>100-1550-7040-0000</u>			RECREATION PROGRAMS		44.60	
<u>24137463304500</u>	Invoice	10/30/2023	BEAUMONT DO IT BEST	0.00	6.77	
<u>100-6050-7070-5999</u>			SPEC DEPT EXP - ALL PAR		6.77	
<u>24137463304500</u>	Invoice	10/30/2023	BEAUMONT DO IT BEST	0.00	8.16	

Check Report

Date Range: 12/02/2023 - 12/08/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	<u>100-6000-7085-6045</u>	BLDG MAINT- COMMUNI	HARDWARE STORES		8.16	
<u>24137463305200</u>	Invoice	10/31/2023	HOBBS-LOBBY #729	0.00	32.07	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HOBBS, TOY, AND GAME SHOPS		32.07	
<u>24137463305500</u>	Invoice	10/31/2023	BEAUMONT DO IT BEST	0.00	22.60	
	<u>100-6000-7085-6040</u>	BLDG MAINT - POLICE DE	HARDWARE STORES		22.60	
<u>24137463305500</u>	Invoice	10/31/2023	BEAUMONT DO IT BEST	0.00	5.90	
	<u>100-6050-7070-5999</u>	SPEC DEPT EXP - ALL PAR	HARDWARE STORES		5.90	
<u>24137463306500</u>	Invoice	12/07/2023	BEAUMONT DO IT BEST	0.00	89.15	
	<u>750-7100-7070-0000</u>	SPECIAL DEPT SUPPLIES	HARDWARE STORES		89.15	
<u>24137463306500</u>	Invoice	12/07/2023	STATERBROS205	0.00	30.37	
	<u>100-2050-7035-0000</u>	LOCAL MEETINGS	GROCERY STORES, SUPERMAR		30.37	
<u>24137463306500</u>	Invoice	12/07/2023	BEAUMONT DO IT BEST	0.00	87.96	
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	HARDWARE STORES		87.96	
<u>24137463306500</u>	Invoice	12/07/2023	BEAUMONT DO IT BEST	0.00	42.84	
	<u>100-6050-7070-5999</u>	SPEC DEPT EXP - ALL PAR	HARDWARE STORES		42.84	
<u>24137463307500</u>	Invoice	12/07/2023	BEAUMONT DO IT BEST	0.00	17.76	
	<u>700-4051-7070-0000</u>	SPECIAL DEPT SUPPLIES	HARDWARE STORES		17.76	
<u>24137463307500</u>	Invoice	12/07/2023	BEAUMONT DO IT BEST	0.00	63.30	
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	HARDWARE STORES		63.30	
<u>24137463307500</u>	Invoice	12/07/2023	BEAUMONT DO IT BEST	0.00	44.95	
	<u>500-0000-8014-0000</u>	BUILDING IMPROVEMEN	HARDWARE STORES		44.95	
<u>24137463307500</u>	Invoice	12/07/2023	BEAUMONT DO IT BEST	0.00	62.54	
	<u>500-0000-8014-0000</u>	BUILDING IMPROVEMEN	HARDWARE STORES		62.54	
<u>24137463308001</u>	Invoice	12/07/2023	TRACTOR SUPPLY #2134	0.00	1,807.76	
	<u>700-4051-7070-0000</u>	SPECIAL DEPT SUPPLIES	MISCELLANEOUS AUTOMOTIVE		1,807.76	
<u>24137463309500</u>	Invoice	12/07/2023	BEAUMONT DO IT BEST	0.00	161.56	
	<u>100-6050-7070-5999</u>	SPEC DEPT EXP - ALL PAR	HARDWARE STORES		161.56	
<u>24137463309500</u>	Invoice	12/07/2023	BEAUMONT DO IT BEST	0.00	35.54	
	<u>100-6050-7070-5999</u>	SPEC DEPT EXP - ALL PAR	HARDWARE STORES		35.54	
<u>24137463311200</u>	Invoice	12/07/2023	HOBBS-LOBBY #729	0.00	44.13	
	<u>700-4050-7035-0000</u>	LOCAL MEETINGS	HOBBS, TOY, AND GAME SHOPS		44.13	
<u>24137463311500</u>	Invoice	12/07/2023	BEAUMONT DO IT BEST	0.00	43.26	
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	HARDWARE STORES		43.26	
<u>24137463311500</u>	Invoice	12/07/2023	BEAUMONT DO IT BEST	0.00	184.24	
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	HARDWARE STORES		184.24	
<u>24137463311500</u>	Invoice	12/07/2023	BEAUMONT DO IT BEST	0.00	10.86	
	<u>100-6050-7070-5700</u>	SPEC DEPT EXP - WILD FL	HARDWARE STORES		10.86	
<u>24137463311500</u>	Invoice	12/07/2023	BEAUMONT DO IT BEST	0.00	34.13	
	<u>500-0000-8990-0000</u>	CAPITAL OUTLAY	HARDWARE STORES		34.13	
<u>24137463312500</u>	Invoice	12/07/2023	BEAUMONT DO IT BEST	0.00	49.94	
	<u>700-4051-7070-0000</u>	SPECIAL DEPT SUPPLIES	HARDWARE STORES		49.94	
<u>24137463312500</u>	Invoice	12/07/2023	BEAUMONT DO IT BEST	0.00	12.16	
	<u>100-6050-7070-5350</u>	SPEC DEPT EXP - SHADO	HARDWARE STORES		12.16	
<u>24137463313500</u>	Invoice	11/10/2023	BEAUMONT DO IT BEST	0.00	19.37	
	<u>100-6000-7085-6045</u>	BLDG MAINT- COMMUNI	HARDWARE STORES		19.37	
<u>24137463316500</u>	Invoice	11/13/2023	BEAUMONT DO IT BEST	0.00	14.00	
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	HARDWARE STORES		14.00	
<u>24137463316500</u>	Invoice	11/13/2023	BEAUMONT DO IT BEST	0.00	6.21	
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	HARDWARE STORES		6.21	
<u>24137463316500</u>	Invoice	11/13/2023	BEAUMONT DO IT BEST	0.00	49.55	
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	HARDWARE STORES		49.55	
<u>24198803285340</u>	Invoice	10/13/2023	PAYPAL *PUBLIC SECT PU	0.00	95.00	

Check Report

Date Range: 12/02/2023 - 12/08/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	<u>100-1200-7066-0000</u>	TRAVEL, EDUCATION, TRA	BUSINESS/SECRETARIAL SCHL		95.00	
<u>24198803285340</u>	Invoice	10/13/2023	PAYPAL *PUBLIC SECT PU	0.00	95.00	
	<u>100-1200-7066-0000</u>	TRAVEL, EDUCATION, TRA	BUSINESS/SECRETARIAL SCHL		95.00	
<u>24204293303001</u>	Invoice	10/31/2023	BOSCH AUTOMOTIVE SERVICE	0.00	1,135.25	
	<u>750-7300-7071-0000</u>	SOFTWARE	DIGITAL GOODS: APPLICATIONS(1,135.25	
<u>24204293314000</u>	Invoice	11/13/2023	LINKEDIN ADS 8895803776	0.00	28.73	
	<u>100-1235-7020-0000</u>	ADVERTISING	CONTINUITY SUBSCRIPTION		28.73	
<u>24226383286400</u>	Invoice	10/13/2023	SAMSClub #6624	0.00	295.70	
	<u>240-0000-4461-0000</u>	DONATIONS - OTHER CO	WHOLESALE CLUBS		295.70	
<u>24226383290360</u>	Invoice	10/18/2023	WAL-MART #5156	0.00	143.41	
	<u>100-1550-7040-0000</u>	RECREATION PROGRAMS	GROCERY STORES, SUPERMAR		143.41	
<u>24226383290400</u>	Invoice	10/17/2023	WAL-MART #5156	0.00	3.48	
	<u>100-1550-7040-0000</u>	RECREATION PROGRAMS	GROCERY STORES, SUPERMAR		3.48	
<u>24226383297400</u>	Invoice	10/24/2023	SAMSClub #6624	0.00	113.65	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	WHOLESALE CLUBS		113.65	
<u>24226383304360</u>	Invoice	10/30/2023	WAL-MART #5156	0.00	180.32	
	<u>750-7000-7070-0000</u>	SPECIAL DEPT SUPPLIES	GROCERY STORES, SUPERMAR		180.32	
<u>24226383305400</u>	Invoice	10/31/2023	WAL-MART #5156	0.00	60.82	
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	GROCERY STORES, SUPERMAR		60.82	
<u>24226383310360</u>	Invoice	12/07/2023	WAL-MART #5156	0.00	57.02	
	<u>100-1550-7040-0000</u>	RECREATION PROGRAMS	GROCERY STORES, SUPERMAR		57.02	
<u>24231683286091</u>	Invoice	10/13/2023	HARBOR FREIGHT TOOLS 837	0.00	490.98	
	<u>750-7300-7037-0000</u>	VEHICLE MAINTENANCE	HARDWARE STORES		490.98	
<u>24231683311091</u>	Invoice	12/07/2023	HARBOR FREIGHT TOOLS 837	0.00	64.64	
	<u>700-4051-7070-0000</u>	SPECIAL DEPT SUPPLIES	HARDWARE STORES		64.64	
<u>24231683311837</u>	Invoice	12/07/2023	SMART AND FINAL 331	0.00	265.33	
	<u>100-1550-7040-0000</u>	RECREATION PROGRAMS	GROCERY STORES, SUPERMAR		265.33	
<u>24231683314837</u>	Invoice	11/13/2023	ALBERTSONS #3512	0.00	22.17	
	<u>700-4050-7035-0000</u>	LOCAL MEETINGS	GROCERY STORES, SUPERMAR		22.17	
<u>24239003291900</u>	Invoice	10/19/2023	CUSTOM TROPHIES & U-NEEK	0.00	266.68	
	<u>100-1550-7040-0000</u>	RECREATION PROGRAMS	WHOLESALE JEWELRY/SU		266.68	
<u>24239003292900</u>	Invoice	10/20/2023	CUSTOM TROPHIES & U-NEEK	0.00	316.79	
	<u>100-2050-7025-0000</u>	OFFICE SUPPLIES	WHOLESALE JEWELRY/SU		316.79	
<u>24251383297030</u>	Invoice	10/25/2023	BEAUMONT SAFE & LOCK	0.00	8.58	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	BUSINESS SERVICES - OTHER		8.58	
<u>24275393286900</u>	Invoice	10/16/2023	DIESEL TECH	0.00	179.99	
	<u>750-8300-7037-0000</u>	VEHICLE MAINTENANCE	AUTOMOTIVE REPAIR SHOPS		179.99	
<u>24275393311900</u>	Invoice	12/07/2023	BEFORE THE MOVIE	0.00	1,246.00	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	ADVERTISING SERVICES		1,246.00	
<u>24323033305200</u>	Invoice	12/07/2023	RESOURCE BLDG MATERIAL	0.00	16.25	
	<u>700-4051-7070-0000</u>	SPECIAL DEPT SUPPLIES	WHOLESALE CONSTRUCT		16.25	
<u>24327433310659</u>	Invoice	12/07/2023	LYNN CARD COMPANY	0.00	101.45	
	<u>100-2050-7025-0000</u>	OFFICE SUPPLIES	PROFESSIONAL SERVICES		101.45	
<u>24377353290000</u>	Invoice	10/17/2023	ACTS APPLIANCE REPAIRS AN	0.00	639.21	
	<u>100-6000-7085-6040</u>	BLDG MAINT - POLICE DE	ELECTRICAL/SMAL APPLIANCE		639.21	
<u>24430993299083</u>	Invoice	10/27/2023	CDW GOVT #MS28332	0.00	279.06	
	<u>100-6000-7085-6040</u>	BLDG MAINT - POLICE DE	WHOLESALE COMPUTERS/		279.06	
<u>24430993309400</u>	Invoice	12/07/2023	MSFT * E0200PJHE0	0.00	417.60	
	<u>100-1230-7071-0000</u>	SOFTWARE	WHOLESALE COMPUTERS/		417.60	
<u>24431053305838</u>	Invoice	12/07/2023	NAPA AUTO PARTS 164	0.00	96.08	
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	AUTOMOTIVE PARTS, ACCESS		96.08	
<u>24431053306838</u>	Invoice	12/07/2023	NAPA AUTO PARTS 164	0.00	25.83	

Check Report

Date Range: 12/02/2023 - 12/08/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	AUTOMOTIVE PARTS, ACCESS		25.83	
<u>24431063311091</u>	Invoice	12/07/2023	FTD* BEAUMONT UNIQUE F	0.00	252.44	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	FLORISTS		252.44	
<u>24436543306028</u>	Invoice	12/07/2023	SOCIETYFORHUMANRESOURCE	0.00	244.00	
	<u>100-1240-7030-0000</u>	DUES & SUBSCRIPTIONS	PROFESSIONAL SERVICES		244.00	
<u>24445003293000</u>	Invoice	10/20/2023	DOLLAR TREE	0.00	12.22	
	<u>100-1550-7040-0000</u>	RECREATION PROGRAMS	VARIETY STORES		12.22	
<u>24445003304400</u>	Invoice	10/31/2023	WM SUPERCENTER #5156	0.00	308.59	
	<u>100-1550-7040-0000</u>	RECREATION PROGRAMS	GROCERY STORES, SUPERMAR		308.59	
<u>24492153312717</u>	Invoice	12/07/2023	GRUBHUBRAISINGCANESCH	0.00	132.92	
	<u>100-1050-7035-0000</u>	LOCAL MEETINGS	EATING PLACES AND RESTAURA		132.92	
<u>24492163285000</u>	Invoice	10/13/2023	CHAMBER* CA	0.00	25.00	
	<u>700-4050-7035-0000</u>	LOCAL MEETINGS	MEMBERSHIP ORGANIZATIONS		25.00	
<u>24492163286000</u>	Invoice	10/13/2023	CHAMBER* CA	0.00	25.00	
	<u>100-1240-7035-0000</u>	LOCAL MEETINGS	MEMBERSHIP ORGANIZATIONS		25.00	
<u>24492163302000</u>	Invoice	10/30/2023	WWW.CNCA.COM	0.00	45.00	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	CHARITABLE/SOCIAL SERVICE		45.00	
<u>24492163310000</u>	Invoice	12/07/2023	BEAUMONTFL* BEAUMONTFL	0.00	175.09	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	FLORISTS		175.09	
<u>24492163311000</u>	Invoice	12/07/2023	CHAMBER* CA	0.00	25.00	
	<u>100-1050-7035-0000</u>	LOCAL MEETINGS	MEMBERSHIP ORGANIZATIONS		25.00	
<u>24493983284602</u>	Invoice	10/12/2023	VENMO	0.00	566.50	
	<u>100-1550-7040-0000</u>	RECREATION PROGRAMS	BUSINESS SERVICES - OTHER		566.50	
<u>24493983285081</u>	Invoice	10/13/2023	HARRINGTON IND PLASTICS	0.00	555.26	
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	WHOLESALE PLUMBING/H		555.26	
<u>24493983285602</u>	Invoice	10/13/2023	VENMO	0.00	618.00	
	<u>100-1550-7040-0000</u>	RECREATION PROGRAMS	BUSINESS SERVICES - OTHER		618.00	
<u>24493983289602</u>	Invoice	10/17/2023	VENMO	0.00	494.40	
	<u>100-1550-7040-0000</u>	RECREATION PROGRAMS	BUSINESS SERVICES - OTHER		494.40	
<u>24493983289602</u>	Invoice	10/17/2023	VENMO	0.00	1,363.72	
	<u>100-1550-7040-0000</u>	RECREATION PROGRAMS	BUSINESS SERVICES - OTHER		1,363.72	
<u>24493983290286</u>	Invoice	10/18/2023	CALACT	0.00	375.00	
	<u>750-7300-7066-0000</u>	TRAVEL, EDUCATION, TRA	MEMBERSHIP ORGANIZATIONS		375.00	
<u>24493983306081</u>	Invoice	12/07/2023	EWING IRRIGATION PRD 07	0.00	401.78	
	<u>100-6050-7070-5350</u>	SPEC DEPT EXP - SHADO	WHOLSALE INDUST SUPP		401.78	
<u>24540453303204</u>	Invoice	10/31/2023	CHERRY VALLEY NURSERY	0.00	203.63	
	<u>500-0000-8030-0000</u>	INFRASTRUCTURE IMPRO	LAWN & GARDEN SUPPLY STOR		203.63	
<u>24551943298030</u>	Invoice	10/26/2023	ALLIANCE TRAILER CORP	0.00	75.47	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	RECREATIONAL & UTILITY TR		75.47	
<u>24559303298900</u>	Invoice	10/26/2023	CSMFO	0.00	515.00	
	<u>100-1225-7066-0000</u>	TRAVEL, EDUCATION, TRA	CHARITABLE/SOCIAL SERVICE		515.00	
<u>24639233299900</u>	Invoice	10/27/2023	IAPMO	0.00	325.00	
	<u>100-2150-7030-0000</u>	DUES & SUBSCRIPTIONS	MEMBERSHIP ORGANIZATIONS		325.00	
<u>24692163285100</u>	Invoice	10/13/2023	MARRIOTT SAINT LOUIS	0.00	110.59	
	<u>100-2150-7066-0000</u>	TRAVEL, EDUCATION, TRA	AUTOGRAPH		110.59	
<u>24692163286101</u>	Invoice	10/16/2023	THE HOME DEPOT 8987	0.00	460.16	
	<u>100-6050-7070-5999</u>	SPEC DEPT EXP - ALL PAR	HOME SUPPLY WAREHOUSE ST		460.16	
<u>24692163287102</u>	Invoice	10/16/2023	MARRIOTT GRAND RESIDEN	0.00	556.59	
	<u>100-1230-7066-0000</u>	TRAVEL, EDUCATION, TRA	MARRIOTT		556.59	
<u>24692163287102</u>	Invoice	10/16/2023	MARRIOTT GRAND RESIDEN	0.00	451.59	
	<u>100-1230-7066-0000</u>	TRAVEL, EDUCATION, TRA	MARRIOTT		451.59	
<u>24692163290105</u>	Invoice	10/18/2023	IN *JAYTOWN INDUSTRIES IN	0.00	120.04	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	<u>100-1550-7070-0000</u>	SPECIAL DEPT SUPPLIES	ADVERTISING SERVICES		120.04	
<u>24692163291105</u>	Invoice	10/18/2023	PANERA BREAD #601945 O	0.00	152.62	
	<u>100-1050-7035-0000</u>	LOCAL MEETINGS	FAST FOOD RESTAURANTS		152.62	
<u>24692163291105</u>	Invoice	10/19/2023	THE HOME DEPOT 8987	0.00	225.99	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HOME SUPPLY WAREHOUSE ST		225.99	
<u>24692163292106</u>	Invoice	10/19/2023	PANERA BREAD #606246 P	0.00	23.48	
	<u>100-1550-7035-0000</u>	LOCAL MEETINGS	FAST FOOD RESTAURANTS		23.48	
<u>24692163292106</u>	Invoice	10/20/2023	STARBUCKS STORE 09387	0.00	20.00	
	<u>100-6050-7035-0000</u>	LOCAL MEETINGS	FAST FOOD RESTAURANTS		20.00	
<u>24692163293106</u>	Invoice	10/20/2023	SQ *JORGE GARDUNO	0.00	431.00	
	<u>100-2050-7035-0000</u>	LOCAL MEETINGS	CATERERS		431.00	
<u>24692163293107</u>	Invoice	10/23/2023	THE HOME DEPOT 8987	0.00	91.56	
	<u>100-6050-7070-5999</u>	SPEC DEPT EXP - ALL PAR	HOME SUPPLY WAREHOUSE ST		91.56	
<u>24692163293107</u>	Invoice	10/23/2023	SQ *BEAUMONT CHAMBER OF C	0.00	175.00	
	<u>100-1050-7035-0000</u>	LOCAL MEETINGS	MEMBERSHIP ORGANIZATIONS		75.00	
	<u>100-1210-7035-0000</u>	LOCAL MEETINGS	MEMBERSHIP ORGANIZATIONS		25.00	
	<u>100-1235-7035-0000</u>	LOCAL MEETINGS	MEMBERSHIP ORGANIZATIONS		25.00	
	<u>100-1350-7035-0000</u>	LOCAL MEETINGS	MEMBERSHIP ORGANIZATIONS		25.00	
	<u>100-1550-7035-0000</u>	LOCAL MEETINGS	MEMBERSHIP ORGANIZATIONS		25.00	
<u>24692163293107</u>	Invoice	10/23/2023	SQ *BEAUMONT CHAMBER OF C	0.00	25.00	
	<u>100-1200-7035-0000</u>	LOCAL MEETINGS	MEMBERSHIP ORGANIZATIONS		25.00	
<u>24692163293107</u>	Invoice	10/23/2023	4IMPRINT, INC	0.00	555.16	
	<u>750-7000-7070-0000</u>	SPECIAL DEPT SUPPLIES	OTHER DIRECT MARKETER		555.16	
<u>24692163296100</u>	Invoice	10/24/2023	SQ *SIGNATURE PRINT	0.00	193.85	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	MISCELLANEOUS AND SPECIAL		193.85	
<u>24692163297100</u>	Invoice	10/25/2023	CHEVRON 0379449	0.00	26.93	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	AUTOMATED FUEL DISPENSERS		26.93	
<u>24692163298100</u>	Invoice	10/25/2023	SW MEMBRANE OPER ASSN	0.00	400.00	
	<u>700-4050-7066-0000</u>	TRAVEL, EDUCATION, TRA	MEMBERSHIP ORGANIZATIONS		400.00	
<u>24692163298101</u>	Invoice	10/25/2023	REGIONAL TRAINING CENT	0.00	540.75	
	<u>100-2090-7066-0000</u>	TRAVEL, EDUCATION, TRA	SCHOOLS/EDUCATIONAL SCHL		540.75	
<u>24692163298101</u>	Invoice	10/25/2023	REGIONAL TRAINING CENT	0.00	540.75	
	<u>100-2090-7066-0000</u>	TRAVEL, EDUCATION, TRA	SCHOOLS/EDUCATIONAL SCHL		540.75	
<u>24692163298101</u>	Invoice	10/26/2023	THE HOME DEPOT 8987	0.00	300.00	
	<u>500-0000-8030-0000</u>	INFRASTRUCTURE IMPRO	HOME SUPPLY WAREHOUSE ST		300.00	
<u>24692163299102</u>	Invoice	10/27/2023	THE TOLL ROADS OF OC	0.00	189.43	
	<u>100-6050-7037-0000</u>	VEHICLE MAINTENANCE	TOLLS AND BRIDGE FEES		189.43	
<u>24692163300100</u>	Invoice	10/30/2023	CHEVRON 0309467	0.00	64.81	
	<u>100-1550-7050-0000</u>	FUEL	AUTOMATED FUEL DISPENSERS		64.81	
<u>24692163301101</u>	Invoice	10/30/2023	AMZN MKTP US*337J9C83	0.00	20.46	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	BOOK STORES		20.46	
<u>24692163301101</u>	Invoice	10/30/2023	COURTYARD BY MARRIOTT	0.00	665.76	
	<u>100-2050-7066-0000</u>	TRAVEL, EDUCATION, TRA	COURTYARD BY MARRIOTT		665.76	
<u>24692163303102</u>	Invoice	10/31/2023	SQ *KOLSA?S DONUTS	0.00	33.98	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	BAKERIES		33.98	
<u>24692163303102</u>	Invoice	10/31/2023	THE TOLL ROADS OF OC	0.00	9.18	
	<u>100-2150-7066-0000</u>	TRAVEL, EDUCATION, TRA	TOLLS AND BRIDGE FEES		9.18	
<u>24692163304103</u>	Invoice	10/30/2023	THE HOME DEPOT 8987	0.00	82.92	
	<u>100-6050-7070-5999</u>	SPEC DEPT EXP - ALL PAR	HOME SUPPLY WAREHOUSE ST		82.92	
<u>24692163304103</u>	Invoice	10/31/2023	SQ *BEAUMONT CHAMBER OF C	0.00	100.00	
	<u>100-1050-7035-0000</u>	LOCAL MEETINGS	MEMBERSHIP ORGANIZATIONS		100.00	
<u>24692163304103</u>	Invoice	10/31/2023	4IMPRINT, INC	0.00	2,558.97	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	<u>100-2050-7020-0000</u>	ADVERTISING	OTHER DIRECT MARKETER		2,558.97	
<u>24692163305104</u>	Invoice	12/07/2023	SQ *CALIFORNIA ASSOCIATIO	0.00	375.00	
	<u>750-7000-7066-0000</u>	TRAVEL, EDUCATION, TRA	MEMBERSHIP ORGANIZATIONS		375.00	
<u>24692163307105</u>	Invoice	12/07/2023	THE HOME DEPOT 8987	0.00	593.90	
	<u>500-0000-8030-0000</u>	INFRASTRUCTURE IMPRO	HOME SUPPLY WAREHOUSE ST		593.90	
<u>24692163307105</u>	Invoice	12/07/2023	THE HOME DEPOT 8987	0.00	230.70	
	<u>500-0000-8990-0000</u>	CAPITAL OUTLAY	HOME SUPPLY WAREHOUSE ST		230.70	
<u>24692163308106</u>	Invoice	12/07/2023	SW MEMBRANE OPER ASSN	0.00	400.00	
	<u>700-4050-7066-0000</u>	TRAVEL, EDUCATION, TRA	MEMBERSHIP ORGANIZATIONS		400.00	
<u>24692163308106</u>	Invoice	12/07/2023	WSJ/BARRONS SUBSCRIPTI	0.00	4.00	
	<u>100-1235-7030-0000</u>	DUES & SUBSCRIPTIONS	CONTINUITY SUBSCRIPTION		4.00	
<u>24692163311109</u>	Invoice	12/07/2023	THE HOME DEPOT 8987	0.00	658.55	
	<u>100-6050-7070-5350</u>	SPEC DEPT EXP - SHADO	HOME SUPPLY WAREHOUSE ST		658.55	
<u>24692163311109</u>	Invoice	12/07/2023	THE HOME DEPOT 8987	0.00	90.01	
	<u>500-0000-8030-0000</u>	INFRASTRUCTURE IMPRO	HOME SUPPLY WAREHOUSE ST		90.01	
<u>24692163312109</u>	Invoice	12/07/2023	THE HOME DEPOT 8987	0.00	386.59	
	<u>700-4051-7070-0000</u>	SPECIAL DEPT SUPPLIES	HOME SUPPLY WAREHOUSE ST		386.59	
<u>24733093299091</u>	Invoice	10/27/2023	JERSEY MIKES 20299	0.00	2,564.87	
	<u>100-1240-7070-0000</u>	SPECIAL DEPT SUPPLIES	EATING PLACES AND RESTAURA		2,564.87	
<u>24750763309900</u>	Invoice	12/07/2023	WOLF BEDLINERS INC	0.00	652.54	
	<u>100-1230-7072-0000</u>	COMPUTER SUPPLIES/MA	AUTOMOTIVE REPAIR SHOPS		652.54	
<u>24755423287132</u>	Invoice	10/16/2023	IIMC	0.00	400.00	
	<u>100-1150-7035-0000</u>	LOCAL MEETINGS	SCHOOLS/EDUCATIONAL SCHL		400.00	
<u>24755423295162</u>	Invoice	10/23/2023	DOUBLETREE HOTELS	0.00	432.90	
	<u>100-2050-7066-0000</u>	TRAVEL, EDUCATION, TRA	DOUBLETREE HOTELS DOUBLET		432.90	
<u>24755423300263</u>	Invoice	10/30/2023	EMBASSY SUITES	0.00	792.71	
	<u>100-2050-7066-0000</u>	TRAVEL, EDUCATION, TRA	EMBASSY SUITES		792.71	
<u>24755423304643</u>	Invoice	10/30/2023	STATE WATER BOARD	0.00	90.00	
	<u>700-4050-7030-0000</u>	DUES & SUBSCRIPTIONS	GOVERNMENT SERVICES-OTHER		90.00	
<u>24755423304643</u>	Invoice	10/30/2023	OPC STATE WB FEE	0.00	2.48	
	<u>700-4050-7030-0000</u>	DUES & SUBSCRIPTIONS	GOVERNMENT SERVICES-OTHER		2.48	
<u>24755423305273</u>	Invoice	12/07/2023	WELDORS SUPPLY AND STEEL	0.00	17.72	
	<u>100-6050-7090-0000</u>	EQUIP SUPPLIES/MAINT	WHOLSALE INDUST SUPP		17.72	
<u>24755423305733</u>	Invoice	10/31/2023	CSU SAC CCE	0.00	370.00	
	<u>100-2050-7066-0000</u>	TRAVEL, EDUCATION, TRA	COLLEGES, UNIVERSITIES		370.00	
<u>24755423306153</u>	Invoice	12/07/2023	DANIEL LAWNMOWER REPAIR	0.00	70.00	
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	MISCELLANEOUS REPAIR SHOP		70.00	
<u>24755423307263</u>	Invoice	12/07/2023	EMBASSY SUITES	0.00	645.20	
	<u>100-2050-7066-0000</u>	TRAVEL, EDUCATION, TRA	EMBASSY SUITES		645.20	
<u>24755423308283</u>	Invoice	12/07/2023	EMBASSY SUITES	0.00	529.20	
	<u>100-2050-7066-0000</u>	TRAVEL, EDUCATION, TRA	EMBASSY SUITES		529.20	
<u>24755423313173</u>	Invoice	11/10/2023	HILTON HOTELS	0.00	411.18	
	<u>100-2050-7066-0000</u>	TRAVEL, EDUCATION, TRA	HILTON HOTELS HILTON		411.18	
<u>24755423313263</u>	Invoice	11/10/2023	HILTON HOTELS	0.00	199.67	
	<u>700-4050-7066-0000</u>	TRAVEL, EDUCATION, TRA	HILTON HOTELS HILTON		199.67	
<u>24755423314263</u>	Invoice	11/13/2023	EMBASSY SUITES	0.00	116.00	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	EMBASSY SUITES		116.00	
<u>24765013307091</u>	Invoice	12/07/2023	CROWN ACE HARDWARE	0.00	2,134.51	
	<u>700-4051-7070-0000</u>	SPECIAL DEPT SUPPLIES	HARDWARE STORES		2,134.51	
<u>24789303293587</u>	Invoice	10/23/2023	SMARTDRAW SOFTWARE LLC	0.00	119.40	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	WHOLESALE COMPUTERS/		119.40	
<u>24793383286742</u>	Invoice	10/16/2023	TESLA INC SUPERCHARGER	0.00	22.44	

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	<u>100-2050-7050-000E</u>	EV CHARGING EXPENSE	ELECTRIC VEHICLE CHARGING		22.44	
<u>24793383289000</u>	Invoice	10/16/2023	TESLA INC SUPERCHARGER	0.00	13.76	
	<u>100-2050-7050-000E</u>	EV CHARGING EXPENSE	ELECTRIC VEHICLE CHARGING		13.76	
<u>24793383290000</u>	Invoice	10/18/2023	TESLA INC SUPERCHARGER	0.00	16.45	
	<u>100-2050-7050-000E</u>	EV CHARGING EXPENSE	ELECTRIC VEHICLE CHARGING		16.45	
<u>24793383291000</u>	Invoice	10/19/2023	TESLA INC SUPERCHARGER	0.00	14.43	
	<u>100-2050-7050-000E</u>	EV CHARGING EXPENSE	ELECTRIC VEHICLE CHARGING		14.43	
<u>24793383294000</u>	Invoice	10/23/2023	TESLA INC SUPERCHARGER	0.00	15.12	
	<u>100-2050-7050-000E</u>	EV CHARGING EXPENSE	ELECTRIC VEHICLE CHARGING		15.12	
<u>24793383295000</u>	Invoice	10/23/2023	TESLA INC SUPERCHARGER	0.00	14.04	
	<u>100-2050-7050-000E</u>	EV CHARGING EXPENSE	ELECTRIC VEHICLE CHARGING		14.04	
<u>24793383303001</u>	Invoice	10/31/2023	TESLA INC SUPERCHARGER	0.00	14.80	
	<u>100-2050-7050-000E</u>	EV CHARGING EXPENSE	ELECTRIC VEHICLE CHARGING		14.80	
<u>24793383306000</u>	Invoice	12/07/2023	TESLA INC SUPERCHARGER	0.00	9.88	
	<u>100-2050-7050-000E</u>	EV CHARGING EXPENSE	ELECTRIC VEHICLE CHARGING		9.88	
<u>24793383307001</u>	Invoice	12/07/2023	TESLA INC SUPERCHARGER	0.00	15.12	
	<u>100-2050-7050-000E</u>	EV CHARGING EXPENSE	ELECTRIC VEHICLE CHARGING		15.12	
<u>24793383308000</u>	Invoice	12/07/2023	TESLA INC SUPERCHARGER	0.00	7.20	
	<u>100-2050-7050-000E</u>	EV CHARGING EXPENSE	ELECTRIC VEHICLE CHARGING		7.20	
<u>24793383308000</u>	Invoice	12/07/2023	TESLA INC SUPERCHARGER	0.00	12.48	
	<u>100-2050-7050-000E</u>	EV CHARGING EXPENSE	ELECTRIC VEHICLE CHARGING		12.48	
<u>24793383310000</u>	Invoice	12/07/2023	TESLA INC SUPERCHARGER	0.00	7.92	
	<u>100-2050-7050-000E</u>	EV CHARGING EXPENSE	ELECTRIC VEHICLE CHARGING		7.92	
<u>24793383311003</u>	Invoice	12/07/2023	IC* INSTACART	0.00	51.15	
	<u>100-1050-7035-0000</u>	LOCAL MEETINGS	GROCERY STORES, SUPERMAR		51.15	
<u>24793383313000</u>	Invoice	11/10/2023	TESLA INC SUPERCHARGER	0.00	11.84	
	<u>100-2050-7050-000E</u>	EV CHARGING EXPENSE	ELECTRIC VEHICLE CHARGING		11.84	
<u>24801663312027</u>	Invoice	12/07/2023	APA CALIFORNIA	0.00	100.00	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	PROFESSIONAL SERVICES		100.00	
<u>24801973285872</u>	Invoice	10/13/2023	TOP-LINE INDUSTRIAL	0.00	23.71	
	<u>100-3250-7070-0000</u>	SPECIAL DEPT SUPPLIES	WHOLSALE INDUST SUPP		23.71	
<u>24801973286690</u>	Invoice	10/13/2023	LEAGUE OF CALIFORNIA CIT	0.00	750.00	
	<u>100-1200-7066-0000</u>	TRAVEL, EDUCATION, TRA	MEMBERSHIP ORGANIZATIONS		750.00	
<u>24801973286690</u>	Invoice	10/13/2023	LEAGUE OF CALIFORNIA CIT	0.00	750.00	
	<u>100-1350-7066-0000</u>	TRAVEL, EDUCATION, TRA	MEMBERSHIP ORGANIZATIONS		750.00	
<u>24801973297690</u>	Invoice	10/24/2023	LEAGUE OF CALIFORNIA CIT	0.00	550.00	
	<u>100-1150-7066-0000</u>	TRAVEL, EDUCATION, TRA	MEMBERSHIP ORGANIZATIONS		550.00	
<u>24801973298690</u>	Invoice	10/25/2023	LEAGUE OF CALIFORNIA CIT	0.00	50.00	
	<u>100-1150-7035-0000</u>	LOCAL MEETINGS	MEMBERSHIP ORGANIZATIONS		50.00	
<u>24801973298690</u>	Invoice	10/25/2023	LEAGUE OF CALIFORNIA CIT	0.00	675.00	
	<u>100-1050-7066-0000</u>	TRAVEL, EDUCATION, TRA	MEMBERSHIP ORGANIZATIONS		675.00	
<u>24801973299091</u>	Invoice	10/26/2023	SENIORIAL MEXICAN RESTAUR	0.00	360.45	
	<u>100-1235-7035-0000</u>	LOCAL MEETINGS	EATING PLACES AND RESTAURA		360.45	
<u>24801973299872</u>	Invoice	10/27/2023	TOP-LINE INDUSTRIAL	0.00	27.26	
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	WHOLSALE INDUST SUPP		27.26	
<u>24801973304690</u>	Invoice	10/31/2023	CALIFORNIA WATER ENVIRON	0.00	319.00	
	<u>700-4050-7030-0000</u>	DUES & SUBSCRIPTIONS	MEMBERSHIP ORGANIZATIONS		319.00	
<u>24801973311872</u>	Invoice	12/07/2023	TOP-LINE INDUSTRIAL	0.00	157.32	
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	WHOLSALE INDUST SUPP		157.32	
<u>24801973312690</u>	Invoice	12/07/2023	LEAGUE OF CALIFORNIA CIT	0.00	675.00	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	MEMBERSHIP ORGANIZATIONS		675.00	
<u>24801973312690</u>	Invoice	12/07/2023	LEAGUE OF CALIFORNIA CIT	0.00	675.00	

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Date Range: 12/02/2023 - 12/08/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	MEMBERSHIP ORGANIZATIONS		675.00	
<u>24906043290041</u>	Invoice	10/18/2023	DOUBLETREE DANA POINT	0.00	132.23	
	<u>100-2050-7066-0000</u>	TRAVEL, EDUCATION, TRA	DOUBLETREE HOTELS DOUBLET		132.23	
<u>24906043294041</u>	Invoice	10/23/2023	DOUBLETREE DANA POINT	0.00	588.92	
	<u>100-2050-7066-0000</u>	TRAVEL, EDUCATION, TRA	DOUBLETREE HOTELS DOUBLET		588.92	
<u>24906413288185</u>	Invoice	10/16/2023	BLINK CHARGING CO	0.00	1.97	
	<u>100-2050-7050-000E</u>	EV CHARGING EXPENSE	ELECTRIC VEHICLE CHARGING		1.97	
<u>24906413291185</u>	Invoice	10/19/2023	HOO*HOOTSUITE INC	0.00	1,188.00	
	<u>100-1210-7030-0000</u>	DUES & SUBSCRIPTIONS	BUSINESS SERVICES - OTHER		1,188.00	
<u>24906413298185</u>	Invoice	10/26/2023	WEB*NETWORKSOLUTIONS	0.00	7.96	
	<u>100-1230-7071-0000</u>	SOFTWARE	CONTINUITY SUBSCRIPTION		7.96	
<u>24906413299185</u>	Invoice	10/27/2023	EIG*CONSTANTCONTACT.COM	0.00	145.00	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	CONTINUITY SUBSCRIPTION		145.00	
<u>24906413305186</u>	Invoice	12/07/2023	WEB*NETWORKSOLUTIONS	0.00	7.96	
	<u>100-1230-7071-0000</u>	SOFTWARE	CONTINUITY SUBSCRIPTION		7.96	
<u>24943003286898</u>	Invoice	10/13/2023	COSTCO WHSE #0478	0.00	458.31	
	<u>240-0000-4461-0000</u>	DONATIONS - OTHER CO	WHOLESALE CLUBS		458.31	
<u>24943003287636</u>	Invoice	10/16/2023	QUINN PARTS/SVC/PWR-RIV	0.00	305.07	
	<u>100-3250-7090-0000</u>	EQUIP SUPPLIES/MAINT	EQUIPMENT RENTAL/LEASING		305.07	
<u>24943003289981</u>	Invoice	10/17/2023	SHERWIN WILLIAMS 728034	0.00	1,413.62	
	<u>500-0000-8030-0000</u>	INFRASTRUCTURE IMPRO	GLASS, PAINT, AND WALLPA		1,413.62	
<u>24943003291722</u>	Invoice	10/19/2023	GRAND HYATT SAN DIEGO	0.00	355.52	
	<u>100-2050-7066-0000</u>	TRAVEL, EDUCATION, TRA	HYATT HOTELS		355.52	
<u>24943003292036</u>	Invoice	10/20/2023	SHERATON GARDEN GROVE	0.00	422.70	
	<u>100-2050-7066-0000</u>	TRAVEL, EDUCATION, TRA	SHERATON		422.70	
<u>24943003298036</u>	Invoice	10/26/2023	SHERATON GARDEN GROVE	0.00	422.70	
	<u>100-2090-7066-0000</u>	TRAVEL, EDUCATION, TRA	SHERATON		422.70	
<u>24943003305970</u>	Invoice	10/31/2023	HYATT REGENCY ORANGE COU	0.00	372.56	
	<u>100-2050-7066-0000</u>	TRAVEL, EDUCATION, TRA	HYATT HOTELS		372.56	
<u>24943003307981</u>	Invoice	12/07/2023	SHERWIN WILLIAMS 728034	0.00	53.55	
	<u>100-6050-7070-5350</u>	SPEC DEPT EXP - SHADO	GLASS, PAINT, AND WALLPA		53.55	
<u>24943013286010</u>	Invoice	10/16/2023	THE HOME DEPOT #8987	0.00	24.35	
	<u>500-0000-8030-0000</u>	INFRASTRUCTURE IMPRO	HOME SUPPLY WAREHOUSE ST		24.35	
<u>24943013286010</u>	Invoice	10/16/2023	THE HOME DEPOT #8987	0.00	114.06	
	<u>100-6050-7070-5999</u>	SPEC DEPT EXP - ALL PAR	HOME SUPPLY WAREHOUSE ST		114.06	
<u>24943013286010</u>	Invoice	10/16/2023	THE HOME DEPOT #8987	0.00	111.94	
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	HOME SUPPLY WAREHOUSE ST		111.94	
<u>24943013286010</u>	Invoice	10/16/2023	THE HOME DEPOT #8987	0.00	1,500.00	
	<u>100-6000-7070-6045</u>	SPEC DEPT EXP- COMMU	HOME SUPPLY WAREHOUSE ST		1,500.00	
<u>24943013287010</u>	Invoice	10/16/2023	THE HOME DEPOT #8987	0.00	79.11	
	<u>100-6050-7070-5999</u>	SPEC DEPT EXP - ALL PAR	HOME SUPPLY WAREHOUSE ST		79.11	
<u>24943013287010</u>	Invoice	10/16/2023	THE HOME DEPOT #8987	0.00	24.28	
	<u>100-6050-7070-5400</u>	SPEC DEPT EXP - SPORTS	HOME SUPPLY WAREHOUSE ST		24.28	
<u>24943013287010</u>	Invoice	10/16/2023	THE HOME DEPOT #8987	0.00	18.25	
	<u>100-6000-7085-6025</u>	BLDG MAINT - CITY HALL	HOME SUPPLY WAREHOUSE ST		18.25	
<u>24943013288010</u>	Invoice	10/16/2023	THE HOME DEPOT #8987	0.00	28.63	
	<u>700-4050-7070-0000</u>	SPECIAL DEPT SUPPLIES	HOME SUPPLY WAREHOUSE ST		28.63	
<u>24943013290010</u>	Invoice	10/18/2023	THE HOME DEPOT #8987	0.00	107.72	
	<u>100-6050-7070-5999</u>	SPEC DEPT EXP - ALL PAR	HOME SUPPLY WAREHOUSE ST		107.72	
<u>24943013291010</u>	Invoice	10/19/2023	THE HOME DEPOT #8987	0.00	50.55	
	<u>100-6050-7070-5999</u>	SPEC DEPT EXP - ALL PAR	HOME SUPPLY WAREHOUSE ST		50.55	
<u>24943013292010</u>	Invoice	10/20/2023	THE HOME DEPOT #8987	0.00	146.70	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	<u>100-6000-7085-6025</u>	BLDG MAINT - CITY HALL	HOME SUPPLY WAREHOUSE ST		146.70	
<u>24943013293010</u>	Invoice	10/23/2023	HOMEDEPOT.COM	0.00	31.58	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HOME SUPPLY WAREHOUSE ST		31.58	
<u>24943013293010</u>	Invoice	10/23/2023	THE HOME DEPOT #8987	0.00	129.26	
	<u>600-5050-8060-0000</u>	VEHICLE REPLACEMENT E	HOME SUPPLY WAREHOUSE ST		129.26	
<u>24943013294010</u>	Invoice	10/23/2023	THE HOME DEPOT #8987	0.00	164.26	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HOME SUPPLY WAREHOUSE ST		164.26	
<u>24943013294010</u>	Invoice	10/23/2023	THE HOME DEPOT #8987	0.00	164.71	
	<u>700-4051-7090-0000</u>	EQUIPMENT SUPPLIES/M	HOME SUPPLY WAREHOUSE ST		164.71	
<u>24943013295010</u>	Invoice	10/23/2023	THE HOME DEPOT #8987	0.00	9.67	
	<u>100-6000-7085-6025</u>	BLDG MAINT - CITY HALL	HOME SUPPLY WAREHOUSE ST		9.67	
<u>24943013297010</u>	Invoice	10/25/2023	THE HOME DEPOT #8987	0.00	177.79	
	<u>500-0000-8030-0000</u>	INFRASTRUCTURE IMPRO	HOME SUPPLY WAREHOUSE ST		177.79	
<u>24943013298010</u>	Invoice	10/26/2023	HOMEDEPOT.COM	0.00	895.40	
	<u>100-6050-7070-5999</u>	SPEC DEPT EXP - ALL PAR	HOME SUPPLY WAREHOUSE ST		895.40	
<u>24943013298010</u>	Invoice	10/26/2023	THE HOME DEPOT #8987	0.00	25.80	
	<u>500-0000-8030-0000</u>	INFRASTRUCTURE IMPRO	HOME SUPPLY WAREHOUSE ST		25.80	
<u>24943013298010</u>	Invoice	10/26/2023	THE HOME DEPOT #8987	0.00	116.51	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HOME SUPPLY WAREHOUSE ST		116.51	
<u>24943013298010</u>	Invoice	10/26/2023	THE HOME DEPOT #8987	0.00	32.30	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HOME SUPPLY WAREHOUSE ST		32.30	
<u>24943013298010</u>	Invoice	10/26/2023	THE HOME DEPOT #8987	0.00	29.07	
	<u>100-6050-7070-5999</u>	SPEC DEPT EXP - ALL PAR	HOME SUPPLY WAREHOUSE ST		29.07	
<u>24943013299010</u>	Invoice	10/27/2023	THE HOME DEPOT #8987	0.00	1,398.33	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HOME SUPPLY WAREHOUSE ST		1,398.33	
<u>24943013299010</u>	Invoice	10/27/2023	THE HOME DEPOT #8987	0.00	150.75	
	<u>100-6000-7070-5350</u>	SPEC DEPT EXP - SHADO	HOME SUPPLY WAREHOUSE ST		150.75	
<u>24943013300010</u>	Invoice	10/30/2023	THE HOME DEPOT #8987	0.00	70.35	
	<u>500-0000-8030-0000</u>	INFRASTRUCTURE IMPRO	HOME SUPPLY WAREHOUSE ST		70.35	
<u>24943013300010</u>	Invoice	10/30/2023	THE HOME DEPOT #1013	0.00	50.00	
	<u>100-1550-7040-0000</u>	RECREATION PROGRAMS	HOME SUPPLY WAREHOUSE ST		50.00	
<u>24943013301010</u>	Invoice	10/30/2023	THE HOME DEPOT #8987	0.00	67.80	
	<u>500-0000-8030-0000</u>	INFRASTRUCTURE IMPRO	HOME SUPPLY WAREHOUSE ST		67.80	
<u>24943013305010</u>	Invoice	10/31/2023	THE HOME DEPOT #8987	0.00	144.76	
	<u>500-0000-8030-0000</u>	INFRASTRUCTURE IMPRO	HOME SUPPLY WAREHOUSE ST		144.76	
<u>24943013307010</u>	Invoice	12/07/2023	THE HOME DEPOT #8987	0.00	120.58	
	<u>500-0000-8030-0000</u>	INFRASTRUCTURE IMPRO	HOME SUPPLY WAREHOUSE ST		120.58	
<u>24943013307010</u>	Invoice	12/07/2023	THE HOME DEPOT #8987	0.00	19.02	
	<u>500-0000-8014-0000</u>	BUILDING IMPROVEMEN	HOME SUPPLY WAREHOUSE ST		19.02	
<u>24943013308010</u>	Invoice	12/07/2023	THE HOME DEPOT #8987	0.00	27.34	
	<u>100-6000-7085-6025</u>	BLDG MAINT - CITY HALL	HOME SUPPLY WAREHOUSE ST		27.34	
<u>24943013308010</u>	Invoice	12/07/2023	THE HOME DEPOT #8987	0.00	29.03	
	<u>100-6000-7085-6025</u>	BLDG MAINT - CITY HALL	HOME SUPPLY WAREHOUSE ST		29.03	
<u>24943013308010</u>	Invoice	12/07/2023	THE HOME DEPOT #8987	0.00	42.98	
	<u>500-0000-8030-0000</u>	INFRASTRUCTURE IMPRO	HOME SUPPLY WAREHOUSE ST		42.98	
<u>24943013308010</u>	Invoice	12/07/2023	THE HOME DEPOT #8987	0.00	41.83	
	<u>500-0000-8990-0000</u>	CAPITAL OUTLAY	HOME SUPPLY WAREHOUSE ST		41.83	
<u>24943013308010</u>	Invoice	12/07/2023	THE HOME DEPOT #8987	0.00	189.91	
	<u>500-0000-8990-0000</u>	CAPITAL OUTLAY	HOME SUPPLY WAREHOUSE ST		189.91	
<u>24943013308010</u>	Invoice	12/07/2023	THE HOME DEPOT #8987	0.00	150.00	
	<u>100-6050-7070-5999</u>	SPEC DEPT EXP - ALL PAR	HOME SUPPLY WAREHOUSE ST		150.00	
<u>24943013309010</u>	Invoice	12/07/2023	THE HOME DEPOT #8987	0.00	70.53	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	<u>100-6050-7070-5999</u>	SPEC DEPT EXP - ALL PAR	HOME SUPPLY WAREHOUSE ST		70.53	
<u>24943013311010</u>	Invoice	12/07/2023	THE HOME DEPOT #8987	0.00	191.67	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HOME SUPPLY WAREHOUSE ST		191.67	
<u>24943013311010</u>	Invoice	12/07/2023	THE HOME DEPOT #8987	0.00	39.46	
	<u>500-0000-8030-0000</u>	INFRASTRUCTURE IMPRO	HOME SUPPLY WAREHOUSE ST		39.46	
<u>24943013312010</u>	Invoice	12/07/2023	THE HOME DEPOT #8987	0.00	20.82	
	<u>100-6050-7070-6025</u>	SPEC DEPT EXP - CITY HAL	HOME SUPPLY WAREHOUSE ST		20.82	
<u>24943013312010</u>	Invoice	12/07/2023	THE HOME DEPOT #8987	0.00	24.75	
	<u>100-2150-7070-0000</u>	SPECIAL DEPT SUPPLIES	HOME SUPPLY WAREHOUSE ST		24.75	
<u>24943013312010</u>	Invoice	12/07/2023	THE HOME DEPOT #8987	0.00	16.16	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HOME SUPPLY WAREHOUSE ST		16.16	
<u>24943013312010</u>	Invoice	12/07/2023	THE HOME DEPOT #8987	0.00	115.48	
	<u>500-0000-8990-0000</u>	CAPITAL OUTLAY	HOME SUPPLY WAREHOUSE ST		115.48	
<u>24943013314010</u>	Invoice	11/13/2023	THE HOME DEPOT #8987	0.00	128.33	
	<u>100-6050-7070-6025</u>	SPEC DEPT EXP - CITY HAL	HOME SUPPLY WAREHOUSE ST		128.33	
<u>24943013314010</u>	Invoice	11/13/2023	THE HOME DEPOT #8987	0.00	64.59	
	<u>100-6050-7070-5999</u>	SPEC DEPT EXP - ALL PAR	HOME SUPPLY WAREHOUSE ST		64.59	
<u>74055223314722</u>	Credit Memo	11/13/2023	HYATT REGENCY MONTEREY	0.00	-247.99	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HYATT HOTELS		-247.99	
<u>74055223314722</u>	Credit Memo	11/13/2023	HYATT REGENCY MONTEREY	0.00	-247.99	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HYATT HOTELS		-247.99	
<u>74692163287102</u>	Credit Memo	10/16/2023	THE HOME DEPOT 8987	0.00	-742.44	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HOME SUPPLY WAREHOUSE ST		-742.44	
<u>74692163305104</u>	Credit Memo	12/07/2023	SQ *BEAUMONT CHAMBER OF C	0.00	-100.00	
	<u>100-1050-7035-0000</u>	LOCAL MEETINGS	MEMBERSHIP ORGANIZATIONS		-100.00	
<u>74906043312041</u>	Credit Memo	12/07/2023	DOUBLETREE DANA POINT	0.00	-132.23	
	<u>100-2050-7066-0000</u>	TRAVEL, EDUCATION, TRA	DOUBLETREE HOTELS DOUBLET		-132.23	
<u>74943013291010</u>	Credit Memo	10/19/2023	THE HOME DEPOT #8987	0.00	-28.36	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HOME SUPPLY WAREHOUSE ST		-28.36	
<u>74943013291010</u>	Credit Memo	10/19/2023	THE HOME DEPOT #8987	0.00	-9.44	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HOME SUPPLY WAREHOUSE ST		-9.44	
<u>74943013298010</u>	Credit Memo	10/26/2023	THE HOME DEPOT #8987	0.00	-32.30	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HOME SUPPLY WAREHOUSE ST		-32.30	
<u>74943013298010</u>	Credit Memo	10/26/2023	THE HOME DEPOT #8987	0.00	-31.70	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HOME SUPPLY WAREHOUSE ST		-31.70	
<u>74943013308010</u>	Credit Memo	12/07/2023	THE HOME DEPOT #8987	0.00	-66.53	
	<u>100-6000-7085-6025</u>	BLDG MAINT - CITY HALL	HOME SUPPLY WAREHOUSE ST		-66.53	
<u>74943013312010</u>	Credit Memo	12/07/2023	THE HOME DEPOT #8987	0.00	-162.70	
	<u>100-0000-2026-0000</u>	ACCOUNTS PAYABLE SUSP	HOME SUPPLY WAREHOUSE ST		-162.70	

1160	BIG TIME DESIGN	12/07/2023	Regular	0.00	100.21	111994
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>9670</u>	Invoice	12/07/2023	UNIFORMS	0.00	100.21	
	<u>100-2090-7065-0000</u>		CITY UNIFORMS		100.21	
1364	DANIEL LEE	12/07/2023	Regular	0.00	282.73	111995
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>12/6/23</u>	Invoice	12/07/2023	RIEMBRSMENT FOR PURCHASE	0.00	282.73	
	<u>100-2050-7090-0000</u>		EQUIP SUPPLIES/MAINT		282.73	
3725	JEREMY HARRIS	12/07/2023	Regular	0.00	259.00	111996

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>12/13/23-12/16/</u>	Invoice	12/07/2023	PR DIEM FOR SLI 519-7 COURSE	0.00	259.00	
	<u>100-2050-7066-0000</u>		TRAVEL, EDUCATION, TRA		259.00	
3391	MIGUEL MACIAS	12/07/2023	Regular	0.00	333.00	111997
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>12/10/23-12/14/</u>	Invoice	12/07/2023	PER DIEM FOR POST MGMT COURE MOD	0.00	333.00	
	<u>100-2050-7066-0000</u>		TRAVEL, EDUCATION, TRA		333.00	
2309	SOUTH COAST AQMD	12/07/2023	Regular	0.00	1,108.32	111998
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>18574</u>	Invoice	12/07/2023	CONTINGENCY	0.00	1,108.32	
	<u>700-4051-7900-0000</u>		CONTINGENCY COSTS		1,108.32	
2311	SOUTHERN CALIFORNIA EDISON	12/07/2023	Regular	0.00	1,105.30	111999
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>524338</u>	Invoice	12/07/2023	TRANSFORMER FOR TRAFFIC SIGNAL	0.00	1,105.30	
	<u>500-0000-8030-0000</u>		INFRASTRUCTURE IMPRO		1,105.30	
2311	SOUTHERN CALIFORNIA EDISON	12/07/2023	Regular	0.00	8,308.01	112000
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>12/7/23</u>	Invoice	12/07/2023	ELECTRIC UTILITY	0.00	8,308.01	
	<u>100-3250-7010-0000</u>		UTILITIES		3,760.88	
	<u>100-3250-7010-004X</u>		UTILITIES (IA 4)		878.51	
	<u>100-3250-7010-007A</u>		UTILITIES (IA 7A)		216.85	
	<u>100-3250-7010-007D</u>		UTILITIES (IA 7D)		194.74	
	<u>100-3250-7010-008A</u>		UTILITIES (IA 8A)		793.06	
	<u>100-3250-7010-008B</u>		UTILITIES (IA 8B)		157.21	
	<u>100-3250-7010-008C</u>		UTILITIES (IA 8C)		407.37	
	<u>100-3250-7010-008D</u>		UTILITIES (IA 8D)		30.81	
	<u>100-3250-7010-010A</u>		UTILITIES (IA 10)		82.20	
	<u>100-3250-7010-012A</u>		UTILITIES (IA 12)		165.76	
	<u>100-3250-7010-014X</u>		UTILITIES (IA 14)		57.91	
	<u>100-3250-7010-019A</u>		UTILITIES (IA 19A)		349.30	
	<u>100-3250-7010-019C</u>		UTILITIES (IA 19C)		355.36	
	<u>100-3250-7010-06A1</u>		UTILITIES (IA 6A1)		596.58	
	<u>100-6050-7010-0000</u>		UTILITIES		261.47	
1464	ELIZABETH GIBBS	12/07/2023	Regular	0.00	457.75	112003
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>11/22/23 CHK 2</u>	Invoice	12/07/2023	PER DIEM FOR ICMA CONFERENCE 9/30/2	0.00	457.75	
	<u>100-1200-7066-0000</u>		TRAVEL, EDUCATION, TRA		457.75	
5149	MEGAN ADAMS	12/08/2023	Regular	0.00	250.00	112004
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>RCT R01357237 C</u>	Invoice	12/08/2023	DEPOSIT REFUND	0.00	250.00	
	<u>100-0000-4591-0000</u>		PARKS RENTAL		250.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
4919	4TH STREET INDUSTRIAL PARK, LLC	12/07/2023	Virtual Payment	0.00	11,500.00	APA006527
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>1040</u>	Invoice	12/07/2023	FY 23/24 lease for 252 W. 4th Street	0.00	11,500.00	
<u>100-3100-8015-0000</u>	BUILDING LEASE - 4TH ST	FY 23/24 lease for 252 W. 4th St	8,448.57			
<u>100-3250-8015-0000</u>	BUILDING LEASE - 4TH ST	FY 23/24 lease for 252 W. 4th St	1,408.08			
<u>700-4050-8015-0000</u>	BUILDING LEASE - 4TH ST	FY 23/24 lease for 252 W. 4th St	1,643.35			
4697	A&S, LLC	12/07/2023	Virtual Payment	0.00	2,205.00	APA006528
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>26614</u>	Invoice	12/07/2023	Plan Review Project	0.00	2,205.00	
<u>700-4051-7068-0000</u>	CONTRACTUAL SERVICES	Plan Review	2,205.00			
3849	AKEL ENGINEERING GROUP, INC	12/07/2023	Virtual Payment	0.00	3,972.00	APA006529
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>231068-01</u>	Invoice	12/07/2023	PASS THROUGH - PW2023-1060	0.00	3,972.00	
<u>100-0000-2525-0000</u>	HELD ON DEPOSIT-PUBLI	PASS THROUGH - PW2023-1060	3,972.00			
1036	ALBERT A. WEBB ASSOCIATES	12/07/2023	Virtual Payment	0.00	1,475.88	APA006530
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>ARIV0001496</u>	Invoice	12/07/2023	BMT MESA LIFT STATION & FORCE MAIN E	0.00	1,475.88	
<u>710-0000-7068-0000</u>	CONTRACTUAL SERVICE	BMT MESA LIFT STATION & FOR	1,475.88			
1050	AMAZON CAPITAL SERVICES	12/07/2023	Virtual Payment	0.00	2,908.74	APA006531
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>11G4-Y7RK-KHLH</u>	Invoice	12/07/2023	COMPUTER SUPPLIES/ MAINT	0.00	1,596.86	
<u>100-1230-7072-0000</u>	COMPUTER SUPPLIES/MA	COMPUTER SUPPLIES/ MAINT	1,596.86			
<u>13MX-R99W-HY9</u>	Invoice	12/07/2023	OFFICE SUPPLIES	0.00	504.03	
<u>100-1150-7025-0000</u>	OFFICE SUPPLIES	OFFICE SUPPLIES	504.03			
<u>14YX-YYN3-KWQ</u>	Invoice	12/07/2023	OFFICE SUPPLIES	0.00	6.45	
<u>100-2050-7025-0000</u>	OFFICE SUPPLIES	OFFICE SUPPLIES	6.45			
<u>16JK-WHCL-T4X9</u>	Credit Memo	12/07/2023	OFFICE SUPPLIES	0.00	-46.58	
<u>100-1225-7025-0000</u>	OFFICE SUPPLIES	OFFICE SUPPLIES	-46.58			
<u>174F-XYMK-IJOY</u>	Invoice	12/07/2023	OFFICE SUPPLIES	0.00	75.44	
<u>100-1225-7025-0000</u>	OFFICE SUPPLIES	OFFICE SUPPLIES	75.44			
<u>1N96-4NRH-3WX</u>	Invoice	12/07/2023	OFFICE SUPPLIES	0.00	375.12	
<u>100-1200-7025-0000</u>	OFFICE SUPPLIES	OFFICE SUPPLIES	375.12			
<u>1TCG-F34F-3MX</u>	Invoice	12/07/2023	OFFICE SUPPLIES	0.00	397.42	
<u>100-1225-7025-0000</u>	OFFICE SUPPLIES	OFFICE SUPPLIES	397.42			
3560	AMCS GROUP INC	12/07/2023	Virtual Payment	0.00	3,619.83	APA006532

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>145557</u>	Invoice	12/07/2023	Dossier - Vehicle Maintenance Software	0.00	3,619.83	
	<u>100-1230-7037-0000</u>		VEHICLE MAINTENANCE		36.56	
	<u>100-2000-7037-0000</u>		VEHICLE MAINTENANCE		36.56	
	<u>100-2030-7037-0000</u>		VEHICLE MAINTENANCE		36.56	
	<u>100-2050-7037-0000</u>		VEHICLE MAINTENANCE		1,133.48	
	<u>100-2100-7037-0000</u>		VEHICLE MAINTENANCE		91.41	
	<u>100-2150-7037-0000</u>		VEHICLE MAINTENANCE		73.13	
	<u>100-3100-7037-0000</u>		VEHICLE MAINTENANCE		91.41	
	<u>100-3250-7037-0000</u>		VEHICLE MAINTENANCE		329.08	
	<u>100-6000-7037-0000</u>		VEHICLE MAINTENANCE		36.56	
	<u>100-6050-7037-0000</u>		VEHICLE MAINTENANCE		914.10	
	<u>700-4050-7037-0000</u>		VEHICLE MAINTENANCE		146.26	
	<u>700-4051-7037-0000</u>		VEHICLE MAINTENANCE		91.41	
	<u>750-7300-7071-0000</u>		SOFTWARE		603.31	
1053	AMERICAN FORENSIC NURSES	12/07/2023	Virtual Payment	0.00	327.55	APA006533
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>78315</u>	Invoice	12/07/2023	CONTRACTUAL SERVICE	0.00	131.02	
	<u>100-2050-7068-0000</u>		CONTRACTUAL SERVICES		131.02	
<u>78317</u>	Invoice	12/07/2023	CONTRACTUAL SERVICE	0.00	196.53	
	<u>100-2050-7068-0000</u>		CONTRACTUAL SERVICES		196.53	
4388	BABCOCK LABORATORIES, INC	12/07/2023	Virtual Payment	0.00	5,231.66	APA006534
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>CJ30537-0033</u>	Invoice	12/07/2023	WWTP- ANALYTICAL SERVICES	0.00	575.74	
	<u>700-4050-7068-0000</u>		CONTRACTUAL SERVICES		575.74	
<u>CJ30538-0033</u>	Invoice	12/07/2023	WWTP- ANALYTICAL SERVICES	0.00	575.74	
	<u>700-4050-7068-0000</u>		CONTRACTUAL SERVICES		575.74	
<u>CJ30539-0033</u>	Invoice	12/07/2023	WWTP- ANALYTICAL SERVICES	0.00	575.74	
	<u>700-4050-7068-0000</u>		CONTRACTUAL SERVICES		575.74	
<u>CJ30541-0033</u>	Invoice	12/07/2023	WWTP- ANALYTICAL SERVICES	0.00	625.74	
	<u>700-4050-7068-0000</u>		CONTRACTUAL SERVICES		625.74	
<u>CJ30581-0033</u>	Invoice	12/07/2023	WWTP- ANALYTICAL SERVICES	0.00	575.74	
	<u>700-4050-7068-0000</u>		CONTRACTUAL SERVICES		575.74	
<u>CJ30583-0033</u>	Invoice	12/07/2023	WWTP- ANALYTICAL SERVICES	0.00	575.74	
	<u>700-4050-7068-0000</u>		CONTRACTUAL SERVICES		575.74	
<u>CJ30590-0033</u>	Invoice	12/07/2023	WWTP- ANALYTICAL SERVICES	0.00	575.74	
	<u>700-4050-7068-0000</u>		CONTRACTUAL SERVICES		575.74	
<u>CJ30963-0033</u>	Invoice	12/07/2023	WWTP- ANALYTICAL SERVICES	0.00	575.74	
	<u>700-4050-7068-0000</u>		CONTRACTUAL SERVICES		575.74	
<u>CJ31085-0033</u>	Invoice	12/07/2023	WWTP- ANALYTICAL SERVICES	0.00	575.74	
	<u>700-4050-7068-0000</u>		CONTRACTUAL SERVICES		575.74	
1125	BEAUMONT CHAMBER	12/07/2023	Virtual Payment	0.00	1,000.00	APA006535
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>10929</u>	Invoice	12/07/2023	SPONSORSHIP	0.00	1,000.00	
	<u>100-1050-7034-0000</u>		SPONSORSHIP		1,000.00	
1161	BIO-TOX LABORATORIES	12/07/2023	Virtual Payment	0.00	965.00	APA006536

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
45088	Invoice	12/07/2023	Bio-Tox Blood Draw Analysis	0.00	412.00	
	<u>100-2050-7068-0000</u>		CONTRACTUAL SERVICES		412.00	
45197	Invoice	12/07/2023	Bio-Tox Blood Draw Analysis	0.00	553.00	
	<u>100-2050-7068-0000</u>		CONTRACTUAL SERVICES		553.00	
1302	CLINICAL LABORATORY OF SAN BERNARDINO, I	12/07/2023	Virtual Payment	0.00	8,517.50	APA006537
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
2301795	Invoice	12/07/2023	CLINICAL LABS	0.00	8,517.50	
	<u>700-4050-7068-0000</u>		CONTRACTUAL SERVICES		8,517.50	
4953	COUNTY OF RIVERSIDE - PSEC	12/07/2023	Virtual Payment	0.00	22,268.54	APA006538
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
PE0000001335	Invoice	12/07/2023	PSEC Radio Lease	0.00	22,268.54	
	<u>100-2050-7057-0000</u>		RADIO COMMUNICATION		22,268.54	
1402	DEPARTMENT OF JUSTICE	12/07/2023	Virtual Payment	0.00	315.00	APA006539
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
697489	Invoice	12/07/2023	Department of Justice - Blood Analysis	0.00	315.00	
	<u>100-2050-7068-0000</u>		CONTRACTUAL SERVICES		315.00	
1424	DIRECTV	12/07/2023	Virtual Payment	0.00	87.99	APA006540
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
051553389X2311	Invoice	12/07/2023	BUILDING UTILITY	0.00	87.99	
	<u>100-6000-7010-6028</u>		UTILITIES - CITY HALL BLD		87.99	
1424	DIRECTV	12/07/2023	Virtual Payment	0.00	87.99	APA006541
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
035168908X2311	Invoice	12/07/2023	BUILDING UTILITY	0.00	87.99	
	<u>100-6000-7010-6060</u>		UTILITIES - 713 W 4TH ST		87.99	
1424	DIRECTV	12/07/2023	Virtual Payment	0.00	205.52	APA006542
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
057318158X2311	Invoice	12/07/2023	BUILDING UTILITY	0.00	205.52	
	<u>100-6000-7010-6045</u>		UTILITIES - COMMUNITY		205.52	
1424	DIRECTV	12/07/2023	Virtual Payment	0.00	87.99	APA006543
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
035168915X2311	Invoice	12/07/2023	BUILDING UTILITY	0.00	87.99	
	<u>100-6000-7010-6065</u>		UTILITIES - 550 CALIF AVE		87.99	
1501	FAIRVIEW FORD	12/07/2023	Virtual Payment	0.00	189.73	APA006544
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
046723	Invoice	12/07/2023	VEHICLE MAINTENANCE	0.00	189.73	
	<u>100-2050-7037-0000</u>		VEHICLE MAINTENANCE		189.73	
4586	FEHR & PEERS	12/07/2023	Virtual Payment	0.00	5,800.00	APA006545
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
170356	Invoice	12/07/2023	PASS THROUGH - PW2022-0945	0.00	670.00	
	<u>100-0000-2525-0000</u>		HELD ON DEPOSIT-PUBLI		670.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<u>170360</u>	Invoice	12/07/2023	PASS THROUGH - PW2021-0763	0.00	2,885.00	
	<u>100-0000-2525-0000</u>		HELD ON DEPOSIT-PUBLI		2,885.00	
<u>170364</u>	Invoice	12/07/2023	PASS THROUGH - PW2023-1006	0.00	1,460.00	
	<u>100-0000-2525-0000</u>		HELD ON DEPOSIT-PUBLI		1,460.00	
<u>170365</u>	Invoice	12/07/2023	PASS THROUGH - PW2023-1058	0.00	785.00	
	<u>100-0000-2525-0000</u>		HELD ON DEPOSIT-PUBLI		785.00	
5076	FIREHOUSE INNOVATIONS LI INC.	12/07/2023	Virtual Payment	0.00	9,325.00	APA006546
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>1313</u>	Invoice	12/07/2023	Forcible Entry Door	0.00	9,325.00	
	<u>100-2100-8040-0000</u>		EQUIPMENT		795.00	
	<u>100-2100-8040-0000</u>		EQUIPMENT		8,530.00	
4485	FLOCK GROUP INC	12/07/2023	Virtual Payment	0.00	24,166.67	APA006547
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>INV-26773</u>	Invoice	12/07/2023	Flock cameras	0.00	24,166.67	
	<u>100-2050-7068-0000</u>		CONTRACTUAL SERVICES		24,166.67	
1518	FLYERS ENERGY	12/07/2023	Virtual Payment	0.00	1,375.65	APA006548
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>CFS-3640404</u>	Invoice	12/07/2023	FUEL EXPENSE	0.00	1,375.65	
	<u>750-7600-7050-0000</u>		FUEL		308.66	
	<u>750-7800-7050-0000</u>		FUEL		728.71	
	<u>750-8300-7050-0000</u>		FUEL		338.28	
1533	FRONTIER COMMUNICATIONS	12/07/2023	Virtual Payment	0.00	4,283.82	APA006549
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>213-181-1343-03</u>	Invoice	12/07/2023	PHONE UTILITY	0.00	69.47	
	<u>700-4050-7015-0000</u>		TELEPHONE		69.47	
<u>323-156-8188-02</u>	Invoice	12/07/2023	PHONE UTILITY	0.00	85.98	
	<u>100-1230-7015-6060</u>		TELEPHONE (4th ST YARD		85.98	
<u>951-197-0835-05</u>	Invoice	12/07/2023	PHONE UTILITY	0.00	1,090.00	
	<u>700-4050-7015-0000</u>		TELEPHONE		1,090.00	
<u>951-769-1334-10</u>	Invoice	12/07/2023	PHONE UTILITY	0.00	2,161.05	
	<u>100-1230-7015-6040</u>		TELEPHONE (POLICE DPT)		2,161.05	
<u>951-769-8520-01</u>	Invoice	12/07/2023	PHONE UTILITY	0.00	126.61	
	<u>100-1230-7015-6025</u>		TELEPHONE (CITY HALL)		126.61	
<u>951-769-8530-06</u>	Invoice	12/07/2023	PHONE UTILITY	0.00	236.42	
	<u>750-7000-7015-0000</u>		TELEPHONE		236.42	
<u>951-769-8538-06</u>	Invoice	12/07/2023	PHONE UTILITY	0.00	117.64	
	<u>100-1230-7015-5500</u>		TELEPHONE - STEWART P		117.64	
<u>951-769-8539-04</u>	Invoice	12/07/2023	PHONE UTILITY	0.00	240.78	
	<u>100-1230-7015-6045</u>		TELEPHONE (COMM CTR)		240.78	
<u>951-769-9678-04</u>	Invoice	12/07/2023	PHONE UTILITY	0.00	155.87	
	<u>100-1230-7015-6025</u>		TELEPHONE (CITY HALL)		155.87	
1553	GALLS INC.	12/07/2023	Virtual Payment	0.00	761.78	APA006550
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>026299044</u>	Invoice	12/07/2023	UNIFORMS	0.00	441.12	
	<u>100-2050-7065-0000</u>		CITY UNIFORMS		441.12	
<u>026329492</u>	Invoice	12/07/2023	UNIFORMS	0.00	214.40	
	<u>100-2090-7065-0000</u>		CITY UNIFORMS		214.40	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<u>026369984</u>	Invoice	12/07/2023	UNIFORMS	0.00	106.26	
	<u>100-2090-7065-0000</u>		CITY UNIFORMS		106.26	
3874	GENERAC POWER SYSTEMS INC	12/07/2023	Virtual Payment	0.00	3,784.11	APA006551
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>89853-1</u>	Invoice	12/07/2023	GENERATOR BASIC MAINTENANCE PLAN	0.00	1,504.68	
	<u>700-4051-7068-0000</u>		CONTRACTUAL SERVICES		1,504.68	
<u>39854-1</u>	Invoice	12/07/2023	EQUIPMENT SUPPLIES/ MAINT	0.00	1,012.54	
	<u>700-4051-7090-0000</u>		EQUIPMENT SUPPLIES/M		1,012.54	
<u>39856-1</u>	Invoice	12/07/2023	EQUIPMENT SUPPLIES/ MAINT	0.00	1,266.89	
	<u>700-4051-7090-0000</u>		EQUIPMENT SUPPLIES/M		1,266.89	
1585	GRAINGER	12/07/2023	Virtual Payment	0.00	226.14	APA006552
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>9901831520</u>	Invoice	12/07/2023	WW SPECIAL DEPT SUPPLIES - MOTORS, P	0.00	226.14	
	<u>700-4050-7070-0000</u>		SPECIAL DEPT SUPPLIES		226.14	
3515	HD SUPPLY, INC	12/07/2023	Virtual Payment	0.00	1,094.92	APA006553
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>322828</u>	Invoice	12/07/2023	WWTP DEPT SUPPLIES	0.00	109.98	
	<u>700-4050-7070-0000</u>		SPECIAL DEPT SUPPLIES		109.98	
<u>324272</u>	Invoice	12/07/2023	WWTP DEPT SUPPLIES	0.00	315.15	
	<u>700-4050-7070-0000</u>		SPECIAL DEPT SUPPLIES		315.15	
<u>INV00027915</u>	Invoice	12/07/2023	WWTP DEPT SUPPLIES	0.00	669.79	
	<u>700-4050-7070-0000</u>		SPECIAL DEPT SUPPLIES		669.79	
3572	HECTOR ALVARADO	12/07/2023	Virtual Payment	0.00	1,680.00	APA006554
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>1892</u>	Invoice	12/07/2023	Mobile Turtle - Bus Washing	0.00	1,680.00	
	<u>750-7100-7068-0000</u>		CONTRACTUAL SERVICES		100.00	
	<u>750-7400-7068-0000</u>		CONTRACTUAL EXPENSES		320.00	
	<u>750-7600-7068-0000</u>		CONTRACTUAL SERVICES		500.00	
	<u>750-7800-7068-0000</u>		CONTRACTUAL SERVICES		160.00	
	<u>750-7900-7068-0000</u>		CONTRACTUAL SERVICES		160.00	
	<u>750-8000-7068-0000</u>		CONTRACTUAL SERVICES		80.00	
	<u>750-8100-7068-0000</u>		CONTRACTUAL SERVICES		200.00	
	<u>750-8300-7068-0000</u>		CONTRACTUAL SERVICES		160.00	
1643	HUNTINGTON COURT REPORTERS & TRANSCRI	12/07/2023	Virtual Payment	0.00	716.22	APA006555
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>35430</u>	Invoice	12/07/2023	Huntington Transcription Servcies for FY 2	0.00	716.22	
	<u>100-2050-7068-0000</u>		CONTRACTUAL SERVICES		716.22	
3036	KIMLEY-HORN AND ASSOCIATES, INC	12/07/2023	Virtual Payment	0.00	2,280.00	APA006556
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>194018002-1023</u>	Invoice	12/07/2023	PENNSYLVANIA AVE WIDENING	0.00	2,280.00	
	<u>500-0000-7068-0000</u>		CONTRACTUAL SERVICE		2,280.00	
5029	MICHELLE COLEY	12/07/2023	Virtual Payment	0.00	750.00	APA006557
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>136</u>	Invoice	12/07/2023	HIRING COST	0.00	250.00	
	<u>100-1240-6050-0000</u>		RECRUITMENT AND HIRI		250.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<u>137</u>	Invoice <u>100-1240-6050-0000</u>	12/07/2023	HIRING COST RECRUITMENT AND HIRI	0.00	500.00	
1971	MOTOROLA	12/07/2023	Virtual Payment	0.00	29,635.20	APA006558
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<u>1188082187</u>	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice <u>100-2050-7057-0000</u>	12/07/2023	Command Central Aware & APX RADIO COMMUNICATION	0.00	29,635.20	
			Yr 1 of 5; - Command Central A		29,635.20	
4987	NALCO COMPANY LLC	12/07/2023	Virtual Payment	0.00	13,227.15	APA006559
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<u>6602283607</u>	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice <u>700-4050-7070-0000</u>	12/07/2023	WWTP SPECIAL DEPT SUPPLIES/ CHEMICA SPECIAL DEPT SUPPLIES	0.00	13,227.15	
			FY 23/24- RO Antiscalant- Perm		13,227.15	
2007	NV5, INC	12/07/2023	Virtual Payment	0.00	757.50	APA006560
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<u>339902</u>	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice <u>500-0000-7068-0000</u>	12/07/2023	CONTRACTUAL SERVICE- POTRERO RAMP CONTRACTUAL SERVICE	0.00	757.50	
			CONTRACTUAL SERVICE- POTRE		757.50	
3028	OFFICE SOLUTIONS	12/07/2023	Virtual Payment	0.00	2,333.29	APA006561
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<u>102171672</u>	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice <u>100-3100-7070-0000</u>	12/07/2023	DEPT SUPPLIES SPECIAL DEPT SUPPLIES	0.00	2,333.29	
			DEPT SUPPLIES		2,333.29	
2039	PARKHOUSE TIRE, INC.	12/07/2023	Virtual Payment	0.00	663.40	APA006562
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<u>2010876766</u>	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice <u>100-2050-7037-0000</u>	12/07/2023	VEHICLE MAINTENANCE VEHICLE MAINTENANCE	0.00	663.40	
			VEHICLE MAINTENANCE		663.40	
2072	POLYDYNE, INC.	12/07/2023	Virtual Payment	0.00	12,697.07	APA006563
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<u>1790206</u>	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice <u>700-4050-7070-0000</u>	12/07/2023	CHEMICALS & SUPPLIES SPECIAL DEPT SUPPLIES	0.00	12,697.07	
			CHEMICALS & SUPPLIES		12,697.07	
3652	PRUDENTIAL OVERALL SUPPLY	12/07/2023	Virtual Payment	0.00	373.07	APA006564
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<u>23574328</u>	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice <u>750-7100-7065-0000</u>	12/07/2023	Transit Uniform Rental and Laundering Se UNIFORMS	0.00	144.43	
	<u>750-7400-7065-0000</u>		UNIFORMS		8.91	
	<u>750-7600-7065-0000</u>		UNIFORMS		34.48	
	<u>750-7800-7065-0000</u>		UNIFORMS		29.72	
	<u>750-7900-7065-0000</u>		UNIFORMS		8.91	
	<u>750-8000-7065-0000</u>		UNIFORMS		17.84	
	<u>750-8100-7065-0000</u>		UNIFORMS		8.91	
	<u>750-8200-7065-0000</u>		UNIFORMS		8.91	
	<u>750-8300-7065-0000</u>		UNIFORMS		17.84	
<u>23574335</u>	Invoice <u>750-7300-7065-0000</u>	12/07/2023	Transit Uniform Rental and Laundering Se UNIFORMS	0.00	56.74	
			UNIFORMS		56.74	
<u>23574346</u>	Invoice <u>700-4050-7065-0000</u>	12/07/2023	WW - PRUDENTIAL UNIFORMS UNIFORMS	0.00	85.95	
	<u>700-4051-7065-0000</u>		UNIFORMS		54.70	
			COLLECTIONS - PRUDENTIAL UN		31.25	
<u>23577296</u>	Invoice <u>700-4050-7065-0000</u>	12/07/2023	WW - PRUDENTIAL UNIFORMS UNIFORMS	0.00	85.95	
			UNIFORMS		54.70	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	<u>700-4051-7065-0000</u>	UNIFORMS	COLLECTIONS - PRUDENTIAL UN		31.25	
4383	PUBLIC TRUST ADVISORS, LLC	12/07/2023	Virtual Payment	0.00	6,940.25	APA006565
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>350764</u>	Invoice	12/07/2023	Investment Advisor Services	0.00	2,253.56	
	<u>100-1225-7068-0000</u>	CONTRACTUAL SERVICES	Investment Advisor Services		2,253.56	
<u>353412</u>	Invoice	12/07/2023	Investment Advisor Services	0.00	2,252.36	
	<u>100-1225-7068-0000</u>	CONTRACTUAL SERVICES	Investment Advisor Services		2,252.36	
<u>366011</u>	Invoice	12/07/2023	Investment Advisor Services	0.00	2,434.33	
	<u>100-1225-7068-0000</u>	CONTRACTUAL SERVICES	Investment Advisor Services		2,434.33	
2091	PURCHASE POWER	12/07/2023	Virtual Payment	0.00	77.08	APA006566
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>8000-9000-0098-</u>	Invoice	12/07/2023	OFFICE SUPPLIES	0.00	33.47	
	<u>100-1200-7025-0000</u>	OFFICE SUPPLIES	OFFICE SUPPLIES		33.47	
<u>8000-9000-0098-</u>	Invoice	12/07/2023	OFFICE SUPPLIES	0.00	43.61	
	<u>100-1230-7025-0000</u>	OFFICE SUPPLIES	OFFICE SUPPLIES		43.61	
2098	QUILL CORPORATON	12/07/2023	Virtual Payment	0.00	211.94	APA006567
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>35369688</u>	Invoice	12/07/2023	OFFICE SUPPLIES	0.00	174.26	
	<u>100-1200-7025-0000</u>	OFFICE SUPPLIES	OFFICE SUPPLIES		174.26	
<u>35585260</u>	Invoice	12/07/2023	OFFICE SUPPLIES	0.00	11.84	
	<u>100-2050-7025-0000</u>	OFFICE SUPPLIES	OFFICE SUPPLIES		11.84	
<u>35587997</u>	Invoice	12/07/2023	OFFICE SUPPLIES	0.00	25.84	
	<u>100-2050-7025-0000</u>	OFFICE SUPPLIES	OFFICE SUPPLIES		25.84	
3794	ROBERT MOREHEAD	12/07/2023	Virtual Payment	0.00	463.04	APA006568
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>07-072820-02 11</u>	Invoice	12/07/2023	REFUND FOR SEWEER UTILITY OVER PYM	0.00	463.04	
	<u>700-0000-0220-0000</u>	ACCT REC - SEWER	REFUND FOR SEWEER UTILITY O		463.04	
2559	SEDGWICK CLAIMS MANAGEMENT SERVICES, I	12/07/2023	Virtual Payment	0.00	8,096.90	APA006569
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>SF-0507-2023-01</u>	Invoice	12/07/2023	WORKERS COMP CLAIMS	0.00	8,096.90	
	<u>100-0000-1015-0000</u>	WELLS FARGO - WORKER	WORKERS COMP CLAIMS		8,096.90	
3835	SEGURA FAMILY INVESTMENT INC	12/07/2023	Virtual Payment	0.00	303.93	APA006570
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>3631</u>	Invoice	12/07/2023	VEHICLE MAINTENANCE	0.00	303.93	
	<u>700-4050-7037-0000</u>	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		303.93	
4421	SGH ARCHITECTS	12/07/2023	Virtual Payment	0.00	10,013.00	APA006571
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>3748</u>	Invoice	12/07/2023	BUILDING B WINDOW RENO	0.00	238.00	
	<u>600-5000-7072-0000</u>	FACILITY REPLACEMENT E	BUILDING B WINDOW RENO		238.00	
<u>3848</u>	Invoice	12/07/2023	Professional Services - SGH for City Hall R	0.00	9,775.00	
	<u>500-0000-7068-0000</u>	CONTRACTUAL SERVICE	Professional Services - SGH for C		9,775.00	
2281	SHRED-IT	12/07/2023	Virtual Payment	0.00	941.98	APA006572

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>8005148972</u>	Invoice	12/07/2023	OFFICE SUPPLIES/ CONTRACTUAL SERVICE	0.00	470.99	
<u>100-1200-7068-0000</u>	CONTRACTUAL SERVICES	OFFICE SUPPLIES/ CONTRACTUA		83.80		
<u>100-2000-7025-0000</u>	OFFICE SUPPLIES	OFFICE SUPPLIES/ CONTRACTUA		17.96		
<u>100-2050-7025-0000</u>	OFFICE SUPPLIES	OFFICE SUPPLIES/ CONTRACTUA		341.30		
<u>750-7000-7070-0000</u>	SPECIAL DEPT SUPPLIES	OFFICE SUPPLIES/ CONTRACTUA		27.93		
<u>8005450239</u>	Invoice	12/07/2023	CONTRACTUAL SERVICE	0.00	470.99	
<u>100-1200-7068-0000</u>	CONTRACTUAL SERVICES	CONTRACTUAL SERVICE		83.80		
<u>100-2000-7025-0000</u>	OFFICE SUPPLIES	CONTRACTUAL SERVICE- OFFICE		17.96		
<u>100-2050-7025-0000</u>	OFFICE SUPPLIES	CONTRACTUAL SERVICE- OFFICE		341.30		
<u>750-7000-7070-0000</u>	SPECIAL DEPT SUPPLIES	CONTRACTUAL SERVICE- DEPT S		27.93		
2292	SIRCHIE	12/07/2023	Virtual Payment	0.00	66.93	APA006573
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>0620858-IN</u>	Invoice	12/07/2023	DEPT SUPPLIES	0.00	66.93	
<u>100-2050-7070-0000</u>	SPECIAL DEPT SUPPLIES	DEPT SUPPLIES		66.93		
3031	SMARTHIRE	12/07/2023	Virtual Payment	0.00	1,474.55	APA006574
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>55812</u>	Invoice	12/07/2023	HIRING COST	0.00	1,474.55	
<u>100-1240-6050-0000</u>	RECRUITMENT AND HIRI	HIRING COST		1,474.55		
2309	SOUTH COAST AQMD	12/07/2023	Virtual Payment	0.00	665.26	APA006575
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>4261728</u>	Invoice	12/07/2023	ANNUAL RENEWAL	0.00	504.91	
<u>700-4051-7022-007A</u>	LICENSE, PERMIT AND FE	ANNUAL RENEWAL		504.91		
<u>4264809</u>	Invoice	12/07/2023	EMISSIONS FEES FY23-24	0.00	160.35	
<u>700-4051-7022-007A</u>	LICENSE, PERMIT AND FE	EMISSIONS FEES FY23-24		160.35		
3497	SOUTHERN CONTRACTING COMPANY	12/07/2023	Virtual Payment	0.00	10,869.59	APA006576
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>60120</u>	Invoice	12/07/2023	CONTRACTUAL SERVICE	0.00	1,550.94	
<u>710-0000-8030-0000</u>	CAPITAL IMPROVEMENT	CONTRACTUAL SERVICE		1,550.94		
<u>60138</u>	Invoice	12/07/2023	CONTRACTUAL SERVICE	0.00	742.26	
<u>700-4051-7068-0000</u>	CONTRACTUAL SERVICES	CONTRACTUAL SERVICE		742.26		
<u>60145</u>	Invoice	12/07/2023	CONTRACTUAL SERVICE	0.00	2,067.92	
<u>710-0000-8030-0000</u>	CAPITAL IMPROVEMENT	CONTRACTUAL SERVICE		2,067.92		
<u>60314</u>	Invoice	12/07/2023	CONTRACTUAL SERVICE	0.00	1,046.97	
<u>710-0000-8030-0000</u>	CAPITAL IMPROVEMENT	CONTRACTUAL SERVICE		1,046.97		
<u>60837/60838/60</u>	Invoice	12/07/2023	CONTRACTUAL SERVICE	0.00	5,461.50	
<u>700-4050-7068-0000</u>	CONTRACTUAL SERVICES	CONTRACTUAL SERVICE		2,730.75		
<u>700-4051-7068-0000</u>	CONTRACTUAL SERVICES	CONTRACTUAL SERVICE		2,730.75		
2344	STATE WATER RESOURCES CONTROL BOARD	12/07/2023	Virtual Payment	0.00	17,666.60	APA006577
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>SW-0273382</u>	Invoice	12/07/2023	SWRCB ANNUAL PERMIT FEE 7/1/23-6/30	0.00	17,666.60	
<u>100-3250-7053-0000</u>	PERMITS, FEES AND LICE	SWRCB ANNUAL PERMIT FEE 7/		17,666.60		
2405	THE COUNSELING TEAM	12/07/2023	Virtual Payment	0.00	1,000.00	APA006578

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
89093	Invoice	12/07/2023	CONTRACTUAL SERVICE	0.00	1,000.00	
	100-1240-7068-0000		CONTRACTUAL SERVICES		1,000.00	
2407	THE GAS COMPANY	12/07/2023	Virtual Payment	0.00	294.97	APA006579
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
12604948096 12/	Invoice	12/07/2023	GAS UTILITY	0.00	294.97	
	700-4050-7010-0000		UTILITIES		294.97	
4293	THE RETAIL COACH, LLC	12/07/2023	Virtual Payment	0.00	4,670.00	APA006580
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
5037	Invoice	12/07/2023	Retail Market Analysis Services	0.00	2,333.00	
	100-1235-7068-0000		CONTRACTUAL SERVICES		2,333.00	
5093	Invoice	12/07/2023	Retail Market Analysis Services	0.00	2,337.00	
	100-1235-7068-0000		CONTRACTUAL SERVICES		2,337.00	
2430	TIME WARNER CABLE	12/07/2023	Virtual Payment	0.00	2,641.61	APA006581
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0241971112523	Invoice	12/07/2023	PHONE UTILITY	0.00	2,641.61	
	100-1230-7015-6025		TELEPHONE (CITY HALL)		2,641.61	
5044	TOM DODSON & ASSOCIATES	12/07/2023	Virtual Payment	0.00	10,748.63	APA006582
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
BFA-202-2	Invoice	12/07/2023	Adaptive Management and Mitigation Pla	0.00	10,748.63	
	710-0000-7068-0000		CONTRACTUAL SERVICE		10,748.63	
2465	UNION PACIFIC RAILROAD	12/07/2023	Virtual Payment	0.00	212,107.58	APA006583
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
90104882	Invoice	12/07/2023	PENNSYLVANIA AVE WIDENING	0.00	494.02	
	500-0000-7068-0000		CONTRACTUAL SERVICE		494.02	
90125591	Invoice	12/07/2023	NEW SIGNALS & EXPANDED RAILROAD CR	0.00	3,097.64	
	500-0000-8030-0000		INFRASTRUCTURE IMPRO		3,097.64	
90127206	Invoice	12/07/2023	NEW SIGNALS & EXPANDED RAILROAD CR	0.00	3,631.35	
	500-0000-8030-0000		INFRASTRUCTURE IMPRO		3,631.35	
90128678	Invoice	12/07/2023	NEW SIGNALS & EXPANDED RAILROAD CR	0.00	141,914.86	
	500-0000-8030-0000		INFRASTRUCTURE IMPRO		141,914.86	
90128688	Invoice	12/07/2023	NEW SIGNALS & EXPANDED RAILROAD CR	0.00	36,123.11	
	500-0000-8030-0000		INFRASTRUCTURE IMPRO		36,123.11	
90130787	Invoice	12/07/2023	NEW SIGNALS & EXPANDED RAILROAD CR	0.00	26,846.60	
	500-0000-8030-0000		INFRASTRUCTURE IMPRO		26,846.60	
4992	UNIVAR SOLUTIONS USA, INC	12/07/2023	Virtual Payment	0.00	13,671.59	APA006584
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
51654302	Invoice	12/07/2023	CHEMICALS WWTP	0.00	1,519.81	
	700-4050-7070-0000		SPECIAL DEPT SUPPLIES		1,519.81	
51668736	Invoice	12/07/2023	CHEMICALS WWTP	0.00	12,151.78	
	700-4050-7070-0000		SPECIAL DEPT SUPPLIES		12,151.78	
2484	VERIZON	12/07/2023	Virtual Payment	0.00	8,059.25	APA006585

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
9950049825	Invoice	12/07/2023	PHONE UTILITY	0.00	2,039.74	
	<u>100-1230-7015-0000</u>	TELEPHONE	PHONE UTILITY		2,039.74	
9950276271	Invoice	12/07/2023	PHONE UTILITY	0.00	5,770.24	
	<u>100-1230-7015-0000</u>	TELEPHONE	PHONE UTILITY		4,743.78	
	<u>700-4050-7015-0000</u>	TELEPHONE	PHONE UTILITY		338.25	
	<u>700-4051-7015-0000</u>	TELEPHONE	PHONE UTILITY		361.63	
	<u>750-7000-7015-0000</u>	TELEPHONE	PHONE UTILITY		326.58	
9950276273	Invoice	12/07/2023	IPADS-1550	0.00	76.02	
	<u>100-1230-7015-0000</u>	TELEPHONE	IPADS-1550		76.02	
9950276274	Invoice	12/07/2023	IPADS-3100	0.00	116.03	
	<u>100-1230-7015-0000</u>	TELEPHONE	IPADS-3100		116.03	
9950276275	Invoice	12/07/2023	IPADS-1550/6050	0.00	57.22	
	<u>100-1230-7015-0000</u>	TELEPHONE	IPADS-1550/6050		57.22	
2516	VOHNE LICHE KENNELS INC	12/07/2023	Virtual Payment	0.00	400.00	APA006586
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
19175	Invoice	12/07/2023	TRAINING - K9	0.00	400.00	
	<u>100-2080-7066-0000</u>	TRAVEL, EDUCATION, TRA	TRAINING - K9		400.00	
2517	VOYAGER	12/07/2023	Virtual Payment	0.00	60,582.63	APA006587

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
8690650032347	Invoice	12/07/2023	FUEL EXPENSE	0.00	60,582.63	
	100-1230-7050-0000	FUEL	FUEL EXPENSE		54.91	
	100-1550-7050-0000	FUEL	FUEL EXPENSE		142.06	
	100-2000-7050-0000	FUEL	FUEL EXPENSE		634.49	
	100-2030-7050-0000	FUEL	FUEL EXPENSE		174.76	
	100-2050-7050-0000	FUEL	FUEL EXPENSE		22,719.71	
	100-2100-7050-0000	FUEL	FUEL EXPENSE		135.76	
	100-2150-7050-0000	FUEL	FUEL EXPENSE		544.03	
	100-3100-7050-0000	FUEL	FUEL EXPENSE		1,308.26	
	100-3250-7050-0000	FUEL	FUEL EXPENSE		4,944.76	
	100-6000-7050-0000	FUEL	FUEL EXPENSE		1,215.16	
	100-6050-7050-0000	FUEL	FUEL EXPENSE		7,963.84	
	700-4050-7050-0000	FUEL	FUEL EXPENSE		801.63	
	700-4051-7050-0000	FUEL	FUEL EXPENSE		2,605.06	
	750-7000-7050-0000	FUEL	FUEL EXPENSE		194.74	
	750-7100-7050-0000	FUEL	FUEL EXPENSE		943.25	
	750-7300-7050-0000	FUEL	FUEL EXPENSE		184.48	
	750-7400-7050-0000	FUEL	FUEL EXPENSE		4,144.14	
	750-7600-7050-0000	FUEL	FUEL EXPENSE		5,928.17	
	750-7800-7050-0000	FUEL	FUEL EXPENSE		1,671.31	
	750-7900-7050-0000	FUEL	FUEL EXPENSE		350.90	
	750-8100-7050-0000	FUEL	FUEL EXPENSE		1,441.46	
	750-8300-7050-0000	FUEL	FUEL EXPENSE		2,479.75	

Bank Code AP BANK WF Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	9	9	0.00	12,204.32
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	250	1	0.00	58,758.48
Virtual Payments	121	61	0.00	552,864.22
	380	71	0.00	623,827.02

Check Report

Date Range: 12/02/2023 - 12/08/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP PY VEND WF-AP PAYROLL VENDOR - AP PAYABLES WF						
2074	PRE-PAID LEGAL SERVICES INC	12/07/2023	Regular	0.00	524.70	112002
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number			Account Name		Distribution Amount	
<u>INV0002214</u>	Invoice	11/03/2023	PREPAID LEGAL			
	<u>100-0000-2045-0000</u>		PRE PAID LEGAL	0.00	440.88	
			PREPAID LEGAL		440.88	
<u>PD 11/03/23</u>	Invoice	11/03/2023	PY ADJ			
	<u>100-0000-2045-0000</u>		PRE PAID LEGAL	0.00	83.82	
			PY ADJ		83.72	
	<u>100-0000-4825-0000</u>		MISCELLANEOUS REVENUE		0.10	

Bank Code AP PY VEND WF Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	2	1	0.00	524.70
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
Virtual Payments	0	0	0.00	0.00
	2	1	0.00	524.70

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	11	10	0.00	12,729.02
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	250	1	0.00	58,758.48
Virtual Payments	121	61	0.00	552,864.22
	382	72	0.00	624,351.72

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	12/2023	624,351.72
			624,351.72



CITY COUNCIL SPECIAL MEETING MINUTES

December 5, 2023
5:30 p.m.
550 E. Sixth Street, Beaumont, CA

REGULAR SESSION

A. CALL TO ORDER at 5:32 p.m.

Present: Mayor Martinez, Mayor Pro Tem Fenn, Council Member Lara, Council Member Voigt, Council Member White

B. PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)

None

C. ANNOUNCEMENTS/RECOGNITION

C.1 Recognition of Current Mayor, Julio Martinez

D. ACTION ITEMS

Approval of all Ordinances and Resolutions to be read by title only.

D.1 Reorganization of City Council

Selection of Mayor and Mayor Pro Tempore.

Motion by Mayor Martinez

Second by Council Member Voigt

To ratify the selection of Mayor and Mayor Pro Tem per the adopted sequential order process (David Fenn as Mayor and Mike Lara as Mayor Pro Tempore)

ADJOURNMENT AT 5:43 PM



CITY COUNCIL CLOSED & REGULAR SESSION MINUTES

December 5, 2023

**Closed Session: 5:00 PM Regular Meeting: 6:00 PM
550 E. Sixth Street, Beaumont, CA**

REGULAR SESSION

A. CALL TO ORDER AT 6:00 P.M.

Action of any Requests for Excused Absence
Invocation
Pledge of Allegiance
Adjustments to the Agenda
Conflict of Interest Disclosure

B. ANNOUNCEMENTS / RECOGNITION / PROCLAMATIONS / CORRESPONDENCE

C. PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)

None

D. CONSENT CALENDAR

Items on the consent calendar are taken as one action item unless an item is pulled for further discussion here or at the end of action items. Approval of all Ordinances and Resolutions to be read by title only.

**Motion by Mayor Pro Tem Lara
Second by Council Member Voigt**

To approve the Consent Calendar

Approved by a unanimous vote.

D.1 Ratification of Warrants

Ratify Warrants dated:

November 16, 2023

November 22, 2023

D.2 Approval of Minutes

Approve Minutes dated November 21, 2023.

D.3 Authorize City Manager to Sign Assignment Consent Letter for Public Trust Advisors, LLC Ownership Structure Change

Authorize the City Manager to sign an Assignment Consent Letter to consent to the City's Investment Advisors, Public Trust, LLC, to changing a portion of their ownership structure.

Authorize the City Manager to sign Assignment Consent Letter for Public Trust Advisors, LLC ownership structure change.

D.4 Annual Compliance Report for AB 1600 Development Impact Fees

Receive and file the Annual Compliance Report.

Receive and file the AB 1600 report on development impact fee activity that occurred during the period of July 1, 2022, through June 30, 2023.

D.5 Edward Byrne Memorial Justice Assistance Grant Program Fiscal Year 2023 Interlocal Agreement

Request to approve an interlocal agreement with the Riverside County Sheriff's Department to receive grant funding to purchase force options and de-escalation training equipment.

Authorize the City Manager to enter into an interlocal agency agreement between the Riverside County Sheriff's Department and the City of Beaumont to accept JAG funds for FY 2023.

D.6 Fiscal Year 2022-2023 Health and Safety Code (HSC) 13146.4 Annual Inspection Report

Annual Inspection Report of Certain Occupancies Pursuant to Sections HSC 13146.2 and 13146.3, mandated inspections.

Receive and file.

E. YOUTH COUNCIL REPORT

No report.

F. PUBLIC HEARINGS

Approval of all Ordinances and Resolutions to be read by title only.

F.1 Public Hearing to Award of Fiscal Year 2024-25 Community Development Block Grant (CDBG) Funds

Annual review of applications and award of CDBG funding for the upcoming fiscal year.

Public Hearing opened at 6:08 p.m.

S. Morris - Representing Voices for Children, gave a summary of what their program provides.

M. Grisham - Representing the Boys and Girls Club, gave a summary of their program.

Public Hearing closed at 6:14 p.m.

Motion by Council Member Voigt

Second by Mayor Pro Tem Lara

Approve and authorize staff to submit a CDBG application for the City of Beaumont Pedestrian Safety Project and give authority to the City Manager to reduce or increase the amount funded to the projects based on the final amount of funding available to the City of Beaumont; and

Approve and authorize staff to submit a CDBG application for Voices for Children in the amount of \$10,000 and the remaining amount to the Boys & Girls Club of the San Geronio Pass subject to the conditions of the CDBG program as provided by Riverside County EDA.

Approved by a unanimous vote

G. ACTION ITEMS

Approval of all Ordinances and Resolutions to be read by title only.

G.1 Funding Agreement for the property located at 516 California Avenue

Consideration of a Funding Agreement with Riverside County for the property located at 516 California Avenue (APN 418-091-012).

Motion by Council Member Martinez

Second by Mayor Pro Tem Lara

Approve the Funding Agreement with Riverside County.

Approved by a unanimous vote

- G.2 Discussion and Direction on the Fiscal Year 2024-2025 Strategic Plan
Make adjustments to the strategic plan as part of the Fiscal Year 2024-2025 budget process.

Consensus to adopt in concept the changes discussed with the adjustments proposed by City Council; and

Direct staff to prepare action plans and bring final Strategic Plan document back to Council for final adoption in January 2024.

- G.3 FY 2024-2025 Budget Timeline

Review and provide direction on proposed FY 2024-2025 budget timeline.

**Motion by Council Member Voigt
Second by Mayor Pro Tem Lara**

Receive and file with the change to remove the Special Meeting of the Finance and Audit Committee meeting in February that falls on a holiday.

Approved by a unanimous vote

- G.4 Fourth Amendment to the Professional Services Agreement with Moffatt & Nichols for the Pennsylvania Avenue Grade Separation Project (CIP 2017-012)

Approve a fourth amendment to the Professional Services Agreement with Moffatt & Nichol for the Pennsylvania Avenue Grade Separation project; reduce the contract amount to \$450,845.32; and extend the contract term for one additional year.

**Motion by Council Member White
Second by Mayor Pro Tem Lara**

Approve a fourth amendment to the Professional Services Agreement with Moffatt & Nichol for the Pennsylvania Avenue Grade Separation project; reduce the contract amount to \$450,845.32; and extend the contract term for one additional year.

Approved by a unanimous vote

H. LEGISLATIVE UPDATES AND DISCUSSION

I. ECONOMIC DEVELOPMENT UPDATE

Next meeting with be December 13th.

J. CITY TREASURER REPORT

No report.

K. CITY CLERK REPORT

No report.

L. CITY ATTORNEY REPORT

No report.

M. CITY MANAGER REPORT

Update of latest audit results with zero findings.
Reminder of upcoming holiday events.

N. FUTURE AGENDA ITEMS

- Assessment for the need for additional community center(s) (Future)
- Annexation Agreement with the County (Future)
- Marketing of Downtown Renovation on Billboards (January)
- Level of Service Standards for Traffic Levels (January)
- Standards for Underground Utility Requirements (December)
- City Market Night (January)

O. COUNCIL REPORTS

Martinez - No report.

Voigt - Report out from Financial and Audit Committee Meeting.

White - Shared the upcoming Cal Cities Meeting, thanked Council Member Martinez for his mayorship.

Lara - Report out from RCA meeting, WRCOG meeting and thanked staff for the holiday decorations throughout town.

Fenn - Report out from the litter clean up, gave a thank you to the National

Junior Honor Society for participating. Reminder to the public to apply for upcoming committee vacancies.

P. ADJOURNMENT at 7:18 p.m.

The next regular meeting of the Beaumont City Council, Beaumont Financing Authority, the Beaumont Successor Agency (formerly RDA), the Beaumont Utility Authority, the Beaumont Parking Authority and the Beaumont Public Improvement Agency is scheduled for Tuesday December 19, 2023, at 6:00 p.m. unless otherwise posted.



CITY COUNCIL CLOSED & REGULAR SESSION MINUTES

December 7, 2023
Closed Session: 5:00 PM Regular Meeting: 6:00 PM
550 E. Sixth Street, Beaumont, CA

WORKSHOP SESSION

A. CALL TO ORDER at 5:01 p.m.

Mayor Fenn, Mayor Pro Tem Lara, Council Member Voigt, Council Member White, Council Member Martinez

B. PUBLIC COMMENT PERIOD

None.

C. ACTION ITEMS

Approval of all Ordinances and Resolutions to be read by title only.

C.1 Riverside County Transportation Commission Traffic Relief Plan

Draft of 2024 Traffic Relief Plan Presented by Riverside County Transportation Commission.

Presentation given by Anne Myers and Aaron Hakke of RCTC.

Public Comments

D. Salcedo - Gave suggestions to help traffic relief.

D. Flores - Supports the plan, the sales tax initiative and a railway expansion.

Motion by Council Member Voigt

Second by Mayor Pro Tem Lara

To receive and file the presentation.

D. ADJOURNMENT at 6:20 p.m.

The next regular meeting of the Beaumont City Council, Beaumont Financing Authority, the Beaumont Successor Agency (formerly RDA), the Beaumont Utility Authority, the Beaumont Parking Authority and the Beaumont Public Improvement Agency is scheduled for December 19, 2023, at 6:00 p.m. unless otherwise posted.



Staff Report

TO: City Council
FROM: Kyle Warsinski, Economic Development Manager
DATE December 19, 2023
SUBJECT: First Amendment to the Professional Services Agreement with The Retail Coach

Description Proposed two (2) year extension to the professional services agreement with The Retail Coach for retail market analysis and ongoing economic development support.

Background and Analysis:

The City of Beaumont's Economic Development Strategic Plan (EDSP) was approved in August 2019 and provides a blueprint for attracting targeted new development and business investment, creating jobs, and contributing to the City's long-term fiscal health.

One of the key action items within the EDSP is industry targeting both for job creators and local serving businesses. The latter consists of retailers which provide the goods and services Beaumont residents have come to expect in their community. In 2023, the retail market in the Pass Area is as competitive as ever, and consumer spending habits related to online shopping has forced brick and mortar retailers to shift and adapt to the changing landscape. It is imperative that the City continue to update its demographic datasets and engage in proactive business attraction.

In 2020, the City of Beaumont awarded a contract to The Retail Coach (TRC) to perform a Retail Market Analysis report and provide ongoing business attraction support.

The Retail Market Analysis included the following key points:

- Population and household increases,
- Consumer and household demographic profiles,
- Consumer demand and market supply assessment,
- Drive time analysis for five areas in the City,
- Competition,
- Existing retail firms,
- Retail leakage and surplus,

- Retail development in similar cities,
- Market cannibalization,
- Retail trends,
- Key psychographics,
- Market viability, and
- Report tools for existing and local retailers.

Staff and The Retail Coach use the report to:

- Assess the retail potential of commercial sites in the City and unique demographics attributes.
- Match the City's customer profiles with profiles of specific retailers and restaurants that would consider the City for a location or expansion.
- Conduct outreach efforts for each of the retailers and restaurants identified, including the preparation of custom marketing materials as appropriate.

In addition, The Retail Coach attends various retail industry trade shows and represents the City and markets commercial opportunity sites available. TRC helps arrange and coordinate meetings during these trade shows and attends such meetings whenever possible.

Over the term of the contract The Retail Coach has proven to be an important resource in providing support to the City, its businesses, and developers.

The proposed amendment to the Contract would extend the term by two (2) years. The Retail Coach has agreed to honor the same contract terms of \$28,008 plus up to \$2,000 for reimbursable travel expenses, for a not to exceed amount of \$30,008 per year.

Fiscal Impact:

The proposed First Amendment to the Professional Services Agreement has a total not to exceed amount of \$60,000 for the 2-year period. This amount is currently budgeted in the FY23-24 Annual Budget.

Recommended Action:

Approve the Amended Agreement with The Retail Coach as presented.

Attachments:

- A. Amendment to a Professional Services Agreement with The Retail Coach.
- B. Professional Services Agreement – The Retail Coach

AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR

THIS AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR is made and effective as of the ____ day of December, 2023, by and between the CITY OF BEAUMONT ("CITY") whose address is 550 E. 6th Street, Beaumont, California 92223 and Retail Coach, LLC (CONTRACTOR").

RECITALS

This Agreement is entered into on the basis of the following facts, understandings and intentions of the parties to this Agreement:

A. CITY and CONTRACTOR entered into that certain Agreement for Professional Services date December 15, 2020 ("Agreement"); and

B. CITY and CONTRACTOR wish to amend the Agreement to extend the term of the Agreement for two additional years; and

C. CONTRACTOR agrees to provide such services pursuant to, and in accordance with, the terms and conditions of this Agreement, and represents and warrants to CITY that CONTRACTOR possesses the necessary skills, licenses, certifications, qualifications, personnel and equipment to provide such services.

AMENDMENT TO AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals and mutual covenants contained herein, CITY and CONTRACTOR agree to amend the following sections of the Agreement as follows:

1. Term of Agreement. *The Agreement is hereby extended for two years until December 15, 2025.*

4. Compensation.

4.01 CONTRACTOR shall be paid at the rates set forth in the Proposal and shall not increase any rate without the prior written consent of the CITY. Notwithstanding anything in this Agreement to the contrary, total fees and charges paid by CITY to CONTRACTOR under this Agreement shall not exceed 30,008.00. Provided that Contractor renders the Services equitably and proportionately over the applicable term, Contractor shall bill City the sum \$2,334.00 per month ($\$2,334 \times 12 = \$28,008$), plus a travel reimbursement amount not to exceed \$2000 per year.

All other terms and provisions of the Agreement shall remain in full force and effect. In the event of a conflict between this Amendment and the Agreement, the terms of this Amendment shall control.

IN WITNESS WHEREOF, the parties hereby have made and executed this Agreement to be effective as of the day and year first above written.

CITY:
CITY OF BEAUMONT

CONTRACTOR:
RETAIL COACH, LLC

By: _____

By: Aaron B Farmer
Print Name: Aaron Farmer
Title: President

ATTEST:

Nicle Wheelright, Deputy City Clerk

Approved as to form:

John Pinkney, City Attorney

AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR

THIS AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR is made and effective as of the 15th day of December 2020, by and between the CITY OF BEAUMONT ("CITY") whose address is 550 E. 6th Street, Beaumont, California 92223 and The Retail Coach, LLC whose address is PO Box 7272, Tupelo, MS 38802 ("CONTRACTOR").

RECITALS

This Agreement is entered into on the basis of the following facts, understandings and intentions of the parties to this Agreement:

A. CITY desires to engage CONTRACTOR to provide professional economic development consulting services; and

B. CONTRACTOR has made a proposal ("Proposal") to the CITY to provide such professional services, which Proposal is attached hereto as Exhibit "A"; and

C. CONTRACTOR agrees to provide such services pursuant to, and in accordance with, the terms and conditions of this Agreement, and represents and warrants to CITY that CONTRACTOR possesses the necessary skills, licenses, certifications, qualifications, personnel and equipment to provide such services.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals and mutual covenants contained herein, CITY and CONTRACTOR agree as follows:

1. Term of Agreement. This Agreement is effective as of the date first above written and shall continue until terminated as provided for herein. Notwithstanding anything in this Agreement to the contrary, this Agreement shall automatically terminate after three (3) years unless extended by the parties with the approval of the City Council of the CITY.

2. Services to be Performed. CONTRACTOR agrees to provide the services ("Services") as follows: economic development consulting services per Exhibit "A". All Services shall be performed in the manner and according to the timeframe set forth in the Proposal. CONTRACTOR designates Austin Farmer as CONTRACTOR'S professional responsible for overseeing the Services provided by CONTRACTOR.

3. Associates and Subcontractors. CONTRACTOR may, at CONTRACTOR's sole cost and expense, employ such competent and qualified independent associates, subcontractors and consultants as CONTRACTOR deems necessary to perform the Services; provided, however, that CONTRACTOR shall not subcontract any of the Services without the written consent of CITY.

4. Compensation.

4.01 CONTRACTOR shall be paid at the rates set forth in the Proposal and shall not increase any rate without the prior written consent of the CITY. Notwithstanding anything in this Agreement to the contrary, total fees and charges paid by CITY to CONTRACTOR under this Agreement shall not exceed \$45,000.00 for the first year, and \$28,008 each year for the second and third year, for a not to exceed total of \$101,000 for three (3) years. Provided that Contractor renders the Services equitably and proportionately over the applicable term, Contractor shall bill City the sum of \$3,750.00 per month for such Services during the first year of the term ($\$3,750 \times 12 = \$45,000.00$). If this Agreement extends into one or more of the succeeding year-long terms, the monthly amount as provided in the preceding sentence shall be \$2,334.00 ($\$2,334 \times 12 = \$28,008$).

4.02 CONTRACTOR shall not be compensated for any Services rendered nor reimbursed for any expenses incurred in excess of those authorized unless approved in advance by the CITY, in writing. Contractor shall be reimbursed for actual out of pocket expenses incurred in performing the Services, provided the same are evidenced by paid receipts, invoices or other documentation submitted within sixty days of being incurred acceptable to City in its sole and absolute discretion and provided that the amount of reimbursement shall not exceed the sum of \$3,500 in the aggregate for any year under this Agreement.

4.03 CONTRACTOR shall submit to CITY, on or before the fifteenth (15th) of each month, itemized invoices for the Services rendered in the previous month. The CITY shall not be obligated to pay any invoice that is submitted more than sixty (60) days after the due date of such invoice. CITY shall have the right to review and audit all invoices prior to or after payment to CONTRACTOR. This review and audit may include, but not be limited to CITY's:

- a. Determination that any hourly fee charged is consistent with this Agreement's approved hourly rate schedule;
- b. Determination that the multiplication of the hours billed times the approved rate schedule dollars is correct;
- c. Determination that each item charged is the usual, customary, and reasonable charge for the particular item. If CITY determines an item charged is greater than usual, customary, or reasonable, or is duplicative, ambiguous, excessive, or inappropriate, CITY shall either return the bill to CONTRACTOR with a request for explanation or adjust the payment accordingly, and give notice to CONTRACTOR of the adjustment.

4.04 If the work is satisfactorily completed, CITY shall pay such invoice within thirty (30) days of its receipt. Should CITY dispute any portion of any invoice, CITY shall pay the undisputed portion within the time stated above, and at the same time advise CONTRACTOR in writing of the disputed portion.

4.05 Notwithstanding the forgoing, Contractor shall be entitled to receive the estimated amount of its first month's services during the first year of the term only within

five days of the date of this mutual execution of this Agreement with all succeeding payments to be made in accordance with Section 4.03.

5. Obligations of CONTRACTOR.

5.01 CONTRACTOR agrees to perform all Services in accordance with the terms and conditions of this Agreement and the Proposal. In the event that the terms of the Proposal shall conflict with the terms of this Agreement, or contain additional terms purportedly binding on the City other than the Services to be rendered and the price for the Services, the terms of this Agreement shall govern and said additional or conflicting terms shall be of no force or effect.

5.02 Except as otherwise agreed by the parties, CONTRACTOR will supply all personnel, materials and equipment required to perform the Services. CONTRACTOR shall provide its own offices, telephones, vehicles and computers and set its own work hours. CONTRACTOR will determine the method, details, and means of performing the Services under this Agreement.

5.03 CONTRACTOR shall keep CITY informed as to the progress of the Services by means of regular and frequent consultations. Additionally, when requested by CITY, CONTRACTOR shall prepare written status reports.

5.04 CONTRACTOR is responsible for paying, when due, all income and other taxes, fees and withholding, including withholding state and federal taxes, social security, unemployment and worker's compensation, incurred as a result of the compensation paid under this Agreement. CONTRACTOR agrees to indemnify, defend and hold harmless CITY for any claims, costs, losses, fees, penalties, interest, or damages suffered by CITY resulting from CONTRACTOR's failure to comply with this provision.

5.05 In the event CONTRACTOR is required to prepare plans, drawings, specifications and/or estimates, the same shall be furnished in conformance with local, state and federal laws, rules and regulations.

5.06 CONTRACTOR represents that it possesses all required licenses necessary or applicable to the performance of Services under this Agreement and the Proposal and shall obtain and keep in full force and effect all permits and approvals required to perform the Services herein. In the event CITY is required to obtain an approval or permit from another governmental entity, CONTRACTOR shall provide all necessary supporting documents to be filed with such entity.

5.07 CONTRACTOR shall be solely responsible for obtaining Employment Eligibility Verification information from CONTRACTOR's employees, in compliance with the Immigration Reform and Control Act of 1986, Pub. L. 99-603 (8 U.S.C. 1324a), and shall ensure that CONTRACTOR's employees are eligible to work in the United States.

5.08 In the event that CONTRACTOR employs, contracts with, or otherwise utilizes any CalPers retirees in completing any of the Services performed hereunder, such

instances shall be disclosed in advance to the CITY and shall be subject to the CITY's advance written approval.

5.09 Drug-free Workplace Certification. By signing this Agreement, the CONTRACTOR hereby certifies under penalty of perjury under the laws of the State of California that the CONTRACTOR will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code, Section 8350 et seq.) and will provide a drug-free workplace.

5.10 CONTRACTOR shall comply with all applicable local, state and federal laws, rules, regulations, entitlements and/or permits applicable to, or governing the Services authorized hereunder.

6. Insurance. CONTRACTOR hereby agrees to be solely responsible for the health and safety of its employees and agents in performing the Services under this Agreement and shall comply with all laws applicable to worker safety including but not limited to Cal-OSHA. Therefore, throughout the duration of this Agreement, CONTRACTOR hereby covenants and agrees to maintain insurance in conformance with the requirements set forth below. Attached hereto as **Exhibit "B"** are copies of Certificates of Insurance and endorsements as required by Section 7.02. If existing coverage does not meet the requirements set forth herein, CONTRACTOR agrees to amend, supplement or endorse the existing coverage to do so. CONTRACTOR shall provide the following types and amounts of insurance:

6.01 Commercial general liability insurance in an amount of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate; CONTRACTOR agrees to have its insurer endorse the general liability coverage required herein to include as additional insured's CITY, its officials, employees and agents. CONTRACTOR also agrees to require all contractors and subcontractors to provide the same coverage required under this Section 6.

6.02 Business Auto Coverage in an amount no less than \$1 million per accident. If CONTRACTOR or CONTRACTOR's employees will use personal autos in performance of the Services hereunder, CONTRACTOR shall provide evidence of personal auto liability coverage for each such person.

6.03 Workers' Compensation coverage for any of CONTRACTOR's employees that will be providing any Services hereunder. CONTRACTOR will have a state-approved policy form providing statutory benefits as required by California law. The provisions of any workers' compensation will not limit the obligations of CONTRACTOR under this Agreement. CONTRACTOR expressly agrees not to use any statutory immunity defenses under such laws with respect to CITY, its employees, officials and agents.

6.04 Optional Insurance Coverage. Choose and check one: Required X /Not Required ; Errors and omissions insurance in a minimum amount of \$2 million per occurrence to cover any negligent acts or omissions committed by CONTRACTOR, its employees and/or agents in the performance of any Services for CITY.

7. General Conditions pertaining to Insurance Coverage

7.01 No liability insurance coverage provided shall prohibit CONTRACTOR from waiving the right of subrogation prior to a loss. CONTRACTOR waives all rights of subrogation against CITY regardless of the applicability of insurance proceeds and shall require all contractors and subcontractors to do likewise.

7.02. Prior to beginning the Services under this Agreement, CONTRACTOR shall furnish CITY with certificates of insurance, endorsements, and upon request, complete copies of all policies, including complete copies of all endorsements. All copies of policies and endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf.

7.03. All required policies shall be issued by a highly rated insurer with a minimum A.M. Best rating of "A:VII"). The insurer(s) shall be admitted and licensed to do business in California. The certificates of insurance hereunder shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice has been given to CITY.

7.04 Self-insurance does not comply with these insurance specifications. CONTRACTOR acknowledges and agrees that that all insurance coverage required to be provided by CONTRACTOR or any subcontractor, shall apply first and on a primary, non-contributing basis in relation to any other insurance, indemnity or self-insurance available to CITY.

7.05 All coverage types and limits required are subject to approval, modification and additional requirements by CITY, as the need arises. CONTRACTOR shall not make any reductions in scope of coverage (e.g. elimination of contractual liability or reduction of discovery period) that may affect CITY's protection without CITY's prior written consent.

7.06 CONTRACTOR agrees to provide immediate notice to CITY of any claim or loss against CONTRACTOR or arising out of the Services performed under this Agreement. CITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve CITY.

8. Indemnification.

8.01 CONTRACTOR and CITY agree that CITY, its employees, agents and officials should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, defense costs, court costs or any other costs arising out of or in any way related to the performance of this Agreement by CONTRACTOR or any subcontractor or agent of either as set forth herein. Accordingly, the provisions of this indemnity are intended by the parties to be interpreted and construed to provide the fullest protection possible under the law to CITY. CONTRACTOR acknowledges that CITY would not enter into this Agreement in the absence of the commitment of CONTRACTOR to indemnify and protect CITY as set forth herein.

a. To the fullest extent permitted by law, CONTRACTOR shall defend, indemnify and hold harmless CITY, its employees, agents and officials, from any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses, damages or costs of any kind, whether actual, alleged or threatened, actual attorneys' fees incurred by CITY, court costs, interest, defense costs, including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation incurred in relation to, as a consequence of or arising out of, or in any way attributable actually, allegedly or impliedly, in whole or in part to the performance of this Agreement. CONTRACTOR's obligation to defend, indemnify and hold harmless shall include any and all claims, suits and proceedings in which CONTRACTOR (and/or CONTRACTOR's agents and/or employees) is alleged to be an employee of CITY. All obligations under this provision are to be paid by CONTRACTOR as they are incurred by CITY.

b. Without affecting the rights of CITY under any provision of this Agreement or this Section, CONTRACTOR shall not be required to indemnify and hold harmless CITY as set forth above for liability attributable solely to the fault of CITY, provided such fault is determined by agreement between the parties or the findings of a court of competent jurisdiction.

9. Additional Services, Changes and Deletions.

9.01 In the event CONTRACTOR performs additional or different services than those described herein without the prior written approval of the City Manager and/or City Council of CITY, CONTRACTOR shall not be compensated for such services. CONTRACTOR expressly waives any right to be compensated for services and materials not covered by the scope of this Agreement or authorized by the CITY in writing.

9.02 CONTRACTOR shall promptly advise the City Manager and Finance Director of CITY as soon as reasonably practicable upon gaining knowledge of a condition, event or accumulation of events which may affect the scope and/or cost of Services. All proposed changes, modifications, deletions and/or requests for additional services shall be reduced to writing for review and approval by the CITY and/or City Council.

10. Termination of Agreement.

10.01 Notwithstanding any other provision of this Agreement, CITY, at its sole option, may terminate this Agreement with or without cause, or for no cause, at any time by giving twenty (20) days' written notice to CONTRACTOR.

10.02 In the event of termination, the payment of monies due CONTRACTOR for undisputed Services performed prior to the effective date of such termination shall be paid within thirty (30) business days after receipt of an invoice as provided in this Agreement. Immediately upon termination, CONTRACTOR agrees to promptly provide and deliver to CITY all original documents, reports, studies, plans, specifications and the like which are in the possession or control of CONTRACTOR and pertain to CITY.

11. Status of CONTRACTOR.

11.01 CONTRACTOR shall perform the Services in CONTRACTOR's own way as an independent contractor, and in pursuit of CONTRACTOR's independent calling, and not as an employee of CITY. However, CONTRACTOR shall regularly confer with CITY's City Manager as provided for in this Agreement.

11.02 CONTRACTOR agrees that it is not entitled to the rights and benefits afforded to CITY's employees, including disability or unemployment insurance, workers' compensation, retirement, CalPers, medical insurance, sick leave, or any other employment benefit. CONTRACTOR is responsible for providing, at its own expense, disability, unemployment, workers' compensation and other insurance, training, permits, and licenses for itself and its employees and subcontractors.

11.03 CONTRACTOR hereby specifically represents and warrants to CITY that it possesses the qualifications and skills necessary to perform the Services under this Agreement in a competent, professional manner, without the advice or direction of CITY and that the Services to be rendered pursuant to this Agreement shall be performed in accordance with the standards customarily applicable to an experienced and competent professional rendering the same or similar services in the same geographic area where the CITY is located. Further, CONTRACTOR represents and warrants that the individual signing this Agreement on behalf of CONTRACTOR has the full authority to bind CONTRACTOR to this Agreement.

12. Ownership of Documents; Audit.

12.01 All draft and final reports, plans, drawings, studies, maps, photographs, specifications, data, notes, manuals, warranties and all other documents of any kind or nature prepared, developed or obtained by CONTRACTOR in connection with the performance of Services performed for the CITY shall become the sole property of CITY, and CONTRACTOR shall promptly deliver all such materials to CITY upon request. At the CITY's sole discretion, CONTRACTOR may be permitted to retain original documents, and furnish reproductions to CITY upon request, at no cost to CITY.

12.02 Subject to applicable federal and state laws, rules and regulations, CITY shall hold all intellectual property rights to any materials developed pursuant to this Agreement. CONTRACTOR shall not such use data or documents for purposes other than the performance of this Agreement, nor shall CONTRACTOR release, reproduce, distribute, publish, adapt for future use or any other purposes, or otherwise use, any data or other materials first produced in the performance of this Agreement, nor authorize others to do so, without the prior written consent of CITY.

12.03 CONTRACTOR shall retain and maintain, for a period not less than four years following termination of this Agreement, all time records, accounting records and vouchers and all other records with respect to all matters concerning Services performed, compensation paid and expenses reimbursed. At any time during normal business hours and as often as CITY may deem necessary, CONTRACTOR shall make available to

CITY's agents for examination all of such records and shall permit CITY's agents to audit, examine and reproduce such records.

13. Miscellaneous Provisions.

13.01 This Agreement, which includes all attached exhibits, supersedes any and all previous agreements, either oral or written, between the parties hereto with respect to the rendering of Services by CONTRACTOR for CITY and contains all of the covenants and agreements between the parties with respect to the rendering of such Services in any manner whatsoever. Any modification of this Agreement will be effective only if it is in writing signed by both parties.

13.02 CONTRACTOR shall not assign or otherwise transfer any rights or interest in this Agreement without the prior written consent of CITY. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

13.03 CONTRACTOR shall timely file FPPC Form 700 Conflict of Interest Statements with CITY if required by California law and/or the CITY's conflict of interest policy.

13.04 If any legal action or proceeding, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees and costs, in addition to any other relief to which that party may be entitled.

13.05 This Agreement is made, entered into and shall be performed in the County of Riverside in the State of California and shall in all respects be interpreted, enforced and governed under the laws of the State of California.

13.06 CONTRACTOR covenants that neither it nor any officer or principal of its firm has any interest, nor shall they acquire any interest, either directly or indirectly, which will conflict in any manner or degree with the performance of their Services hereunder. CONTRACTOR further covenants that in the performance of this Agreement, no person having such interest shall be employed by it as an officer, employee, agent, or subcontractor.

13.07 CONTRACTOR has read and is aware of the provisions of Section 1090 et seq. and Section 87100 et seq. of the Government Code relating to conflicts of interest of public officers and employees. CONTRACTOR agrees that they are unaware of any financial or economic interest of any public officer or employee of the CITY relating to this Agreement. It is further understood and agreed that if such a financial interest does exist at the inception of this Agreement, the CITY may immediately terminate this Agreement by giving notice thereof. CONTRACTOR shall comply with the requirements of Government Code section 87100 et seq. and section 1090 in the performance of and during the term of this Agreement.

13.08 Improper Consideration. CONTRACTOR shall not offer (either directly or

through an intermediary) any improper consideration such as, but not limited to, cash, discounts, services, the provision of travel or entertainment, or any items of value to any officer, employee or agent of the CITY in an attempt to secure favorable treatment regarding this Agreement or any contract awarded by CITY. The CITY, by notice, may immediately terminate this Agreement if it determines that any improper consideration as described in the preceding sentence was offered to any officer, employee or agent of the CITY with respect to the proposal and award process of this Agreement or any CITY contract. This prohibition shall apply to any amendment, extension or evaluation process once this Agreement or any CITY contract has been awarded. CONTRACTOR shall immediately report any attempt by any CITY officer, employee or agent to solicit (either directly or through an intermediary) improper consideration from CONTRACTOR.

13.09 Severability. If any portion of this Agreement is declared invalid, illegal or otherwise unenforceable by a court of competent jurisdiction, the entire balance of this Agreement not so affected shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereby have made and executed this Agreement to be effective as of the day and year first above-written.

CITY:

CITY OF BEAUMONT

By: _____

Mike Lara, Mayor

CONTRACTOR:

The Retail Coach, LLC

By: _____

C. Kelly Cofer (12/9/2020)

Print Name: C. Kelly Cofer

Title: CEO

EXHIBIT "A"

PROPOSAL

(insert behind this page)

SEPTEMBER 30, 2020

Attn: Kyle Warsinski
City of Beaumont, CA
550 E 6th Street
Beaumont, CA 92223

PROPOSAL FOR PROFESSIONAL SERVICES FOR RETAIL MARKET ANALYSIS

Dear Mr. Warsinski,

We are pleased to present the following proposal in response to the City's request for consultant services for retail market analysis.

With a national perspective and more than twenty years of experience in over 650 communities, The Retail Coach offers the expertise, service, and manpower to research, analyze, and develop customized strategies that best position our clients for retail recruitment and development success. No other consulting firm offers this level of comprehensive support that is uniquely tailored to the community. Our focus on partnership and tangible retail successes has resulted in ongoing, multi-year relationships with more 90% of our clients.

Our team met recently to discuss this RFP, Beaumont's retail opportunity, and the best approach to help accomplish the City's long-term retail goals. Based on our research and current knowledge of the community, we are confident we can be successful in helping to recruit retailers and developers to Beaumont.

We have addressed each service outlined in the Request for Proposal in a comprehensive manner. Additionally, we have added complementary services we feel beneficial, such as our mobile phone/cell phone analysis to help identify Beaumont's Retail Trade Area, developer recruitment, and an online dashboard/interactive mapping application to help with our marketing and recruitment of the community.

We appreciate the opportunity to submit this proposal and would welcome the opportunity to personally introduce our firm to you at the appropriate time.

Please feel free to call me with any questions.

Sincerely,



Aaron Farmer
President
The Retail Coach
(662) 231-0608
afarmer@theretailcoach.net



RFP PROFESSIONAL SERVICES FOR

Retail Market Analysis

CITY OF BEAUMONT, CALIFORNIA

9.30.2020



800.851.0962 | THERETAILCOACH.NET | AUSTIN, TEXAS • TUPELO, MISSISSIPPI

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The Retail Coach is submitting this proposal to assist the City of Beaumont in preparing a comprehensive

Retail Market Analysis

Objectives:

- Equip the City with a high-quality, comprehensive Retail Market Analysis.
- Assist with the creation and execution of the City's retail development strategy.
- Provide insights, resources, and expertise to attract new businesses to the community while also assisting with business retention efforts.

Submitting Firm:

The Retail Coach, LLC

Mailing Address:

The Retail Coach, LLC
PO Box 7272
Tupelo, MS 38802

Primary Contact:

Austin Farmer
Project Director
austin.farmer@theretailcoach.net
(817) 845-4220

The Retail Coach has been the national retail recruitment expert for more than 20 years. Having worked more than 650 assignments in 38 states, our recruitment approach is simple – do what you say you are going to do, do it at the highest level possible and constantly communicate findings and results to our clients. This approach has proven successful, having performed multiple assignments with more than 90% of our clients.

Our goal is to not only aid the City of Beaumont in preparing and executing the Retail Market Analysis (and proactive retailer and restaurant recruitment) but also to enhance your level of retail expertise as the city pursues the Downtown Specific Plan and builds upon the Economic Development Strategic Plan. Regarding the downtown plan, we are firm believers that a community must achieve a balance of national brands and local businesses. Our approach to assisting local business growth and sustainability is quite different than our approach to national brands – it is built around accurate customer purchasing data and education.

Executive Summary

For our proposal, we have identified **4 key submarkets** in Beaumont

Pursuant to the City of Beaumont's Request for Proposals for a Retail Market Analysis, The Retail Coach is excited to submit a proposal to address the city's retail needs. Additionally, we offer additional services that will allow Beaumont to address current retail gaps and capitalize on realizing its retail and restaurant potential as a regional retail destination.

Our approach is quite unique and developed around segmenting the city into submarkets or "micro markets."

Each submarket has its own retail potential based on surrounding population density, customer's demographic profile and purchasing habits dictated by their lifestyles.

Four primary retail submarkets:

- I-10 & Highland Springs Avenue
- I-10 & Oak Valley Parkway
- Oak Valley Parkway & Beaumont Avenue
- Beaumont Avenue & 6th Street



I-10 & Highland Springs Avenue

Population:	9,754
Annual Growth:	.96%
Median Age:	47.2
Avg HH Inc:	\$74,577
Per Capita Inc:	\$30,449

- Regional retail destination for western Riverside County
- Excellent opportunity for continued success due to land availability
- Superior retail development potential to Banning (SEQ of I-10/Highland Springs Ave) due to dual access via Second St & 1st St
- Strategy built around larger, destination retailers and infill retail and restaurants

I-10 & Oak Valley Parkway

Population:	6,631
Annual Growth:	1.43%
Median Age:	43.4
Avg HH Inc:	\$107,161
Per Capita Inc:	\$38,994

- Emerging regional submarket with large, developable tracts (NW and SE quadrants)
- Strong disposable incomes
- 24.3 acres in NW quadrant has been conceptually planned
- Strong residential growth in the area will aid in development timing (8,400 +/- new units in the area - Lee & Associates)
- Strategy built around identifying anchor tenants - including recruiting developers

Oak Valley Parkway & Beaumont Avenue

Population:	14,458
Annual Growth:	1.05%
Median Age:	32.7
Avg HH Inc:	\$84,468
Per Capita Inc:	\$26,216

- Emerging neighborhood submarket
- Planned development in the NW quadrant targets retail, restaurants, and service businesses
- Densely populated with 1.05% annual growth projected
- Higher hispanic consumer that correlates with younger median age
- Strategy built around assisting owner and/or broker by recruiting retailers and restaurants

Beaumont Avenue & 6th Street

Population:	11,200
Annual Growth:	1.14%
Median Age:	31.4
Avg HH Inc:	\$80,430
Per Capita Inc:	\$24,273

- Densely populated with 1.14% annual growth projected
- Younger consumers with higher Hispanic representation
- Strategy will follow Downtown Specific Plan
- Strategy built around determining highest and best use for well-located properties, identifying retailers/restaurants, and educational workshops for existing local businesses

Moving Beyond Data to Bring Retailers to Beaumont

Retail recruitment is a process, not an event. Through our proprietary Retail360® Process, we offer a dynamic system of products and services that enable communities to expand their retail base and generate additional sales tax revenue.

The Retail360® Process identifies the strengths and weaknesses of your community to attract retail and highlights your community's advantage over competing cities. Through our multi-phase approach to recruiting new retailers, we're able to help communities build a long-term retail economic development plan.



Market-Based Solutions

We understand that no two communities are the same, and that each one has its own unique set of development and/or redevelopment needs. Therefore, we work with our clients to determine those needs and to offer custom, tailored solutions. Our strategies are data-driven and verified through our comprehensive Retail360® Process.

On-the-Ground Analysis

Just as each client has their own set of needs, we know that each client has a unique position in the marketplace as it competes to recruit new retailers. We spend time in your community with leaders and stakeholders, which enables us to determine your market position and identify retailers that fit your community.

Action Plan for Retail Growth

We analyze, recommend, and execute aggressive strategies for pursuing the ideal retailers, as well as coaching our clients through the recruitment and development process. This partnership typically produces the best results when, together, we derive short-term and long-term strategies based on market data and opportunities.

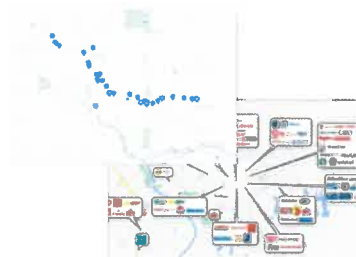
The Retail Coach will perform extensive market research and analysis to evaluate the area and the Beaumont community. This “macro” to “micro” approach enables The Retail Coach to analyze competitive and economic forces that may impact the community’s retail recruitment and development plan. The Retail Coach will gather market-specific data to assist in identifying Retail Trade Area boundaries, potential consumer bases, community issues and opportunities.

Custom Retail Trade Area Analysis

The Retail Trade Area is the geographical area from which the community’s retailers derive a majority of their business. It is the foundational piece of the retail plan and its accuracy is critical.



- We utilize retail trade area data when communicating with retailers and developers to ensure that the community fully leverages the amount of shoppers coming into the community. **The Retail Coach will hand draw retail trade areas for Beaumont based on cell phone/GPS data from shoppers as well as on-the-ground analysis from The Retail Coach team.**



Competing Community Analysis

A community must have a clear understanding of the competitive nature of retail recruitment. Before analyzing the Beaumont community, **The Retail Coach will look at competing communities to identify a competitive advantage**, via economic and market forces, that have a direct impact on retail recruitment and development in Beaumont.

Community Stakeholder Meetings

The Retail Coach will obtain plan buy-in from public and private stakeholders through a series of individual and group meetings. Stakeholders may include City staff and representatives, community leaders, real estate brokers, retail developers, property owners, and owners of independent businesses.

Demographics & Psychographics

Based on the market segmentation system developed by ESRI, **The Retail Coach will develop a Tapestry Segmentation Profile of the households in the Retail Trade Area.** This is done by using the most advanced socioeconomic and demographic data to measure consumer attitudes, values, lifestyles, and purchasing behaviors, to understand the sectors and brands of retailers that may be of interest.

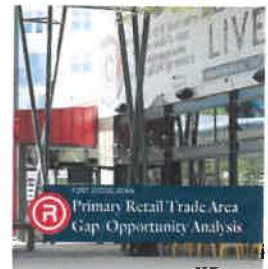
Project Approach: Determining Retail Opportunities



The Retail Coach will determine the level of retail demand for the designated Retail Trade Area. The Retail Gap Analysis computes the retail potential of the Retail Trade Area and then compares it to estimated actual sales in the community. The difference is either a leakage, where Beaumont consumers are traveling outside the community to purchase certain retail goods and services; or a surplus, where consumers are traveling from outside to Beaumont to purchase certain retail goods and services.

Custom Retail Gap Analysis

Identifying where there is the most retail opportunity in Beaumont.



TheRetailCoach
Beaumont • Lancaster • Houston • Dallas • San Antonio

- A community is able to quantify its retail demand through a Retail Gap Analysis, which provides a summary of the primary spending gaps — or opportunities — for 68 retail sectors. The analysis is ultimately used to identify recruitment targets for the community. The Retail Gap Analysis will: Identify retail sales surpluses and leakages for more than 68 retail sectors. Distinguish retail sectors with the highest prospect for success, and quantify their retail potential.

RETAIL TRADE AREA • GAP/OPPORTUNITY ANALYSIS					
Lancaster, California					
SECTOR	DESCRIPTION	POTENTIAL SALES	ACTUAL SALES	LEAKAGE/SURPLUS	LEAKAGE INDEX
44, 45, 722	Total retail trade including food and drinking places	\$5,466,572,222	\$4,067,050,149	\$1,399,522,073	0.74
441	Motor vehicle and parts dealers	\$1,050,303,888	\$802,557,441	\$247,746,447	0.76
4411	Automobile dealers	\$934,073,328	\$729,732,973	\$204,340,355	0.78
4412	Other motor vehicle dealers	\$44,306,969	\$15,133,206	\$29,173,763	0.34
4413	Automotive parts, accessories, and tire stores	\$71,923,591	\$57,691,262	\$14,232,329	0.80
442	Furniture and home furnishings stores	\$101,628,653	\$59,928,392	\$41,700,261	0.59
4421	Furniture stores	\$47,810,570	\$32,784,495	\$15,026,075	0.69
4422	Home furnishings stores	\$53,818,082	\$27,143,897	\$26,674,185	0.50
443	Electronics and appliance stores	\$100,090,436	\$75,793,267	\$24,297,169	0.76
443141	Household appliance stores	\$13,243,018	\$8,207,687	\$5,035,331	0.62
443142	Electronics stores	\$86,847,417	\$67,585,580	\$19,261,837	0.78
444	Building material and garden equipment and supplies dealers	\$269,438,023	\$190,682,407	\$78,755,616	0.71
4441	Building material and supplies dealers	\$252,459,583	\$184,512,421	\$67,947,162	0.73
44411	Home centers	\$143,040,258	\$116,995,966	\$26,044,332	0.82
44412	Paint and wallpaper stores	\$4,653,594	\$3,299,641	\$1,353,953	0.71
44413	Hardware stores	\$19,034,936	\$10,055,639	\$8,979,297	0.53
44419	Other building material dealers	\$85,730,755	\$54,161,175	\$31,569,580	0.63
4442	Lawn and garden equipment and supplies stores	\$16,978,440	\$6,169,986	\$10,808,454	0.36
44421	Outdoor power equipment stores	\$16,978,440	\$6,169,986	\$10,808,454	0.36
44422	Nursery, garden center, and farm supply stores	\$15,279,526	\$5,604,541	\$9,674,985	0.37
445	Food and beverage stores	\$743,355,400	\$493,275,993	\$249,579,407	0.66
4451	Grocery stores	\$690,138,519	\$460,723,332	\$229,415,187	0.67
44511	Supermarkets and other grocery (except convenience) stores	\$671,420,560	\$445,444,156	\$225,976,404	0.66
44512	Convenience stores	\$18,717,959	\$15,279,176	\$3,438,783	0.82
4452	Specialty food stores	\$17,424,351	\$8,986,552	\$8,437,799	0.52
4453	Beer, wine, and liquor stores	\$35,792,530	\$24,066,109	\$11,726,421	0.67

*Positive numbers denote leakage; negative numbers denote a surplus.
 [A Leakage Index of greater than 1.0 means that the community retail sales include shoppers from outside the trade area (surplus). If the index is less than 1.0, the members of the community are shopping outside of the community for their retail needs.]

Retailers are interested not only in the market data on your community, but also in evaluating all available property vacancies and sites that fit their location preferences. A community must create and maintain a database of prime available properties along with accurate and current marketing information. Successful retail recruitment begins to happen with the introduction of available sites.

Identifying and Marketing Vacancies & Development Sites

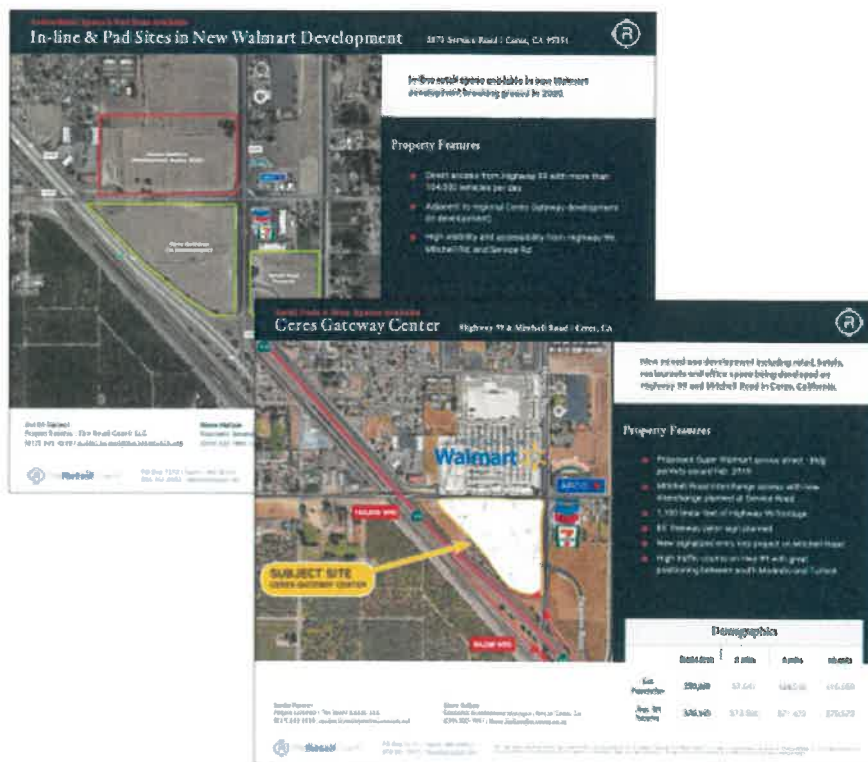
Identifying and marketing key sites in Beaumont.

- **The Retail Coach will identify priority retail vacancies and development/redevelopment sites to market.** Factors influencing site selection for priority sites will include:
 - Existing market conditions
 - Retail Trade Area population
 - Traffic counts and traffic patterns
 - Site-line visibility from primary & secondary traffic arteries
 - Ingress/regress
 - Adequate parking
 - Site characteristics
 - Topography
 - Proximity to retail clusters

Retail Site Profiles

The Retail Coach will create a Retail Site Profile for each identified vacancy and site with current site-specific information, including:

- Location
- Aerial photographs
- Site plan
- Demographic profile
- Property size and dimensions
- Traffic count
- Appropriate contact information



The Retail Coach will target national and regional retail brands that are a good “fit” for the community. This means that the Retail Trade Area population, disposable incomes, consumer spending habits, and education levels meet the retailers’ ideal location criteria.

Identifying Potential Retailers

The Retail Coach will develop and review a master list of potential retailers with Beaumont staff and work together to prepare a final target list of retailers for recruitment. This list will include retailers from TRC’s analysis as well as new retail/restaurant concepts or regional retailers and restaurants that may be a good fit for the community.

Identifying Potential Developers

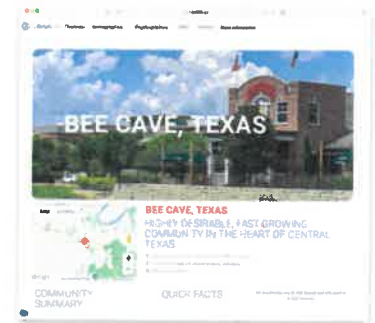
Much of our recruitment success comes from establishing a network of regional and national retail developers over the past 18 years.

Developer networking and recruitment have become key components in a community’s retail recruitment and development/redevelopment success. If a higher-tier retailer were to express interest in a community, and there was not sufficient ready-to-lease properties matching their needs and brand requirements, a developer must be identified to build the interested retailer a suitable property.

The Retail Coach will use its network to identify retail real estate developers active in Beaumont and the region for recruitment. We will also work with Beaumont staff to contact and build relationships with developers active in the region.

Online Retail Dashboard

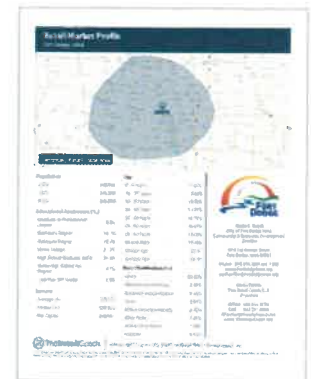
The Retail Coach will create a Retail360® Retail Dashboard for Beaumont, which will be available for visual presentation and easy downloading of all data sets and marketing information. With a few clicks, retailers, brokers and developers can learn about your community's retail potential like never before.



Retail Market Profile

To attract targeted retailers, the most critical step is to provide accurate and current community data and site-specific information on available vacancies and sites. It is important that this marketing information positively reflects the community's attributes and brand to corporate site selectors, real estate brokers, and developers, because it is essential in making initial decisions about locating in the community.

The Retail Coach will develop a Retail Market Profile tailored to the specific needs of targeted retailers' essential site selection and location criteria for Beaumont. The profile serves as a community introduction, and includes: Retail Trade Area Map, Location Map, Traffic Count Map, Demographic Profile Summary, Appropriate logo and contact information.



Retailer-Specific Feasibility Packages

Unlike the more general Retail Market Profile, a Retailer Feasibility Package is developed to send specifically to the real estate department or broker for individual retailers. The Retail Coach will create Retailer-Specific Feasibility Packages to address essential location criteria.



Developer Opportunity Package

Our team creates a Developer Opportunity Package to send specifically to retail developers active in the community and/or region to spark their interest in retail opportunities. The Retail Coach will create a Developer Opportunity Package to highlight development/redevelopment opportunities in Beaumont.

The Retail Coach is the first national retail recruitment firm to introduce retailer and developer recruitment specifically for communities. Twenty years and 650+ projects later, the recruitment of retailers remains one of the primary metrics of success. Today, our experience has proven that a community must move beyond just gathering data sets, and proactively recruit retail.

Recruitment of **Retailers**

The Retail Coach will actively recruit retailers on Beaumont's behalf.

Our retailer recruitment process includes:

- Introductory emails and retail market profile are sent to each targeted retailer.
- Personal phone calls are placed to measure interest level.
- Personal emails and retailer feasibility packages are sent to each targeted retailer.
- Personal emails and retail site profiles for prime vacancies are sent to the appropriate targeted retailers.
- Personal emails are sent to inform targeted retailers of significant market changes.
- Personal emails are sent to decision markers once per quarter to continue seeking responses regarding their interest level in the community.
- A retailer status report is provided with each retailer's complete contact information and comments resulting from recruitment activities.

Recruitment of **Developers**

The Retail Coach will actively recruit developers on Beaumont's behalf.

Our developer recruitment process includes:

- Introductory emails and opportunity packages are sent to developers.
- Personal telephone calls are placed to measure interest level.
- Personal emails are sent to inform developers of the status of interested retailers, and any significant market changes.
- A developer status report is provided with each developer's complete contact information and comments resulting from recruitment activities.

Retail **Conferences**

We help communities connect with retailers and developers at retail conferences such as the annual ICSC Recon Conference and other regional events. **The Retail Coach will assist in marketing Beaumont, and its vacancies and sites, to retailers, developers, and brokers at retail industry conferences.**

We partner with communities on a long-term basis and are available when clients have questions, new ideas, or need access to GIS mapping and current data statistics. We are also available if clients need to brainstorm opportunities as the community grows and develops.

Ongoing Retail **Coaching**

The Retail Coach will provide ongoing coaching and support for retail recruitment activities for Beaumont.



Firm Profile:
The Retail Recruitment Experts



We are a national retail consulting, market research, and development firm. Our experience combines strategy, technology, and creative marketing to execute high-impact retail recruitment and development strategies for local governments, chambers of commerce, and economic development organizations. For more than 20 years, we have provided the research, relationships, and strategies needed to drive new retail developments in communities across the United States.

5+ Million

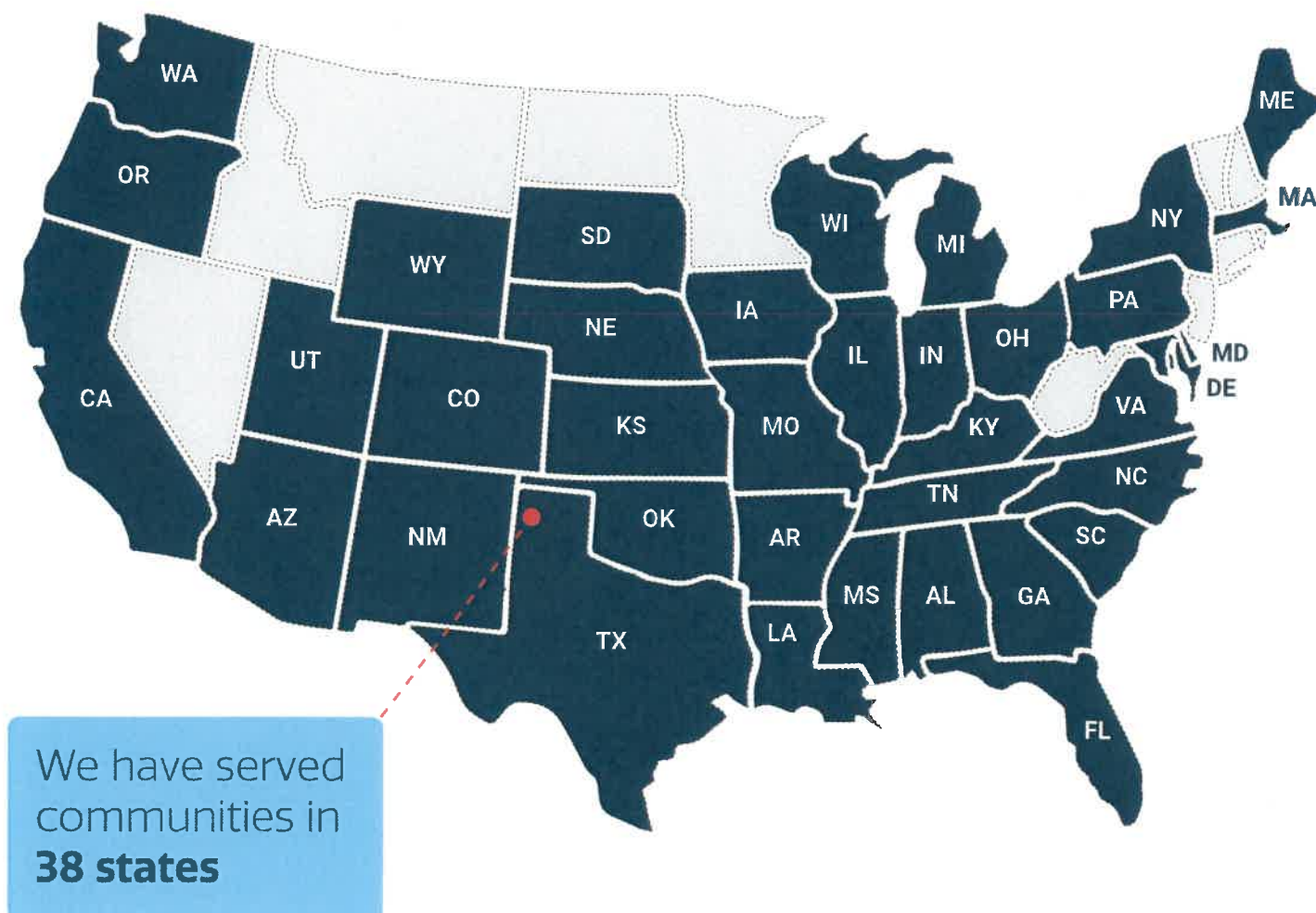
square feet of new retail space recruited to client communities in the past five years.

\$600 Million

additional sales tax dollars generated in client communities in the past five years.

650+

communities throughout the U.S. Have trusted The Retail Coach with their recruitment efforts.



Firm Profile:
Retail Recruitment Successes



5 Million+ Square Feet
of new retail recruited
 to client communities
 in the past 5 years.

TRC has recruited these - and hundreds of
 others - retailers and restaurants to our client
 communities.



**2020-2021 Grand Openings in
 Client Communities**



CHICK-FIL-A
 LA County, CA
 Opening 2021



WR KITCHEN & BAR
 Laguna Niguel, CA
 Opened 2020



MOD PIZZA
 Auburn, WA
 Opening 2020



DOUGH ZONE
 Renton, WA
 Opening 2020



**SPORTSMAN'S
 WAREHOUSE**
 Laramie, WY
 Opening 2020



COSTCO
 McKinney, TX
 Opened 2020



LOWES
 Victoria, TX
 Opening 2020



MARSHALLS
 Warrensburg, MO
 Opening 2020



GRANT'S KITCHEN
 Gallatin, TN
 Opening 2020



EGGS UP GRILL
 Camden, SC
 Opened 2020



RAISING CANE'S
 Victoria, TX
 Opening 2020



MOD PIZZA
 Waxahachie, TX
 Opened 2020



ROUND TABLE PIZZA
 McKinney, TX
 Opened 2020



STARBUCKS
 Kingsville, TX
 Opening 2020



BRAUM'S
 Wolfforth, TX
 Opening 2020



Who We Are

Our Team is **Your Team**

We take a partnership approach and become an extension of your team. Our clients are invited to participate in the process as much as they would like, allowing our contacts to become theirs.

We are **Flexible and Agile**

We have kept our team size optimal in order to keep the ability to adapt and change. This has allowed us to develop new programs and find innovative ways to help client communities.

Experience & **Relationships**

We pioneered the retail recruitment industry more than twenty years ago and leverage 20+ years of experience and relationships to drive retail growth in your community.

We **Avoid Conflicts** of Interest

We're not brokers. And we don't have to answer to in-house agents looking for commission, so our interests are always in line with what is best for your community and aligned with your vision.

Fully **Transparency**

We track recruitment activity and prospect feedback in your **custom retail recruitment dashboard** and host monthly update calls with your team.

We Have **Consistent** Project Teams

Your project team is consistent from day one. We don't have a sale team that hands you off to a different project team. Your project team, recruitment team, and support staff are consistent from start to finish.

Recent & Similar Projects Worked by Core Project Team:

CLIENT	PROJECT	CONTACT INFORMATION
City of Lancaster, CA	Comprehensive Retail Recruitment & Development Strategy	Chenin Dow Assistant to the City Manager Innovation & Economic Development City of Lancaster 44933 Fern Avenue Lancaster, CA 93534 T: (661) 723-6165
City of Ceres, CA	Retail Recruitment & Development Strategy	Steven L. Hallam, AICP Economic Development & Redevelopment Manager City of Ceres 2720 2nd Street Ceres, CA 95307 Office: 209 538-5756
City of Murrieta, CA	Custom Retail Feasibility Studies and Market Opportunity	Scott Agajanian Deputy Director of Development Services – Economic Development The City of Murrieta 951-461-6003 Direct Line
City of Laguna Niguel, CA	Comprehensive Retail Recruitment & Development Strategy	John Morgan Development Services Manager City of Laguna Niguel Laguna Niguel, CA 92677 Tel: 949-362-4332
City of Indio, CA	Comprehensive Retail Recruitment & Development Strategy	Carl S. Morgan Director of Economic Development City of Indio Economic Development 100 Civic Center Mall Indio, CA 92201 P: 760-541-4203

Firm Experience & Qualifications:
Principal Office & Locations



The Retail Coach has been headquartered in Tupelo since 2000, and continues to run operations from our offices in the Downtown district. Team members are split between our Mississippi offices along with Austin and Dallas, Texas. These regional offices provide The Retail Coach with closer proximity to major site selection and brokerage offices as well as major airports for more efficient travel to our communities. **Our Austin, Texas office will be the principal office responsible for managing the retail market strategy and recruitment for Beaumont.**

Regional Offices:

Multiple Locations to Serve Client Communities



Day-to-Day Project Management



Austin Farmer
Project Director

- Austin manages The Retail Coach's projects in California and will be the Project Director for Beaumont's Retail Market Analysis.

Project Strategy & Oversight



Kelly Cofer, CCIM
Founder & CEO



Aaron Farmer
President

- With a combined 50+ years of retail development experience, Kelly and Aaron play an integral role in every Retail Coach project, including in-depth market analyses, recruitment strategies, and development or redevelopment plans.

Retailer & Developer Recruitment



Caroline Harrelson
Recruitment Specialist



Cary Everitt
Recruitment Specialist

- Caroline and Cary manage our relationships with national and regional retailers, developers, and brokers. They will send data, site profiles, and opportunities on behalf of the City.

Data & Market Research



Matthew Lautensack
Recruitment Specialist



Aiden Berry
Research Analyst

- Matthew and Aiden use cutting-edge GPS-based market data to paint the best picture of the retail opportunity in the market. They provide the latest retail trade area data, demographics, psychographics, and retail opportunity data for client communities.

Administrative Support



Nancy Dees
Director of Finance



Katie Zuniga
Marketing & Communications
Manager

- Nancy and Katie support all projects by managing client invoicing and marketing, promotional, and graphic design support.



Chenin Dow
Assistant to the City Manager
- Innovation & Economic Development
City of Lancaster, CA
cdow@cityoflanasterca.org
(661) 723-6165



Scott Agajanian
Deputy Director of Development Services -
Economic Development
City of Murrieta, CA
SAgajanian@murrietaca.gov
(951) 461-6003



Sarah Reese
Administrator, Economic & Community
Initiatives
City of Laramie, Wyoming
sreese@cityoflaramie.org
(307) 721-5201

Client Testimonials

"The Retail Coach is hands-down one of the best consultant teams of any kind that our team has had the pleasure of working with. Their extensive expertise and nationwide connections with site selectors, developers, and major chains have opened up new doors for the City of Lancaster, allowing us to take our recruitment efforts to the next level and collaborate with brands that hadn't previously considered our market. They work as an extension of our staff, anticipating needs and freeing up in-house staff time. I can't recommend the Retail Coach highly enough."

Chenin Dow
Assistant to City Manager - Innovation & Economic Development
Lancaster, CA

"In my opinion, The Retail Coach's strategy and assistance has netted us over 325,000 square feet of occupied retail development during one of the most significant retail downturns in the last 20 years. Money well spent."

Sam D. Satterwhite
Executive Director Wylie Economic Development Corporation

"For years I researched firms to help me with retail development and The Retail Coach continued to surface as the best choice provider. Over and over again I heard about their 'service after the sale.' This was important. You see a lot of firms can run data and put together fancy reports. What allows The Retail Coach to stand out is their coaching. A tool is useless unless someone 'coaches' you on the best way to utilize it. When you hire The Retail Coach you are not just buying data, you are hiring a coach to help you with your retail development needs. I highly recommend them to any community seeking to effectively recruit retail development."

Dave Quinn
Frisco Economic Development Corporation

Retail Market **Analysis**

- Competing Communities Analysis
- Customer Retail Trade Area Map
- Retail Trade Area Demographic Profile
- Retail Trade Area Psychographic Profile
- Demographic Profile - City and Key Areas of Focus
- Workplace Population Profile
- Discussion with Key Community and Business Stakeholders

Determining **Retail Opportunities**

- Retail Gap Analysis
- Submarket Analysis Highlighting at least three (3) Key Areas of Focus
- Consumer Propensity Report

Identifying **Development & Redevelopment Opportunities**

- Analysis of up to Ten (10) Development/ Redevelopment Sites
- Up to Fifteen (15) Retail Site Profiles for Available or Developable Retail Sites

Identifying **Retailers & Developers** for Recruitment

- Target list of up to Thirty-five (35) Retailers along with Contact Information
- Target list of up to Twenty (20) Developers with Contact Information

Marketing & **Branding**

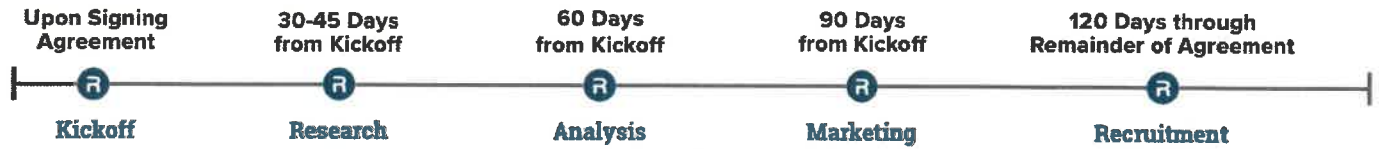
- Retail Market Profile
- Retail Market Flyer
- Up to Thirty-five (35) Customized Retailer Feasibility Packages
- Developer Opportunity Package
- Interactive Site Mapping - Up to Five (5) Preloaded Sites

Recruiting Retailers & Developers

- Retail Recruitment Plan
- Retailer & Developer Recruitment Status Dashboard
- Monthly Retailer Recruitment Updates
- Monthly Developer Recruitment Updates

Ongoing Retail **Coaching**

- Ongoing Coaching & Support from The Retail Coach Team
- Representation of the City at Regional and National Industry Events Including ICSC Recon in Las Vegas
- Additional Economic Development Services as Needed and Mutually Agreed Upon



Reporting

The Retail Coach will provide written or electronic project updates on a bi-monthly basis.



Community Trips

The Retail Coach Team will make at least two (2) site visits to Beaumont during the project.



Project Timeline

The Retail Coach is available to begin work immediately upon agreement of terms with a project duration of 12 months.

Comprehensive **Retail Market Analysis**



\$45,000

Plus up to \$3,500 in
reimbursable expenses

- Analyzing the Beaumont Retail Market
- Determining Retail Opportunities
- Identifying Development & Redevelopment Opportunities
- Identifying Retailers and Developers for Recruitment
- Marketing & Branding
- Actively Recruiting Retailers and Developers
- Ongoing Retail Recruitment & Coaching

Work Fees

The total fee for completion of this work is **\$45,000** payable in three installments:

- \$15,000** upon execution of the agreement;
- \$15,000** at 90 days following execution of contract;
- \$15,000** at 180 days following execution of contract;

If Beaumont elects to extend the agreement, the additional fee shall be **\$28,000**, plus actual travel expenses, for each additional 12 month period of data updates, recruitment and coaching. Work fees are payable within 30 days of receiving invoice.

Reimbursable Project Expenses

It is estimated that reimbursable expenses will not exceed \$3,500, making the not-to-exceed price for the project \$48,500.

Reimbursable expenses include:

- a) All travel costs;
- b) Cost of special renderings and maps, if any;
- c) Cost of copies for reports and maps/drawings; and
- d) Cost of shipping expenses, if any.

Project expenses are payable within 30 days after receipt of the expense invoice.

List of Current/Outstanding Projects

City	State	Start Date	Duration	City	State	Start Date	Duration
Abilene Airport	TX	11/8/2019	12 Months	Mansfield	TX	6/3/2019	12 months
Abilene Ind Foundation	TX	11/12/2019	60 Days	Marble Falls	TX	2/18/2020	12 months
Auburn	WA	12/18/2019	12 months	McKinney	TX	4/17/2019	12 months
Bastrop	TX	12/19/2019	12 months	Millsboro	DE	7/8/2019	12 months
Breese	IL	3/4/2019	12 months	Mississippi Choctaws		6/3/2019	12 months
Brookhaven	MS	4/22/2019	12 months	Mooreville	NC	12/1/2019	12 months
Buda	TX	2/19/2020	12 months	Naples City	UT	1/22/2020	12 months
Burleson	TX	2/18/2020	12 months	Navasota	TX	11/20/2019	12 months
Burton	MI	10/15/2019	12 months	Pella	IA	2/17/2020	12 months
Camden	SC	9/1/2017	10 months	Pembroke	NC	10/8/2019	12 months
Ceres	CA	1/13/2020	12 months	Pittsburg	TX	2/11/2020	12 months
College Station	TX	11/7/2019	12 months	Saginaw	TX	3/19/2020	12 months
Colorado City	TX	8/20/2019	12 months	Seguin	TX	3/31/2020	12 months
Covington/ Newton	GA	9/10/2018	12 months	Smyth County	VA	10/16/2019	12 months
DeSoto	TX	12/19/2019	12 months	Springfield	TN	2/22/2019	12 months
Early	TX	11/6/2017	12 months	Superior	WI	6/27/2019	12 Months
Elmendorf	TX	10/1/2018	12 months	Temple	TX	1/27/2020	12 months
Firestone	CO	3/6/2020	12 months	Thomasville	NC	4/1/2020	12 months
Flatonina	TX	2/23/2018	12 Months	Tomball	TX	8/29/2019	12 months
Floresville	TX	1/15/2020	12months	Van	TX	3/13/2020	12 Months
Fort Dodge	IA	3/23/2020	12 months	Victoria	TX	12/7/2017	12 months
Fredricksburg	TX	3/8/2018	12 Months	Wake Village	TX	6/21/2018	12 months
Gallatin	TN	3/14/2019	12 months	Warrensburg	MO	12/4/2019	12 months
Gastonia	NC	12/2/2019	12 months	Watauga	TX	10/17/2019	12 months
Graham	TX	5/8/2020	12 Months	Waxahachie	TX	4/19/2019	12 Months
Gypsum	CO	1/17/2020	12 months	Willow Park	TX	7/2/2018	3 years
Harker Heights	TX	9/6/2017	12 months	Wolfforth	TX	4/29/2020	2 years
Indio	CA	1/1/2020	12 Months	Wood Dale	IL	8/17/2018	12 months
Jacksboro	TX	10/25/2019	12 months	Wylie	TX	2/27/2019	5 years
Jarrell	TX	3/9/2020	12 months				
Keller	TX	2/1/2019	12 months				
Kerrville	TX	7/3/2018	12 months				
Kingsville	TX	3/21/2019	12 months				
Laguna Niguel	CA	3/9/2020	12 months				
Lakeport	CA	8/1/2020	12 months				
Lancaster	CA	8/20/2018	12 months				
Lansing	KS	3/14/2019	12 months				
Laramie	WY	11/7/2019	12 months				
Lea County	NM	3/12/2020	12 months				
Liberty	TX	7/22/2019	12 months				
Lockhart	TX	10/3/2019	12 months				



The Retail Coach carries professionally liability insurance sufficient to the request from the City of Beaumont. The City would be added as an additional insured once a signed contract is received. A blank Certificate of Insurance can be provided upon request to verify coverages meet the City's needs.

Kelly Cofer, CCIM
Founder & CEO

C. Kelly Cofer leads The Retail Coach with more than 25 years of experience in all aspects of retail real estate and economic development. Mr. Cofer's professional background encompasses market research and site selection, advisory and leasing services, and property brokerage and development for leading national and regional retailers and restaurants in more than 150 cities throughout the United States. Mr. Cofer has earned the CCIM designation from the Chicago-based Commercial Investment Real Estate Institute and attended the Economic Development Institute at the University of Oklahoma. He also holds a Bachelor of Science degree from Texas A&M University.

Aaron Farmer
President

Aaron Farmer brings to The Retail Coach knowledge of the most current research on retail and marketing trends. Prior to joining The Retail Coach, Mr. Farmer was employed in marketing research and retail development where he worked on projects for some of America's leading retailers and restaurants including FedEx, Kinkos, Sally Beauty Supply, Adidas, Concentra and the National American Association of Subway Franchises. Mr. Farmer's expertise touches each step of a project from the initial trade area determination to the actual recruitment of retailers. Mr. Farmer holds a degree in Marketing from The Mays Business School at Texas A&M University and an MBA from Texas A&M University – Commerce.

Austin Farmer
Project Director

Austin Farmer brings experience in leadership in the economic development, non-profit, and financial services industries to The Retail Coach. Mr. Farmer started his career in marketing and digital strategy at GameStop. Following that, he founded Catalyst Growth Partners, a strategic marketing firm specializing in supporting high growth companies, and served as Vice President of Global Marketing and Sales for an international tax advisory firm where he led domestic and international marketing initiatives and oversaw international market development. Mr. Farmer is a graduate of Texas A&M University where he received a bachelor's degree in Marketing with a concentration in Entrepreneurial Leadership and was a member of the distinguished Mays Fellows Program.

Nancy Dees
Director of Finance

At The Retail Coach Nancy Dees directs all administrative functions with efficiency and care. She is a number cruncher and a people person who loves getting lost in data. Mrs. Dees extensive management and accounting experience encompass some of America's favorite retailers such as Kirkland's. Mrs. Dees previous experience as a retail buyer and store inventory control manager provides helpful insight as she assists in the retailer research performed by The Retail Coach for each project.

Matthew Lautensack
Recruitment Specialist

New York native, Matthew Lautensack, brings a specialization in critical theory and technology integration to The Retail Coach team. During his tenure at The Retail Coach, he has brought efficiency to the operational processes, through automation, streamlining, and systematizing internal workflows. He was also the principal developer on a number of new products and services we are offering today. Prior to joining The Retail Coach, Mr. Lautensack was the Director of Information Technology at a natural soap company based out of upstate New York. A philosopher and self-taught programmer, Mr. Lautensack is efficient in user experience, digital platform design, e-commerce, automation, digital advertising and GIS.

Caroline Harrelson
Recruitment Specialist

Caroline Harrelson brings client oriented expertise to The Retail Coach. Prior to joining The Retail Coach she was the Director of International Services at Mississippi State University, she managed various international projects bringing a broader approach to The Retail Coach retail economic development recruitment methods. In the Recruitment Specialist role, Mrs. Harrelson is primarily responsible for spearheading the firm's retail recruitment nationwide. Mrs. Harrelson holds a Masters in Public Policy and Administration combined with almost 10 years in upper administration and project management.

Cary Everitt

Recruitment Specialist

Cary joined The Retail Coach as an addition to the retail recruitment team. He comes from a background of almost 9 years in healthcare and retail management helping him gain exceptional relationship building skills and education in business development strategies. The main focus for Mr. Everitt at The Retail Coach is to identify and recruit interested restaurants and retailers to client communities contributing to market growth and expansion. He is currently in the process of obtaining his Texas real estate license in order to expand his knowledge in the field, allowing him to offer the best guidance and assistance to all current and future clients alike.

Katie Zuniga

Marketing & Communications Manager

An Austin, Texas native, Katie Zuniga joined The Retail Coach to build upon the marketing department within the firm and to take ownership of all marketing and communications efforts. Mrs. Zuniga began her career as the Marketing & Communications Manager in the non-profit sector. Over the years she has gained experience and a vast knowledge in event planning, media relations, digital and social media marketing, web design, and web development in the retail industry. Mrs. Zuniga graduated from Concordia University Texas with a Bachelor of Arts in Communication with a concentration in Public Relations.

Aiden Berry

Research Analyst

Aiden Berry joined The Retail Coach as an intern immediately following graduation from Texas A&M University prior to assuming the Research Analyst role. Mr. Berry specializes in data analysis and data visualization. He brings to the team experience in data science research projects in variety of fields. He uses his skills to assist The Retail Coach with daily tasks, research, data collection, visualization and other data related projects. Mr. Berry holds a Bachelor of Science degree in statistics from Texas A&M University and is currently pursuing a Master of Science degree in statistics at Southern Methodist University in Dallas.

EXHIBIT "B"

CERTIFICATES OF INSURANCE AND ENDORSEMENTS A

(insert behind this page)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/14/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lawhon Insurance Agency, LLC P O Box 2342 Tupelo MS 38803	CONTACT NAME: Valerie Smith PHONE (A/C, No, Ext): (662) 840-9550 FAX (A/C, No): (662) 840-9557 E-MAIL ADDRESS: valerie@lawhonandcompany.com																					
INSURED The Retail Coach, LLC P.O. Box 7272 Tupelo MS 38802	<table border="1"><thead><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A :</td><td>Travelers Casualty Insurance Co of America</td><td>19046</td></tr><tr><td>INSURER B :</td><td>Travelers Casualty & Surety</td><td>19038</td></tr><tr><td>INSURER C :</td><td>Philadelphia Indemnity</td><td>18058</td></tr><tr><td>INSURER D :</td><td></td><td></td></tr><tr><td>INSURER E :</td><td></td><td></td></tr><tr><td>INSURER F :</td><td></td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	Travelers Casualty Insurance Co of America	19046	INSURER B :	Travelers Casualty & Surety	19038	INSURER C :	Philadelphia Indemnity	18058	INSURER D :			INSURER E :			INSURER F :		
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INSURER D :																						
INSURER E :																						
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COVERAGES

CERTIFICATE NUMBER: CL208401420

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y	Y	680-7B885356-20-42	04/25/2020	04/25/2021	EACH OCCURRENCE \$ 2,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000						
	MED EXP (Any one person) \$ 5,000						
	PERSONAL & ADV INJURY \$ 2,000,000						
GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:							GENERAL AGGREGATE \$ 4,000,000
							PRODUCTS - COMP/OP AGG \$ 4,000,000
							Hired and Non-Owned \$ 1,000,000
AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY							COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE							EACH OCCURRENCE \$
							AGGREGATE \$
							\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	UB-7K136799-20-42-G	07/19/2020	07/19/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	E.L. EACH ACCIDENT \$ 1,000,000						
	E.L. DISEASE - EA EMPLOYEE \$ 1,000,000						
	E.L. DISEASE - POLICY LIMIT \$ 1,000,000						
C	PROFESSIONAL LIABILITY E & O			PHSD1528641	04/19/2020	04/19/2021	EACH CLAIM 2,000,000
							ANNUAL AGGREGATE 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Beaumont, its officials, employees, and agents are named as Additional Insured in respect to the General Liability. Coverage is primary and non-contributory. Waiver of Subrogation applies to all policies except Professional Liability.

CERTIFICATE HOLDER

CANCELLATION

City of Beaumont 550 E 6th St Beaumont CA 92223	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Valerie Smith</i>
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Staff Report

TO: City Council
FROM: Kyle Warsinski, Economic Development Manager
DATE December 19, 2023
SUBJECT: Downtown Grease Trap Improvement Program – Funding Agreement –
271 E. Sixth Street

Description Consideration of a Funding Agreement for installation of a grease interceptor at the property located at 271 E. Sixth Street.

Background and Analysis:

On December 6, 2022, City Council approved the establishment of the Downtown Incentive Program which was launched in 2023. The program included the following incentives:

- Downtown Façade Improvement Program or Business Improvement Program
- Business Attraction and Expansion Program
- Pre-Application Fee Waiver
- Building Investigation Fee Waiver
- Sewer Connection Fee Deferral and Grease Trap Program

On September 1, 2021, the City received a new Statewide Waste Discharge Requirements Order for sanitary sewer systems. One of the requirements of this order was to require certain existing restaurants to install new facilities, a grease trap or grease interceptor. The Grease Trap/Interceptor incentive program was developed to support the few restaurants which were open and in operation as of that date. Discharge compliance from all restaurants and other industrial users within the city is necessary for the City's adherence to the state order, which results in groundwater quality preservation, reduced spills, lower environmental impacts, and reduced sewer rates.

Business retention and encouraging expansion of these restaurants within the downtown area stimulates private investment, supports customer patronage and retains dining opportunities leading to preservation of sales tax revenues.

Staff has received an application for the grease trap incentive program for the property located at 271 E. Sixth Street. The subject site contains a commercial building roughly

500 square feet in size, which is occupied by the Cornerstone BBQ restaurant. The application requests funding for reimbursement under the program for the installation of a grease interceptor for a business which was open and in operation as of September 1, 2021. The application contains the required two (2) bids to perform the work, and a letter explaining their challenges obtaining a third bid. The lowest bid totals \$16,575.

The funding agreement (Attachment A) provides for a 1:1 dollar match for eligible improvements. The maximum program grant amount for this project is \$8,287.50. The agreement specifies the requirements of the program in accordance with the program policies and procedures. Some of these requirements include obtaining a building permit for the work to be performed, passing a final inspection, and submitting receipts and proof of payment for the work performed.

Staff will review the receipts, proof of payment, and confirm the contractors were paid in full for the work. At that time, the City will reimburse the awardee up to \$8,287.50 pursuant to the attached agreement.

Fiscal Impact:

The total not to exceed amount under the agreement is \$8,287.50.

\$1,000,000 is appropriated in the FY2023-24 Budget GL Fund 100-1235-7096 to fund these programs. Staff is tracking the total program funding and has determined sufficient funds exist should the City Council approve the proposed agreement. The current unallocated program balance is \$951,384.

Staff estimates the cost to prepare this staff report and funding agreement, including legal review to be \$250.

Recommended Action:

Approve the Funding Agreement with Anthony Colindres for Grease Trap Improvements for the property located at 271 E. Sixth Street.

Attachments:

- A. Funding Agreement – Grease Trap Improvements – 271 E. Sixth Street

**PROGRAM AGREEMENT
CITY OF BEAUMONT
Downtown Restaurant Grease Trap/Interceptor Incentive Program**

THIS AGREEMENT, entered into this _____ day of _____, 2023, between the City of Beaumont, CA (hereinafter referred to as “City”) and the following designated OWNER/LESSEE:

Owner Name: Anthony Colindres

Lessee’s Name: Same as above

Name of Business: Cornerstone BBQ

Business Tax ID #: 82-4106367

Address of Property to be improved: 271 E. 6th Street, Beaumont, CA 92223

Total Budget for Project: \$16,575

Maximum Potential Reimbursement Sought: \$8,287.50

WITNESSETH:

WHEREAS, the City of Beaumont has established the Downtown Restaurant Grease Trap/Interceptor Incentive Program (“Program”) for application within the Downtown Mixed Use Zone, Beaumont Avenue Mixed Use Zone or Commercial Neighborhood Zone (hereinafter referred to as “Program Area”);

WHEREAS, said Program is administered by the City for the purpose of commercial revitalization, stimulation of private investment and to promote compliance with water quality standards;

WHEREAS, pursuant to the Program, the City has agreed to participate, subject to its sole discretion, in reimbursing owners/lessees for the cost of materials only for eligible improvements to commercial establishments within the Project Area with a mandatory minimum OWNER/LESSEE contribution of 1:1 leverage of personal funds towards the improvements to the building within the scope of work and subject to a maximum matching amount to be paid by the City of \$15,000 (for example if the cost of the project is \$20,000 the maximum City match is \$10,000; if the project amount is \$40,000 the maximum City match is \$15,000);

WHEREAS, under the limited circumstance where an owner/lessee retains a contractor who performs the work in accordance with the prevailing wage laws, construction costs may be reimbursable subject to the same limitations as for materials on a combined basis; and

WHEREAS, the Owner/Lessee’s property is located within the Program Area, and the Owner/Lessee desires to participate in the Program pursuant to the terms and provisions of this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein and the Recitals above which are incorporated herein by this reference, the City and the Owner/Lessee do hereby agree as follows:

SECTION 1

The Program reimbursements are limited to supply contracts for materials only (reimbursement for construction is not permitted except as otherwise provided below for prevailing wage jobs). Further the Owner/Lessee contribution is subject to a mandatory 1:1 leverage of personal funds towards the improvements of the building in the scope of work with an overall maximum matching amount to be paid by the City of \$15,000 (for example if the cost of the project is \$20,000 the maximum City match is \$10,000; if the project amount is \$40,000 the maximum City match is \$15,000). Payment of the matching amount by an owner/lessee is a condition precedent to payment by the City of the matching amount which is limited to materials only.

Costs for construction are not eligible for reimbursement. Notwithstanding the forgoing, constructions costs are subject to reimbursement subject to the matching and other requirements set forth above if, and only if, the Owner/Lessee secures the services of a contractor who performs the services in accordance with the provisions of the Labor Code concerning prevailing wages, record keeping and other legal requirements as referred to in section 1.1 below.

THE ACTUAL TOTAL REIMBURSEMENT AMOUNT PER THIS AGREEMENT SHALL NOT EXCEED \$8,287.50 FOR ELIGIBLE IMPROVEMENTS (INCLUSIVE OF MATERIALS AND PREVAILING WAGES, IF ANY) UNDER ANY CIRCUMSTANCES.

The improvement costs, which are eligible for city reimbursement, shall be shown on the plans, design drawings, specifications, and estimates approved by the City. Such plans, design drawings, specifications, and estimates are attached hereto as Exhibit "A."

SECTION 1.1

PREVAILING WAGES:

- A. In order to receive reimbursement of construction costs subject to Section 1 above, Owner/Lessee and contractor shall comply with all applicable laws and regulations relating to prevailing wages in connection with construction. Wage rates for the project shall be in accordance with the "General Wage Determination Made By the Director of Industrial Relations Pursuant To California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773 and 1773.1",
- B. The following Labor Code sections are hereby referenced and made a part of this Agreement:
 - 1. Section 1775 - Penalty for Failure to Comply with Prevailing Wage Rates.
 - 2. Section 1777.5 - Apprenticeship Requirements.
 - 3. Section 1813 - Penalty for Failure to Pay Overtime.
 - 4. Sections 1810 and 1811 - Working Hour Restrictions.
 - 5. Section 1775 - Payroll Records.
 - 6. Section 1773.1 - Travel and Subsistence Pay.

SECTION 2

No improvement work shall be undertaken until the design has been submitted to and approved by the City. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within ninety (90) days from the date of such approval. The OWNER/LESSEE may request a ninety (90) day extension provided there is a demonstrated hardship.

SECTION 3

The City shall periodically review the progress of the contractor's work on the improvements pursuant to this Agreement. Such inspections shall not replace any required permit inspection by Building Inspectors. All work which is not in conformance with the approved plans, design drawings, and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings, and specifications and the terms of this Agreement.

SECTION 4

Upon completion of the improvements and upon their final inspection and approval by the City, the OWNER/LESSEE shall submit to the City a properly executed contractor statement showing the full cost of the work to complete the improvement related work, as well as a statement for improvement work done to achieve the 1:1 match required by this Agreement. In addition, the OWNER/LESSEE shall submit to the City proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors as well as proof of 1:1 match. The City shall, within forty-five (45) days of receipt of contractor's statement, proof of payment, conformed copy of the Notice of Completion, and lien waivers, issue a check to the OWNER/LESSEE as reimbursement in the total grant amount stated in SECTION 1 of this Agreement.

SECTION 5

If the OWNER/LESSEE fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings, and specifications and the terms of this Agreement, then upon written notice being given by the City to the OWNER/LESSEE, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the City shall cease and become null and void.

SECTION 6

This Agreement shall be binding upon the City and upon the OWNER/LESSEE and its successors, to said property for a period of five (5) years from and after the date of completion and approval of the improvements provided herein unless otherwise agreed upon by the parties in writing. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(S)/LESSEE(S) of the provisions of this Agreement.

SECTION 7

The OWNER/LESSEE agrees to maintain the improvements at his/her sole expense for a period of five (5) years unless otherwise agreed upon by the parties in writing. In the event that the OWNER/LESSEE fails to maintain the improvements, the City may issue a thirty (30) day written notice to the OWNER/LESSEE to correct any maintenance deficiencies. If the OWNER/LESSEE fails to correct the stated deficiencies within thirty (30) days of the notice, City may cause any maintenance or repair work to be performed at OWNER's expense.

SECTION 8

The OWNER/LESSEE agrees to comply with all the requirements now in force, or which may hereafter be in force, of all municipal, county, state and federal laws, pertaining to the development and use of the Property and construction of the improvements, as well as operations conducted on the Property. The OWNER/LESSEE agrees that the City shall not be liable for, and covenants and agrees to indemnify and hold harmless the City and its officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from noncompliance with all municipal, county, state and federal laws. The OWNER/LESSEE will require any contractor to comply with the above cited Local, State and Federal laws, and will incorporate these laws in any written agreement between the OWNER/LESSEE and a contractor.

SECTION 9

No member, official, agent, legal counsel or employee of the City shall be personally liable to the Participant, or any successor in interest in the event of any default or breach by the City or for any amount which may become due to the OWNER/LESSEE or successor or on any obligation under the terms of this Agreement.

SECTION 10

The OWNER/LESSEE releases the City from, and covenants and agrees that the City shall not be liable for, and covenants and agrees to indemnify and hold harmless the City and its officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, or expenses, of every conceivable kind, character and nature whatsoever arising out of or, resulting from or in any way connected with directly or indirectly with the improvements including, but not limited to, claims based on alleged or actual violations of the prevailing wage laws. The OWNER/LESSEE further covenants and agrees to pay for or reimburse the City and its officials, officers, employees, and agents for any and all costs, reasonable attorney's fees, liabilities, or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or cause of action. The city shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said improvements.

SECTION 11

Nothing herein is intended to limit, restrict, or prohibit the OWNER/LESSEE from undertaking any other work in or about the subject premises, which is unrelated to the improvement provided for in this Agreement.

SECTION 12

All of the terms of the City of Beaumont Downtown Restaurant Grease Trap/Interceptor Incentive Program and related policies and regulations are contractually binding on OWNER/LESSEE and are incorporated herein by this reference, including, but not limited to the following insurance and permit requirements.

A. Insurance and Licenses- OWNER/LESSEE, at its sole cost and expense, commencing no later than the date OWNER/LESSEE is provided approval for funding shall procure, pay for and thereafter keep in full force and effect the following types of insurance, in at least the amounts and in the forms specified below:

Commercial General Liability (CGL) with limits no less than One Million Dollars (\$1,000,000.00) per occurrence basis including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than Two Million Dollars (\$2,000,000) per occurrence.

A policy or policies of Workers' Compensation insurance in the amount required by the State of California.

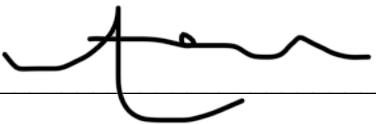
The OWNER/LESSEE is solely responsible for ensuring that the contractor has customary and reasonably insurance and required licenses. In addition, the OWNER/LESSEE shall insure that the contractor obtains all necessary permits for both the program-funded and leverage-funded improvements.

B. Permits- OWNER/LESSEE must obtain plan approval and any applicable Planning and Building permits from the City and OWNER/LESSEE must comply with all city policies and ordinances including business permit requirements. All work performed under the provisions of this Program shall meet all applicable standards contained in the City's adopted zoning ordinance, and local building and safety codes.

[signatures on following page]


IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

PROPERTY OWNER

By: _____

Date: 12/06/23_____

LESSEE/BUSINESS OWNER

By: _____

CITY OF BEAUMONT

By: _____

Approved as to Form

California Levine Act Statement

California Government Code Section 84308, commonly referred to as the "Levine Act," prohibits any Beaumont City Council Member from participating in any action related to a contract or application if he or she receives any political contributions totaling more than \$250 within the previous twelve months, and for three months following the date a final decision from the business/board or applicant.

The Levine Act also requires a member of the Beaumont City Council who has received such a contribution to disclose the contribution on the record of the proceeding.

Current Beaumont City Council Members are listed at:

<https://www.beaumontca.gov/29/City-Council>

Proposers are responsible for accessing this link to review the names prior to answering the following questions.

1. Have you or your company, or any agent/board member on behalf of you or your company/entity, made any political contributions of more than \$250 to any Beaumont City Council Member in the 12 months preceding the date of the submission of your proposal or application, or the anticipated date of any Council action?

☐ YES If yes, please identify the Council Member(s):

X ☒ NO

2. Do you or your company/entity, or any agency on behalf of you or your company/entity, anticipate or plan to make any political contribution of more than \$250 to any Beaumont City Council Member in the 12 months following any Council action related to your proposal or application?

☐ YES If yes, please identify the Council Member(s):

X ☒ NO

Answering yes to either of the two questions above does not preclude the Beaumont City Council from awarding a contract or approving an application or any subsequent action. It does however, preclude the identified Council Member(s) from participating in any actions related to your proposal or application.



12/14/23 _____
Date

Signature of authorized individual

Anthony Colindres
Company/Applicant Name



Staff Report

TO: City Council
FROM: Kyle Warsinski, Economic Development Manager
DATE December 19, 2023
SUBJECT: Downtown Grease Trap Improvement Program – Funding Agreement –
652 E. Sixth Street, Suite A

Description Consideration of a Funding Agreement for installation of a grease interceptor at the property located at 652 E. Sixth Street, Suite A.

Background and Analysis:

On December 6, 2022, City Council approved the establishment of the Downtown Incentive Program which was launched in 2023. The program included the following incentives:

- Downtown Façade Improvement Program or Business Improvement Program
- Business Attraction and Expansion Program
- Pre-Application Fee Waiver
- Building Investigation Fee Waiver
- Sewer Connection Fee Deferral and Grease Trap Program

On September 1, 2021, the City received a new Statewide Waste Discharge Requirements Order for sanitary sewer systems. One of the requirements of this order was to require certain existing restaurants to install new facilities, a grease trap or grease interceptor. The Grease Trap/Interceptor incentive program was developed to support the few restaurants which were open and in operation as of that date. Discharge compliance from all restaurants and other industrial users within the city is necessary for the City's adherence to the state order, which results in groundwater quality preservation, reduced spills, lower environmental impacts, and reduced sewer rates.

Business retention and encouraging expansion of these restaurants within the downtown area stimulates private investment, supports customer patronage and retains dining opportunities leading to preservation of sales tax revenues.

Staff has received an application for the grease trap incentive program for the property located at 652 E. Sixth Street. The subject site contains a commercial building roughly

9000 square feet in size, which is occupied by multiple tenants in different suites. Suite A is occupied by Frijoles restaurant. The application requests funding for reimbursement under the program for the installation of a grease interceptor for a business which was open and in operation as of September 1, 2021. The application contains the required three (3) bids to perform the work. The lowest responsible bid totals \$21,600.

The funding agreement (Attachment A) provides for a 1:1 dollar match for eligible improvements. The maximum program grant amount for this project is \$10,800. The agreement specifies the requirements of the program in accordance with the program policies and procedures. Some of these requirements include obtaining a building permit for the work to be performed, passing a final inspection, and submitting receipts and proof of payment for the work performed.

Staff will review the receipts, proof of payment, and confirm the contractors were paid in full for the work. At that time, the city will reimburse the awardee up to \$10,800 pursuant to the attached agreement.

Fiscal Impact:

The total not to exceed amount under the agreement is \$10,800.

\$1,000,000 is appropriated in the FY2023-24 Budget GL Fund 100-1235-7096 to fund these programs. Staff is tracking the total program funding and has determined sufficient funds exist should the City Council approve the proposed agreement. The current unallocated program balance is \$951,384.

Staff estimates the cost to prepare this staff report and funding agreement, including legal review to be \$250.

Recommended Action:

Approve the Funding Agreement with Dora Cortez for Grease Trap Improvements for the property located at 652 E. Sixth Street, Suite A.

Attachments:

A. Funding Agreement – Grease Trap Improvements – 652 E. Sixth Street, Suite A.

PROGRAM AGREEMENT
CITY OF BEAUMONT
Downtown Restaurant Grease Trap/Interceptor Incentive Program

THIS AGREEMENT, entered into this ____ day of _____, 2023, between the City of Beaumont, CA (hereinafter referred to as "City") and the following designated OWNER/LESSEE:

Owner Name: Z. Hawara Investments LLC

Lessee's Name: Dora Cortez

Name of Business: Frijoles Restaurant

Business Tax ID #: 86-1555952

Address of Property to be improved: 652 E. 6th Street Ste A, Beaumont, CA 92223

Total Budget for Project: \$21,600

Maximum Potential Reimbursement Sought: \$10,800

WITNESSETH:

WHEREAS, the City of Beaumont has established the Downtown Restaurant Grease Trap/Interceptor Incentive Program ("Program") for application within the Downtown Mixed Use Zone, Beaumont Avenue Mixed Use Zone or Commercial Neighborhood Zone (hereinafter referred to as "Program Area");

WHEREAS, said Program is administered by the City for the purpose of commercial revitalization, stimulation of private investment and to promote compliance with water quality standards;

WHEREAS, pursuant to the Program, the City has agreed to participate, subject to its sole discretion, in reimbursing owners/lessees for the cost of materials only for eligible improvements to commercial establishments within the Project Area with a mandatory minimum OWNER/LESSEE contribution of 1:1 leverage of personal funds towards the improvements to the building within the scope of work and subject to a maximum matching amount to be paid by the City of \$15,000 (for example if the cost of the project is \$20,000 the maximum City match is \$10,000; if the project amount is \$40,000 the maximum City match is \$15,000);

WHEREAS, under the limited circumstance where an owner/lessee retains a contractor who performs the work in accordance with the prevailing wage laws, construction costs may be reimbursable subject to the same limitations as for materials on a combined basis; and

WHEREAS, the Owner/Lessee's property is located within the Program Area, and the Owner/Lessee desires to participate in the Program pursuant to the terms and provisions of this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein and the Recitals above which are incorporated herein by this reference, the City and the Owner/Lessee do hereby agree as follows:

SECTION 1

The Program reimbursements are limited to supply contracts for materials only (reimbursement for construction is not permitted except as otherwise provided below for prevailing wage jobs). Further the Owner/Lessee contribution is subject to a mandatory 1:1 leverage of personal funds towards the improvements of the building in the scope of work with an overall maximum matching amount to be paid by the City of \$15,000 (for example if the cost of the project is \$20,000 the maximum City match is \$10,000; if the project amount is \$40,000 the maximum City match is \$15,000). Payment of the matching amount by an owner/lessee is a condition precedent to payment by the City of the matching amount which is limited to materials only.

Costs for construction are not eligible for reimbursement. Notwithstanding the forgoing, constructions costs are subject to reimbursement subject to the matching and other requirements set forth above if, and only if, the Owner/Lessee secures the services of a contractor who performs the services in accordance with the provisions of the Labor Code concerning prevailing wages, record keeping and other legal requirements as referred to in section 1.1 below.

THE ACTUAL TOTAL REIMBURSEMENT AMOUNT PER THIS AGREEMENT SHALL NOT EXCEED \$10,800 FOR ELIGIBLE IMPROVEMENTS (INCLUSIVE OF MATERIALS AND PREVAILING WAGES, IF ANY) UNDER ANY CIRCUMSTANCES.

The improvement costs, which are eligible for city reimbursement, shall be shown on the plans, design drawings, specifications, and estimates approved by the City. Such plans, design drawings, specifications, and estimates are attached hereto as Exhibit "A."

SECTION 1.1 PREVAILING WAGES:

- A. In order to receive reimbursement of construction costs subject to Section 1 above, Owner/Lessee and contractor shall comply with all applicable laws and regulations relating to prevailing wages in connection with construction. Wage rates for the project shall be in accordance with the "General Wage Determination Made By the Director of Industrial Relations Pursuant To California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773 and 1773.1",
- B. The following Labor Code sections are hereby referenced and made a part of this Agreement:
 - 1. Section 1775 - Penalty for Failure to Comply with Prevailing Wage Rates.
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 - 4. Sections 1810 and 1811 - Working Hour Restrictions.
 - 5. Section 1775 - Payroll Records.
 - 6. Section 1773.1 - Travel and Subsistence Pay.

SECTION 2

No improvement work shall be undertaken until the design has been submitted to and approved by the City. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within ninety (90) days from the date of such approval. The OWNER/LESSEE may request a ninety (90) day extension provided there is a demonstrated hardship.

SECTION 3

The City shall periodically review the progress of the contractor's work on the improvements pursuant to this Agreement. Such inspections shall not replace any required permit inspection by Building Inspectors. All work which is not in conformance with the approved plans, design drawings, and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings, and specifications and the terms of this Agreement.

SECTION 4

Upon completion of the improvements and upon their final inspection and approval by the City, the OWNER/LESSEE shall submit to the City a properly executed contractor statement showing the full cost of the work to complete the improvement related work, as well as a statement for improvement work done to achieve the 1:1 match required by this Agreement. In addition, the OWNER/LESSEE shall submit to the City proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors as well as proof of 1:1 match. The City shall, within forty-five (45) days of receipt of contractor's statement, proof of payment, conformed copy of the Notice of Completion, and lien waivers, issue a check to the OWNER/LESSEE as reimbursement in the total grant amount stated in SECTION 1 of this Agreement.

SECTION 5

If the OWNER/LESSEE fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings, and specifications and the terms of this Agreement, then upon written notice being given by the City to the OWNER/LESSEE, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the City shall cease and become null and void.

SECTION 6

This Agreement shall be binding upon the City and upon the OWNER/LESSEE and its successors, to said property for a period of five (5) years from and after the date of completion and approval of the improvements provided herein unless otherwise agreed upon by the parties in writing. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(S)/LESSEE(S) of the provisions of this Agreement.

SECTION 7

The OWNER/LESSEE agrees to maintain the improvements at his/her sole expense for a period of five (5) years unless otherwise agreed upon by the parties in writing. In the event that the OWNER/LESSEE fails to maintain the improvements, the City may issue a thirty (30) day written notice to the OWNER/LESSEE to correct any maintenance deficiencies. If the OWNER/LESSEE fails to correct the stated deficiencies within thirty (30) days of the notice, City may cause any maintenance or repair work to be performed at OWNER's expense.

SECTION 8

The OWNER/LESSEE agrees to comply with all the requirements now in force, or which may hereafter be in force, of all municipal, county, state and federal laws, pertaining to the development and use of the Property and construction of the improvements, as well as operations conducted on the Property. The OWNER/LESSEE agrees that the City shall not be liable for, and covenants and agrees to indemnify and hold harmless the City and its officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from noncompliance with all municipal, county, state and federal laws. The OWNER/LESSEE will require any contractor to comply with the above cited Local, State and Federal laws, and will incorporate these laws in any written agreement between the OWNER/LESSEE and a contractor.

SECTION 9

No member, official, agent, legal counsel or employee of the City shall be personally liable to the Participant, or any successor in interest in the event of any default or breach by the City or for any amount which may become due to the OWNER/LESSEE or successor or on any obligation under the terms of this Agreement.

SECTION 10

The OWNER/LESSEE releases the City from, and covenants and agrees that the City shall not be liable for, and covenants and agrees to indemnify and hold harmless the City and its officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, or expenses, of every conceivable kind, character and nature whatsoever arising out of or, resulting from or in any way connected with directly or indirectly with the improvements including, but not limited to, claims based on alleged or actual violations of the prevailing wage laws. The OWNER/LESSEE further covenants and agrees to pay for or reimburse the City and its officials, officers, employees, and agents for any and all costs, reasonable attorney's fees, liabilities, or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or cause of action. The city shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said improvements.

SECTION 11

Nothing herein is intended to limit, restrict, or prohibit the OWNER/LESSEE from undertaking any other work in or about the subject premises, which is unrelated to the improvement provided for in this Agreement.

SECTION 12

All of the terms of the City of Beaumont Downtown Restaurant Grease Trap/Interceptor Incentive Program and related policies and regulations are contractually binding on OWNER/LESSEE and are incorporated herein by this reference, including, but not limited to the following insurance and permit requirements.

A. Insurance and Licenses- OWNER/LESSEE, at its sole cost and expense, commencing no later than the date OWNER/LESSEE is provided approval for funding shall procure, pay for and thereafter keep in full force and effect the following types of insurance, in at least the amounts and in the forms specified below:

Commercial General Liability (CGL) with limits no less than One Million Dollars (\$1,000,000.00) per occurrence basis including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than Two Million Dollars (\$2,000,000) per occurrence.

A policy or policies of Workers' Compensation insurance in the amount required by the State of California.

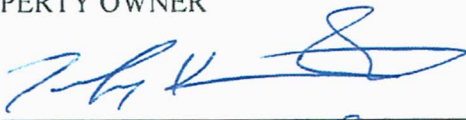
The OWNER/LESSEE is solely responsible for ensuring that the contractor has customary and reasonably insurance and required licenses. In addition, the OWNER/LESSEE shall insure that the contractor obtains all necessary permits for both the program-funded and leverage-funded improvements.

B. Permits- OWNER/LESSEE must obtain plan approval and any applicable Planning and Building permits from the City and OWNER/LESSEE must comply with all city policies and ordinances including business permit requirements. All work performed under the provisions of this Program shall meet all applicable standards contained in the City's adopted zoning ordinance, and local building and safety codes.

[signatures on following page]

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

PROPERTY OWNER

By: 
Date: 12/5/2023

LESSEE/BUSINESS OWNER

By: 

CITY OF BEAUMONT

By: _____

Approved as to Form



California Levine Act Statement

California Government Code Section 84308, commonly referred to as the "Levine Act," prohibits any Beaumont City Council Member from participating in any action related to a contract or application if he or she receives any political contributions totaling more than \$250 within the previous twelve months, and for three months following the date a final decision from the business/board or applicant.

The Levine Act also requires a member of the Beaumont City Council who has received such a contribution to disclose the contribution on the record of the proceeding.

Current Beaumont City Council Members are listed at:

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Proposers are responsible for accessing this link to review the names prior to answering the following questions.

1. Have you or your company, or any agent/board member on behalf of you or your company/entity, made any political contributions of more than \$250 to any Beaumont City Council Member in the 12 months preceding the date of the submission of your proposal or application, or the anticipated date of any Council action?

☐ YES If yes, please identify the Council Member(s):

☒ NO

2. Do you or your company/entity, or any agency on behalf of you or your company/entity, anticipate or plan to make any political contribution of more than \$250 to any Beaumont City Council Member in the 12 months following any Council action related to your proposal or application?

☐ YES If yes, please identify the Council Member(s):

☒ NO

Answering yes to either of the two questions above does not preclude the Beaumont City Council from awarding a contract or approving an application or any subsequent action. It does however, preclude the identified Council Member(s) from participating in any actions related to your proposal or application.

12-14-2023

Date

Dany Cortes

Signature of authorized individual

Pi Joles Restaurant

Company/Applicant Name



Staff Report

TO: City Council
FROM: Robert Vestal, Public Works Director
DATE December 19, 2023
SUBJECT: Approval of Change Order No. 3 to the Public Works Agreement with Southern Contracting Company and Notice of Completion for the Programmable Logic Controller (PLC) Upgrade Construction (CIP 2019-010)

Description Notice of Completion (NOC) for PLC Upgrade Construction - Capital Improvement Project 2019-010 (Project).

Background and Analysis:

On December 15, 2020, City Council approved a Public Works agreement with Southern Contracting Company (Contractor), for construction services of the Project.

The Project upgraded the Programmable Logic Controller (PLC) and communications of ten lift stations.

The budget for the Project was \$700,000 with an original construction contract amount of \$452,075. The project had three change orders described as follows:

- Change order No. 1 (CO#1) was issued to resolve an unexpected field condition at Coopers Creek lift station. The cost associated with CO#1 was \$5,007.
- Change order No. 2 (CO#2) provided an uninterruptible power supply (UPS) and enclosure at the City Hall repeater site. The cost associated with CO#2 was \$8,355.
- Change order No. 3 (CO#3) was issued to replace non-functional components at various locations, including low level bypass, hydrometers, gas monitor, and e-stop contacts. The cost associated with CO#3 was \$71,531. City staff is recommending CO#3 be approved in addition to the NOC.

CO#1 and CO#2 were funded from the project's construction contingency allocation. CO#3 will be funded from the remaining construction contingency and unallocated

project budget. The contract will have a total amount of \$536,968, including all three change orders.

The Contractor completed the Project's scope of work satisfactorily per plans and specifications, and a Notice of Completion (NOC) document has been provided (Attachment A).

Fiscal Impact:

The cost to prepare this staff report is estimated to be \$350.

Construction cost for the Project was paid from the PLC Upgrade Construction Project CIP 2019-010. The following table is a summary of the Project budget:

2019-010 Project Summary			
Project Components	Budget Amount	Paid to Date	Remaining
Project Management			
Project Contingency			
Preliminary Services			
Preliminary Services Contingency			
Environmental			
Environmental Contingency			
Design	\$115,858.00	\$113,474.50	\$2,383.50
Design Contingency			
Construction	\$452,075.00	\$525,184.60	(\$73,109.60)
Construction Contingency	\$45,200.00	\$15,366.50	\$29,833.50
Construction Management			
Construction Management Contingency			
Permits			
Equipment			
Unallocated CIP Budget	\$86,867.00		\$86,867.00
Project Summary Totals	\$700,000.00	\$654,025.60	\$45,974.40

Included in the construction "Paid to Date" is a \$25,865 retention payment that will be issued to the Contractor a minimum of 35 days after the recordation of the Notice of Completion.

Recommended Action:

Authorize the City Manager to execute Change Order No. 3; and,

Authorize the Mayor to execute a Notice of Completion for the PLC Upgrade Construction (CIP 2019-010).

Attachments:

- A. Change Order No. 3
- B. Notice of Completion



STAFF REPORT COVER SHEET

Meeting date 12 / 05 / 2023

Subject/Project:

Notice of Completion-Southern Contracting Co

Please checkmark if all requirements for staff report submission are complete, or not applicable.

n/a

✓

☐☒

Contract/Resolution/Ordinance reviewed by city attorney.

☒☐

Public Hearing (attached copy of notice).

☒☐

Presentation by a consultant/vendor.

☒☐

Power point presentation: ☐ Staff ☐ Consultant (circle one)

☒☐

Contract mailed to vendor for signature(s).

Date mailed: / /

NOTES: _____

Submitted by

Robert L. Vestal

DATE: November 7, 2023
 FROM: JEFF HART, P.E., PUBLIC WORKS DIRECTOR/CITY ENGINEER
 CITY OF BEAUMONT
 TO: Southern Contracting Company PO 20/21 0802

PUBLIC WORKS DEPARTMENT

CONTRACT CHANGE ORDER No. 3

Replace non-functional components

INSTRUCTIONS TO THE CONTRACTOR AT THE REQUEST OF THE CITY ENGINEER:

These modifications are based upon site requirement for the completion of the project.

Item No.	Description	Quantity	Unit	Unit Cost	Extended Amount
1	Low Level Bypass	9.00	EA	\$ 3,015.00	\$ 27,135.00
2	Replace Existing Hydorangers	7.00	EA	\$ 3,862.00	\$ 27,034.00
3	Replace Existing Gas Monitor	1.00	EA	\$ 15,194.00	\$ 15,194.00
4	Replace Existing E-Stop Contacts	4.00	EA	\$ 542.00	\$ 2,168.00
SUB-TOTAL=					\$ 71,531.00

TOTAL AMOUNT OF CHANGE ORDER # 3 \$ 71,531.00


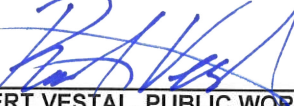
CONTRACT AMOUNT RECONCILIATION

ORIGINAL CONTRACT AMOUNT	\$ 452,075.00
CHANGE ORDER NO. 1	\$ 5,007.00
CHANGE ORDER NO. 2	\$ 8,355.00
CHANGE ORDER NO. 3	\$ 71,531.00

TOTAL COST OF CONTRACT AS PER CHANGE ORDER NO. 3 = \$ **536,968.00**

The undersigned Contractor approves the foregoing Change Order # 3 as to the changes, if any, in the contract price specified for each item including any and all supervision costs and other miscellaneous costs relating to the change in work, and as to the extension of time allowed, if any, for completion of the entire work on account of said Change Order # 4. The Contractor agrees to furnish all labor and materials and perform all other necessary work, inclusive of the directly or indirectly related to the approved time extension, required to complete the Change Order items. This document will become a supplement of the contract and all provisions will apply hereto. It is understood that the Change Order shall be effective when approved by the Owner.

Execution of this Change Order by the Contractor constitutes a binding accord and satisfaction that fully satisfies, waives, and releases the Owner from all claims, demands, costs, and liabilities, in Contract, law or equity, arising out of or related to the subject of the change order, whether known or unknown, including but not limited to direct and indirect costs and/or damages for delay, disruption, acceleration, loss of productivity, and stacking of trades, as well as any and all consequential damages.

	11-8-23
SOUTHERN CONTRACTING COMPANY, CONTRACTOR	DATE
	11/16/2023
ROBERT VESTAL, PUBLIC WORKS DIRECTOR/CITY ENGINEER	DATE
ELIZABETH GIBBS, CITY MANAGER	DATE

**When Recorded Return
Original To:**

City of Beaumont
550 East 6th Street
Beaumont, CA 92223

NO RECORDING FEE REQUIRED
PER GOVERNMENT CODE SECTION 27383

NOTICE OF COMPLETION

NOTICE is hereby given that the CITY OF BEAUMONT, 550 East 6th Street, Beaumont, California, 92223, a municipal corporation, is owner in fee of an easement in the property hereinafter described. Said owner caused a work of improvement on the property hereinafter described and was COMPLETED on or before December 5, 2023, by Southern Contracting Company, contractor.

The property on which said work of improvement was completed in the City of Beaumont, County of Riverside, and State of California, at ten lift station sites throughout the City.

PLC Upgrade Construction (CIP 2019-010)

VERIFICATION:

I, the undersigned, am the Mayor of the City of Beaumont, the declarant of the foregoing Notice of Completion. I have read the said Notice of Completion and know the contents thereof: The same is true of my knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, 2023, at Beaumont, California.

Julio Martinez III,
Mayor of the City of Beaumont, CA

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On _____ before me, _____ Notary Public, personally appeared Julio Martinez III, Mayor of the city of Beaumont, California, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BY: _____

(SEAL)

NOTARY



Staff Report

TO: City Council
FROM: Sean Thuilliez, Chief of Police
DATE December 19, 2023
SUBJECT: Resolution of the City Council of the City of Beaumont, California,
Adopting the City of Beaumont Local Hazard Mitigation Plan Update

Description Request to approve the resolution to Adopt the Local Hazard Mitigation Plan (LHMP) for the City of Beaumont.

Background and Analysis:

The Disaster Mitigation Act of 2000 requires communities to prepare and to keep updated a Local Hazard Mitigation Plan (LHMP) recognizing potential natural hazards and to identify and consider mitigation measures to reduce the risks associated with such hazards. The plan is a tool to guide land use planning and is required for participating jurisdictions to remain eligible for federal hazard mitigation funding from the Federal Emergency Management Agency (FEMA). The plan must be updated approximately every five years and final acceptance of the plan by FEMA is contingent upon adoption by the local jurisdiction's governing body.

Hazard mitigation is the use of short-term and long-term policies, programs and projects to alleviate the death, injury and destruction that can result from a disaster. Natural and human-caused hazards affect the lives of people and the community, financially, economically and psychologically.

The LHMP represents the City of Beaumont's commitment to reduce the potential risk and impacts of natural and human-caused hazards. It serves to help protect the City and community by improving disaster preparedness. This plan complies with federal and state hazard mitigation planning requirements to establish eligibility for funding under Federal Emergency Management Agency (FEMA) grant programs.

In May 2023, the Police Department completed the City of Beaumont's LHMP. It was reviewed and vetted by Riverside County Emergency Management Department, followed by Cal OES for review with final approval coming from FEMA. The City must adopt a resolution, in accordance with the Federal Disaster Mitigation and Cost Reduction Act of 2000, in order for the Local Hazard Mitigation Plan to be finalized.

Fiscal Impact:

There is no financial impact for adopting a resolution for the City's Local Hazard Mitigation Plan.

The cost to complete this staff report was \$300.

Recommended Action:

Waive the full reading and adopt by title only, "A Resolution of the City Council of the City of Beaumont Adopting the Local Hazard Mitigation Plan Annex to the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan as Required by the Federal Disaster Mitigation and Cost Reduction Act of 2000".

Attachments:

- A. Resolution
- B. 2023 City of Beaumont Local Hazard Mitigation Plan
- C. FEMA Correspondence

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RESOLUTION NO. 2023-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEAUMONT
ADOPTING THE LOCAL HAZARD MITIGATION PLAN ANNEX TO THE
RIVERSIDE COUNTY OPERATIONAL AREA MULTI-JURISDICTIONAL
LOCAL HAZARD MITIGATION PLAN AS REQUIRED BY THE FEDERAL
DISASTER MITIGATION AND COST REDUCTION ACT OF 2000.**

WHEREAS, President William J. Clinton signed H.R. 707, the Disaster Mitigation and Cost Reduction Act of 2000, into law on October 30, 2000.

WHEREAS, the Disaster Mitigation Act of 2000 requires all jurisdictions to be covered by a Local Hazard Mitigation Plan to be eligible for Federal Emergency Management Agency post-disaster funds; and

WHEREAS, The City of Beaumont has committed to participate in the development of the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan; and

WHEREAS, the City of Beaumont coordinated the development of the City of Beaumont Local Hazard Mitigation Plan Annex; and

WHEREAS, the City of Beaumont is concerned about mitigating potential losses from natural disasters before they occur, and

WHEREAS, the plan identifies potential hazards, potential losses and potential mitigation measures to limit losses, and

WHEREAS, the California Governor's Office of Emergency Services has reviewed the plan on behalf of the Federal Emergency Management Agency; and

WHEREAS, formal adoption of the plan by the City of Beaumont is required before final approval of the plan can be obtained from the Federal Emergency Management Agency; and

WHEREAS, The City Council for the City of Beaumont has determined that it would be in the best interest of City of Beaumont to adopt the Local Hazard Mitigation Plan Annex.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BEAUMONT,
CALIFORNIA HEREBY FINDS AND RESOLVES AS FOLLOWS:**

Section 1. The forgoing recitals are true and correct; and

Section 2. The Local Hazard Mitigation Plan Annex to meet the requirements of the Disaster Mitigation and Cost Reduction Act of 2000; and directs

the Riverside County Emergency Management Department to forward the City of Beaumont's Local Hazard Mitigation Plan Annex to the California Governor's Office of Emergency Services and Federal Emergency Management Agency on behalf of the City of Beaumont for final approval.

MOVED, PASSED AND ADOPTED the ____ day of _____, 2023.

AYES:

NOES:

ABSENT:

ABSTAIN:

Julio Martinez, Mayor, City of Beaumont

ATTEST:

Nicole Wheelwright
DEPUTY CTY CLERK

By: _____



FEMA

October 31, 2023

Brian MacGavin
Program Director
County of Riverside Emergency Management Department
450 E Alessandro Blvd,
Riverside, CA 92508

Dear Brian MacGavin:

The *County of Riverside Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan 2023* has been amended to include the City of Beaumont, the City of Wildomar, and Rancho California Water District as official planning participants. These jurisdictions must submit an adoption resolution to FEMA in order to be considered fully approved.

FEMA's approval of the *County of Riverside Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan 2023* remains for a period of five years from the original approval date of **April 18, 2023** for all approved participants. An updated list of the status of current participating jurisdictions is enclosed with this letter.

Prior to **April 18, 2028**, Riverside County and all participating jurisdictions are required to review and revise the plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit it for approval in order to continue to be eligible for mitigation project grant funding.

The continued approval of this plan ensures Riverside County and all participating jurisdictions' continued eligibility for project grants under FEMA's Hazard Mitigation Assistance programs, including the Hazard Mitigation Grant Program, Building Resilient Infrastructure and Communities Program, and Flood Mitigation Assistance Program. All requests for funding, however, will be evaluated individually according to the specific eligibility, and other requirements of the particular program under which applications are submitted.

If you have any questions regarding the planning or review processes, please contact the FEMA Region 9 Hazard Mitigation Planning Team at fema-r9-mitigation-planning@fema.dhs.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Alison Kearns", is written over a red digital signature line.

Digitally signed by ALISON
KEARNS
Date: 2023.10.31 09:07:01 -07'00'

Alison Kearns
Planning and Implementation Branch Chief
Mitigation Division
FEMA Region 9

Enclosures (2)

Riverside County Annex Review Tool, dated October 31, 2023
Status of Participating Jurisdictions, dated October 31, 2023

cc: Ron Miller, Mitigation Quality Assurance Division Chief, California Governor's Office
of Emergency Services
Robyn Fennig, Planning Division Chief, California Governor's Office of Emergency
Services
Victoria LaMar-Haas, Hazard Mitigation Planning Chief, California Governor's Office of
Emergency Services

Status of Participating Jurisdictions as of October 31, 2023

Jurisdictions – Adopted and Approved

#	Jurisdiction	Date of Adoption
1	Riverside County	April 4, 2023
2	City of Moreno Valley	May 16, 2023
3	City of Temecula	July 11, 2023
4	Beaumont Unified School District	September 7, 2023

Jurisdictions – Approvable Pending Adoption

#	Jurisdiction
1	City of Beaumont
2	City of Eastvale
3	City of Jurupa Valley
4	City of Wildomar
5	Rancho California Water District

CITY OF BEAUMONT

2023

LOCAL HAZARD MITIGATION PLAN



Prepared by:
The City of Beaumont
9/28/2023

CONTACT INFORMATION

Title: Beaumont Police Department

Address: 660 Orange Ave.

City, State, and Zip: Beaumont, CA., 92223

Direct Contact: 951.769.8500

PLAN ADOPTION/RESOLUTION

The City of Beaumont will submit plans to the Riverside County Emergency Management Department who will forward to the California Governor’s Office of Emergency Services (CAL OES) for review prior to being submitted to the Federal Emergency Management Agency (FEMA). In addition, we will wait to receive an “Approval Pending Adoption” letter from FEMA before taking the plan to our local governing bodies for adoption. Upon approval, the City of Beaumont will insert the signed resolution.

EXECUTIVE SUMMARY

The purpose of this local hazard mitigation plan is to identify the City's hazards, review and assess past disaster occurrences, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term risks to people and property from natural and man-made hazards.

The plan was prepared under the requirements of the Disaster Mitigation Act of 2000 to achieve eligibility and potentially secure mitigation funding through Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance, Pre-Disaster Mitigation, and Hazard Mitigation Grant Programs.

The City's continual efforts to maintain a disaster-mitigation strategy are ongoing. Our goal is to develop and maintain an all-inclusive plan to include all jurisdictions, special City's, businesses, and community organizations to promote consistency, continuity, and unification.

The City's planning process followed a methodology presented by FEMA and CAL-OES, which included conducting meetings with the Operational Area Planning Committee (OAPC) coordinated by Riverside County Emergency Management Department (EMD) comprised of participating Federal, State, and local jurisdictions agencies, special City's, non-profit communities, universities, businesses, tribes, and the general public.

The plan identifies vulnerabilities, provides recommendations for prioritized mitigation actions, evaluates resources, identifies mitigation shortcomings, and provides future mitigation planning and maintenance of existing plans.

The plan will be implemented upon FEMA approval.

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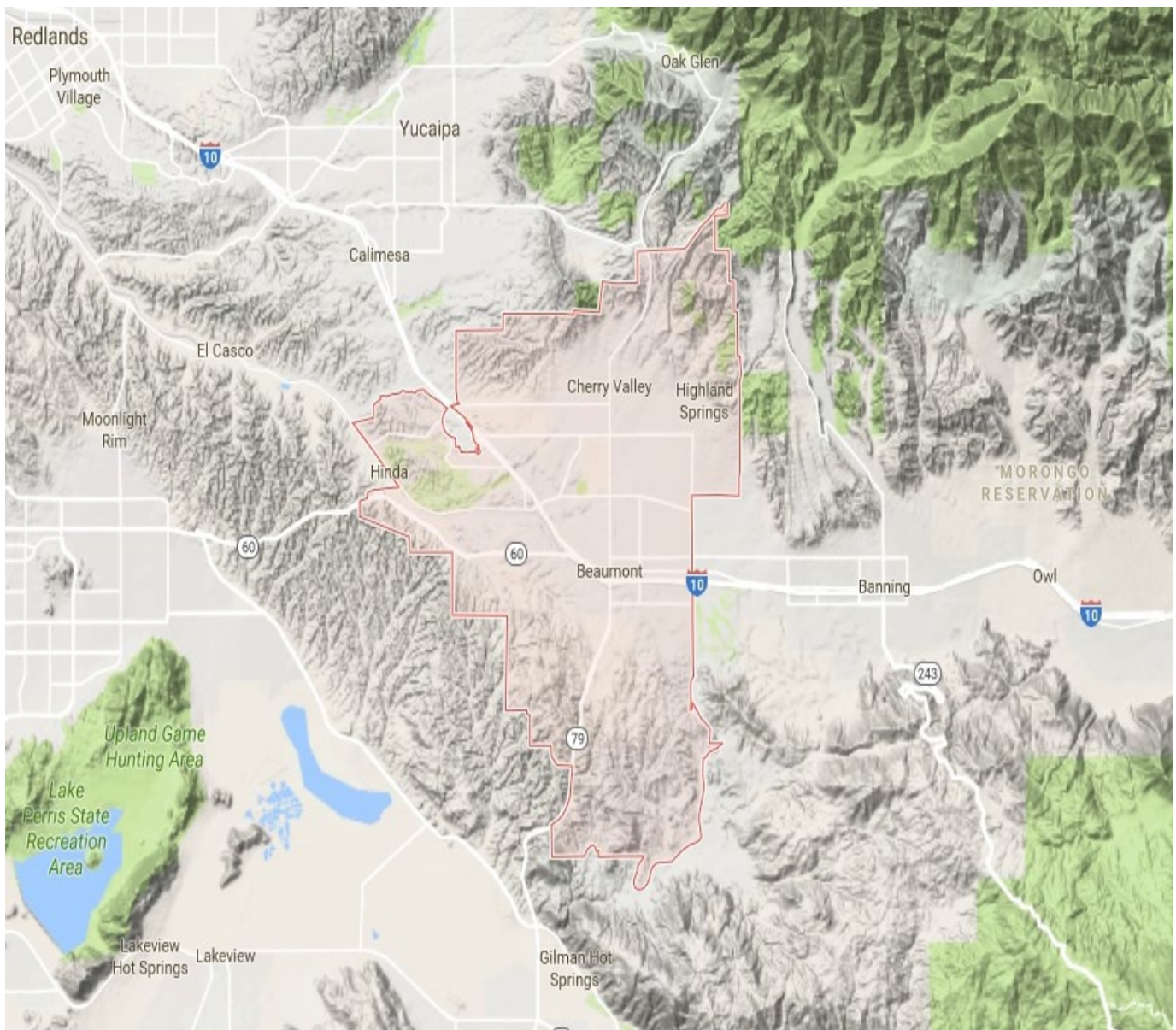
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SECTION 1.0 – CITY OF BEAUMONT PROFILE

1.1 Brief History

The City of Beaumont was incorporated in November 1912. Founded at the turn of the twentieth century, Beaumont is proud of its rich history and rural charm. The town served as a welcome “stopping-off point” for early travelers from the Mohave desert to Los Angeles, and later for Los Angeles residents eager to vacation in Palm Springs. Some, however, set down roots, drawn by the beautiful mountain vistas, clean, crisp air, and the abundance of cherry and apple orchards. Beaumont is proud of these early settlers and their families, many of whom continue to live and thrive in Beaumont.

Figure 1.1.1. Map of the City of Beaumont



1.2 Geography and Climate Description

The City of Beaumont is in the westernmost portion of Riverside County and is bounded by Calimesa and unincorporated areas on the east, on the north by the unincorporated County areas (Cherry Valley), on the south by unincorporated County areas and the City of San Jacinto, and the east by the City of Banning. The city is in the San Gorgonio Pass, the only easterly link with the greater Los Angeles Metropolitan area. Beaumont is located approximately 70 miles northeast of Los Angeles, 21 miles northeast of Riverside, and 21 miles southeast of San Bernardino. The geographic area governed by the Beaumont General Plan includes the City's corporate boundaries as existed in 2012 and the City's established Sphere of Influence. Because there is considerable variation within the area governed by the General Plan, the larger Beaumont Planning Area has been subdivided into eight smaller planning areas: 1) Town Center Planning Area, 2) Oak Valley Planning Area, 3) North Beaumont Planning Area, 4) East Beaumont Planning Area, 5) 6th Street Corridor Planning Area, 6) Southeast Beaumont Planning Area, 7) Southwest Planning Area, 8) West Beaumont Planning Areas.

1.3 Economy Description

The City of Beaumont is primarily a bedroom community of 55,280 residents based on July 1st, 2021, Census information. Current development is approximately 70 percent residential, 22 percent commercial, and 8 percent industrial, limiting the sales and property tax base. The largest employer is Wal-Mart. The city contains 16 City Parks, including a 20 acres sports park, a municipal pool, and an extensive trails system. The Beaumont School City has ten schools within the jurisdiction. Strategically located at the intersection of Interstate 10, Highway 60, and Highway 79, Beaumont offers exceptional development opportunities to new businesses. The City's immediate market area population currently exceeds 120,000 (15-mile radius), with strong growth projected to occur for several more decades. Beaumont will remain a highly desirable location for new investments.

Table 1.3.1. Employment/Jobs Sector

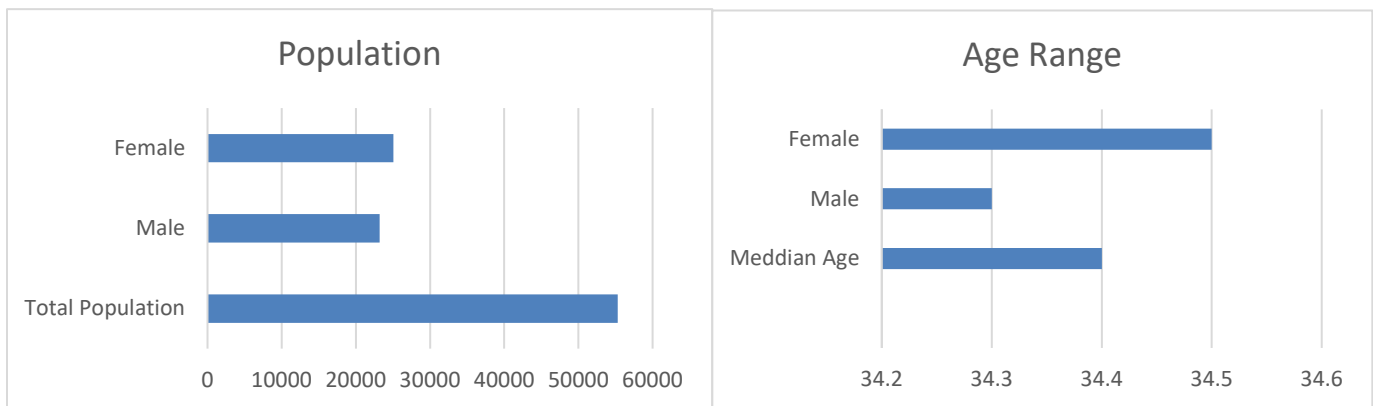
Economy	Beaumont, California	United States
Unemployment Rate	6.5%	6.0%
Recent Job Growth	-5.8%	-6.2%
Future Job Growth	45.4%	33.5%
Sales Taxes	7.8%	6.2%
Income Taxes	8.0%	4.6%
Income per Cap.	\$26,817	\$31,177
Household Income	\$71,664	\$57,652

Family Median Income	\$76,974	\$70,850
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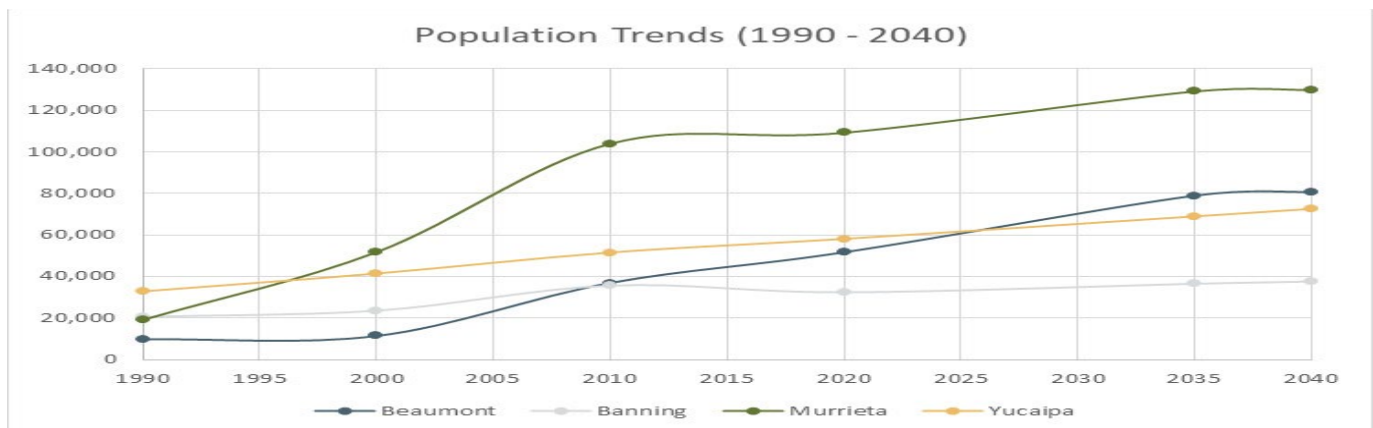
1.4 Population and Housing

The city and its designated sphere of influence, encompass approximately 48 square miles. The land area with the City's corporate boundaries is about 31 square miles. In the coming years, the city will likely be among the fastest-growing areas of Southern California due to the availability of developable land, relatively low housing cost, and desirability as a retirement community. The City's location in relation to the significant regional transportation facilities which including I-10 freeway, SR-60 freeway, and the railroad. Beaumont also has also enhanced its desirability as an industrial location. The city has developed a commercial/business park on the west side of Highland Springs Avenue in the southeast area of town. The City of Beaumont is estimated to have 55,280 residents. This was an increase in the population of 10,280 from 2017.

Table 1.4.1. Population Statistics

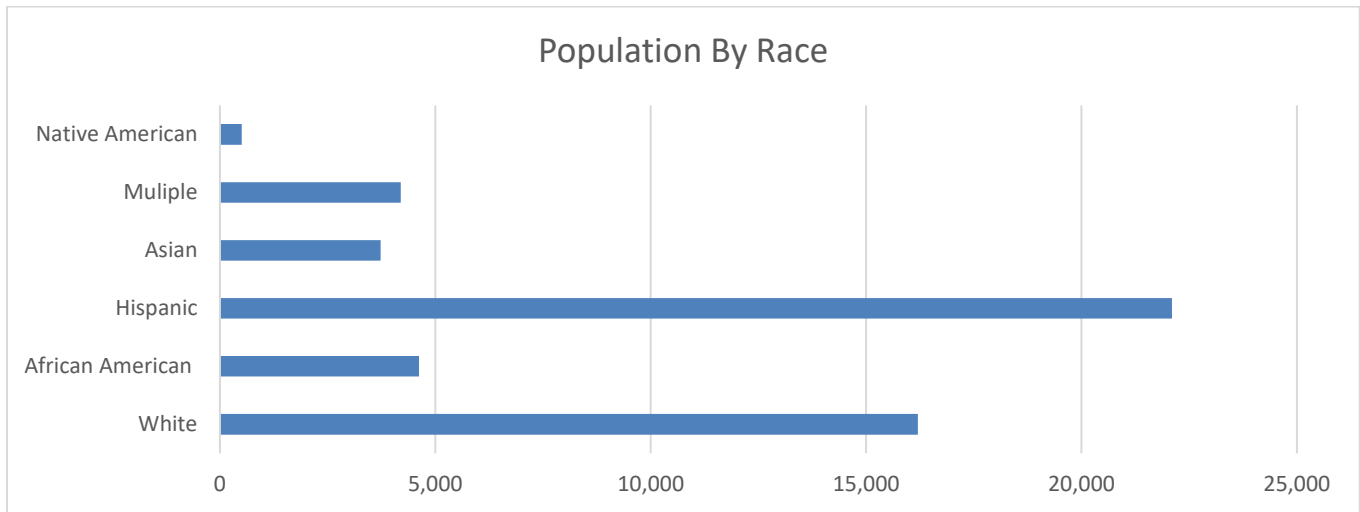


Source: US Census Bureau.



Source: City of Beaumont 2020 General Plan.

Figure 1.4.2 Population Demographics



Source: U.S. Census Bureau.

Table 1.4.3. Population Demographics Statistics

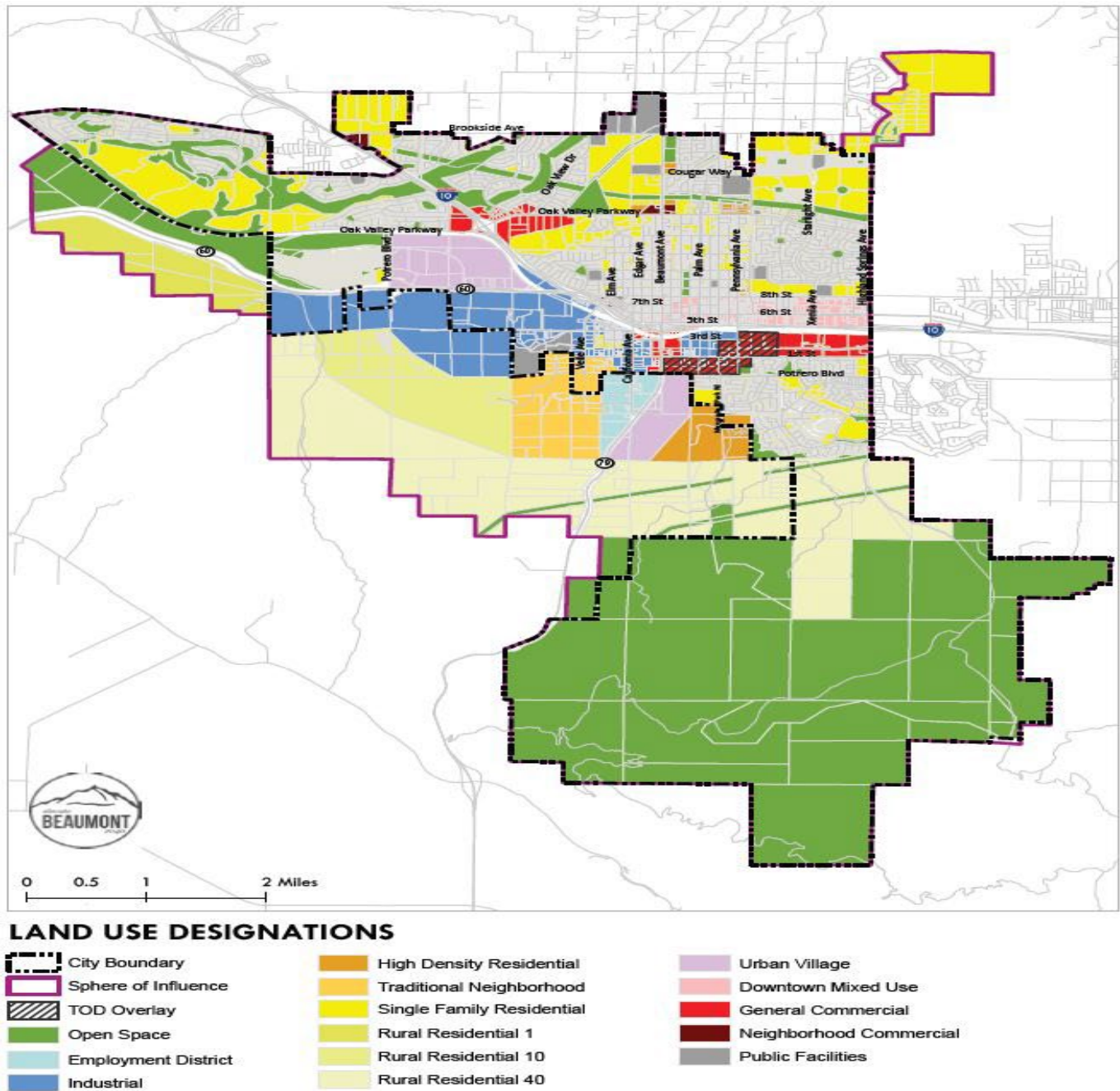
Total number of occupied homes:	14,299
Average People Per Household:	3
Family Households:	11,422
Non-Family Household:	2,877
Household with Children:	6,819
Household without Children:	7,480
Average Household Income:	\$98,899
Median Household Income:	\$88,932
People below Poverty Level:	4,441
People above Poverty Level:	42,746

Source: U.S. Census Bureau.

1.5 Development Trends and Land Use

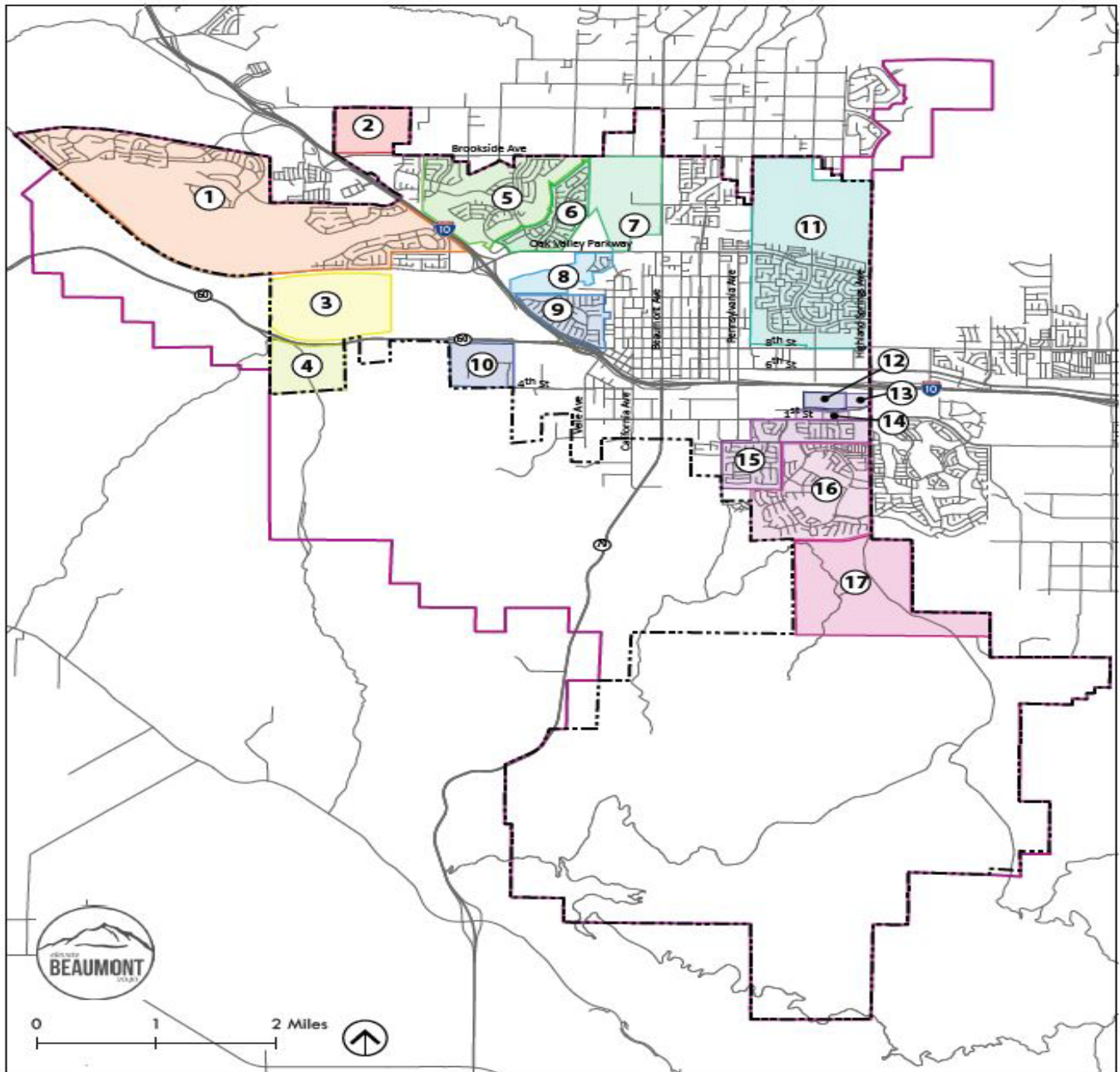
As part of the City's General Plan update, it is appropriate to take an inventory of both "unfinished business" as well as those challenges that face the community in the opening decades of the 21st Century. Some of the issues and challenges the City will face in coming years are shared with the neighboring communities, while others are unique to Beaumont. The General Plan represents the cornerstone in the long-range planning for land use and development in the city. The importance of the General Plan is clearly stated in the government code that indicates the General Plan "serves as the constitution of the local government for which it is prepared."

Figure 1.5.1. City of Beaumont Land Use and Designations



Source: City of Beaumont 2040 General Plan

Figure 1.5.2. City of Beaumont Specific Plan



SPECIFIC PLANS

- | | | | | |
|-------------------------------------|--------------------------|-----------------------------------|----------------------------------|---------------------------------|
| City Boundary | Heartland | Noble Creek Vistas | Sundance | Seneca Springs/
Empire Homes |
| Sphere of Influence | Hidden Canyon | Kirkwood Ranch | Walmart/Home Depot
Commercial | Four Seasons |
| Fairway Canyon/
Tournament Hills | Solera | Three Rings Ranch | Marketplace at
Beaumont | Potrero Creek Estates |
| Sunny Cal | Estates at Oak
Valley | Rolling Hills Ranch
Industrial | San Geronio Village | |

Source: City of Beaumont 2040 General Plan

Figure 1.5.3. City of Beaumont Specific Housing/Business Tracts

SPECIFIC PLAN NAME	DESCRIPTION
1. Fairway Canyon/ Tournament Hills	Single family residential community with a total buildout of 4,660 homes
2. Sunny Cal	Single family residential community with a total buildout of 560 homes
3. Heartland	Single family residential community with a total buildout of 1,224 homes
4. Hidden Canyon	Industrial park with a total buildout of 2.89 million square feet
5. Solera	Single family residential community with a total buildout of 1,600 homes
6. Estates at Oak Valley	Residential community with a mixture of single family and active adult with a total buildout of 2,800 homes and 151,000 square feet of commercial.
7. Noble Creek Vistas	Single family residential community with a total buildout of 648 homes
8. Kirkwood Ranch	Residential development including 470 single family homes and 60 multi-family units
9. Three Rings Ranch	Single family residential community with a total buildout of 602 homes
10. Rolling Hills Ranch Industrial	Industrial development with a total buildout of 3,000,000 square feet
11. Sundance	Residential community with a mix of very low density to high density and a total buildout of 4,450 units
12. Walmart/Home Depot Commercial	Commercial uses with a total square footage of 224,214 square feet
13. Marketplace at Beaumont	Commercial uses with a total buildout of 194,569 square feet
14. San Gorgonio Village	Commercial uses with a total buildout of 225,139 square feet
15. Seneca Springs/ Empire Homes	Residential community with a total buildout of 1,150 homes
16. Four Seasons	Active adult residential community with a total buildout of 2,400 homes
17. Potrero Creek Estates	Single family residential community with a total buildout of 1,028 homes

Source: City of Beaumont 2040 General Plan.

SECTION 2.0 - PLANNING PROCESS

2.1 Background and Scope

Hazard mitigation is defined by FEMA as “any sustained action taken to reduce or eliminate long-term risk to human life and property from a hazard event.” The results of a three-year, congressionally mandated independent study to assess future savings from mitigation activities provides evidence that mitigation activities are highly cost-effective. On average, each dollar spent on mitigation saves society an average of \$6 in avoided future losses in addition to saving lives and preventing injuries (National Institute of Building Science Natural Hazard Mitigation Saves 2017 Interim Report).

Hazard mitigation planning is the process through which hazards are identified, likely impacts determined, mitigation goals set, and appropriate mitigation strategies determined, prioritized, and implemented. This LHMP Update documents the City of Beaumont Valley’s hazard mitigation planning process and identifies relevant hazards and vulnerabilities and various strategies the city will use to decrease vulnerability and increase resiliency and sustainability in the City of Beaumont.

This 2022 LHMP Update is part of the Riverside County multi-jurisdictional plan that geographically covers the unincorporated areas of the county and the geographical area of those jurisdictions that are part of the plan.

This LHMP Update was prepared pursuant to the requirements of the Disaster Mitigation Act of 2000 (Public Law 106-390) and the implementing regulations set forth by the Interim Final Rule published in the Federal Register on February 26, 2002, (44 CFR §201.6) and finalized on October 31, 2007. these requirements and regulations will be referred to collectively as the Disaster Mitigation Act (DMA) or DMA 2000.) While the act emphasized the need for mitigation plans and more coordinated mitigation planning and implementation efforts, the regulations established the requirements that local hazard mitigation plans must meet for a local jurisdiction to be eligible for certain federal disaster assistance and hazard mitigation funding under the Robert T. Stafford Disaster Relief and Emergency Act (Public Law 93-288). This planning effort also follows FEMA’s 2013 Plan Preparation Guidance.

Information in this LHMP Update will be used to help guide and coordinate mitigation activities and decisions for the City of Beaumont in the future. Proactive mitigation planning will help reduce the cost of disaster response and recovery to the city and its business and residents, by protecting critical facilities, reducing liability exposure, and minimizing overall impacts and disruptions. The Planning Area has been affected by hazards in the past and is thus committed to reducing future impacts from hazard events and maintaining eligibility for mitigation-related federal funding.

2.2 Planning Area

This 2022 LHMP Update geographically covers the approximately 31 square mile boundary of the City of Beaumont. Hence forth this area will be referred to as the *Planning Area*.

2.3 Local Planning Process

Element A - Planning Process

Requirements §201.6(b) and §201.6(c)(1): An open public involvement process is essential to the development of an effective plan. In order to develop a more comprehensive approach to reducing the effects of natural disasters, the planning process shall include:

- 1) An opportunity for the public to comment on the plan during the drafting stage and prior to plan approval;
- 2) An opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia, and other private and nonprofit interests to be involved in the planning process; and
- 3) Review and incorporation, if appropriate, of existing plans, studies, reports, and technical information. [The plan shall document] the planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.

The City's planning process followed the four-step DMA planning process recommended by FEMA and California Offices of Emergency Services (CalOES) which included: (1) Organize Resources, (2) Assess Risk, (3) Develop a Mitigation Plan, and (4) Adopt and implement the plan. Throughout this process, City of Beaumont participated in meetings coordinated by the Riverside County Emergency Management Department (EMD), and Pass Area Communication Group (PASSCOM) meetings.

The overall approach to the City of Beaumont Local Hazard Mitigation Plan was to develop an understanding of the natural hazards to the city and to determine ways to reduce those risks, and to prioritize and outline potential mitigation strategies.

To complete these objectives, Riverside County Emergency Management coordinated and collaborated with the City of Beaumont City Manager and Administrative Staff, CalFire, Beaumont Police Department, Beaumont Police Public Information Officer (PIO), Community Development, Public Works Information Technology, and Finance Department. The list in Table 2.3.1 includes all HMPC members that attended one or more HMPC meetings.

Table 2.3.1. City of Beaumont Hazard Mitigation Planning Committee

Agency	Department	Name & Title
City of Beaumont	City Manager	Elizabeth Gibbs
City of Beaumont	Executive Assistant	Siomara Giroux
City of Beaumont	Police Department	Lieutenant Robert Galletta
City of Beaumont	Police Department	Sergeant Christopher Ramos
City of Beaumont	Police Department PIO	Mercedes Cashmer
CAL Fire	Fire Department	Todd Hopkins
City of Beaumont	Community Development	Doug Story
City of Beaumont	Public Works	Jeff Hart
City of Beaumont	IT Department	Jamie Salas
City of Beaumont	Finance	Jennifer Ustation
City of Beaumont	Planning	Sara Retmier
Riverside County	EMD	Erik Ramirez, Emergency Services Coordinator

At the first meeting, general priorities and appropriate departments were identified. The need for community involvement was expressed. Subsequent meetings identified various mitigation strategies and established a priority system for these strategies. Also, a review of the finance and budgets to achieve set goals was completed with the Finance Director.

Table 2.3.2. Hazard Mitigation Meeting Dates

Meeting Type	Meeting Topic	Meeting Date	Meeting Location
LHMP #1 Kickoff Meeting	1) Introduction to DMA and the planning process. 2) Overview of current LHMP 3) Organize Resources	06/15/22	Microsoft TEAMS meeting
LHMP #2	Hazard Identification & Profiling	08/08/22	Microsoft TEAMS meeting
LHMP #3	Risk Identification and Rankings	09/26/22	Microsoft TEAMS meeting
LHMP #4	Hazard Profile and Risk Matrix	10/24/23	Beaumont USD

2.4 Participation in Regional (OA) Planning Process

The City of Beaumont participated in the Regional MJLHMP planning process with the Riverside County Operational Area by attending MJLHMP meetings and public hearings. At these meetings, common hazards, ranking, and potential mitigation ideas were discussed for all jurisdictions participating in the MJLHMP.

The city participated in Riverside County workshops, conferences, and meetings, including:

- On January 13, 2022, attended the introduction and overview of the LHMP.
- On June 14th, 2022: attended Multi-Jurisdictional Local Hazard Mitigation Plan / Local Hazard Mitigation Plan Kick-Off Meeting.
- On August 5th, 2022: attended Multi-Jurisdictional Local Hazard Mitigation Plan / Local Hazard Mitigation Plan Jurisdiction Workshop
- On October 5th, 2022, attended the OA Steering Committee Meeting.
- On October 17th, 2022, attended participated in a conference call with the Riverside County Emergency Management Department and CalOES State LHMP Coordinator.
- On November 8th, 2022, attended participated in the PASSCOMM meeting where the LHMP update was discussed, and input was requested.
- On January 4th, 2023, participated in the OA Steering Committee Meeting.

2.3 Public Involvement and Comment

The City of Beaumont informed the public that the Local Hazard Mitigation Plan was in the process of being updated and solicited public comments and questions in the following manner:

- On October 11th, 2022. An announcement was made during the PASSCOM meeting, which included a request for comments or questions to be made on the City's website.
 - On October 19, 2022. until December 31, 2022. A public survey was made available on the City of Beaumont website beaumontca.gov/lhmp to receive feedback from the public.
 - On November 13th, 2022. An announcement was made during the PASSCOM meeting, which included a request for comments or questions to be made on the City's website.
- (Refer to Appendix A for supporting documentation)

2.4 Plans Adopted by Resolution

Plan Adoption

Requirement §201.6(c)(5): [The local hazard mitigation plan shall include] documentation that the plan has been formally approved by the governing body of the jurisdiction requesting approval of the plan (e.g., City Council, county commissioner, Tribal Council).

Upon approval by FEMA, the LHMP will be presented to the Beaumont City Council in a public meeting for adoption via an official Resolution.

SECTION 3.0 – MITIGATION ACTIONS/UPDATES

Element D - Plan Review, Evaluation, and Implementation

Requirement §201.6(d)(3) A local jurisdiction must review and revise its plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit if for approval within 5 years in order to continue to be eligible for mitigation project grant funding.

The updated LHMP complies with FEMA guidance and California OES guidelines for LHMPs. The update followed the requirements noted in the DMA of 2000 and FEMA's 2013 Local Hazard Mitigation Planning Handbook. This LHMP update involved a comprehensive review and update of each section of the 2018 LHMP and has attempted to align with the elements of the DMA and FEMA review guide and therefore has multiple changes in section title and content.

3.1 Updates from 2018 Plan

The 2023 update was a complete review and rewrite of many of the sections to align with the four-step planning process and incorporate update information. Many of the 2018 LHMP sections were renamed or adjusted in their order within the 2023 update.

- No new natural hazards were identified during this update.

3.2 Hazard Identification Updates from 2018 Plan

The FEMA National Risk Index (NRI) evaluates 18 different natural hazards that could affect communities throughout the United States. In the initial stages of the hazard identification process the HMPC conducted a comparison report of those census tracts located within the Planning Area to identify potential hazards. Based upon the reference documents and after discussion it was decided that many of the hazards addressed in the 2018 LHMP, are not natural hazards and would be better addressed in a comprehensive Threat Hazards Identification Risk Analysis (THIRA) in conjunction with an update to the Emergency Operations Plan.

Table 3.2.1 identifies those changes in the hazard identification between the 2018 and 2023 plan update and identifies the significance of that hazard to the Planning Area.

Table 3.2.1. Hazard Identification Changes from the 2018 LHMP

2023 Hazards	2018 Hazards	Comments	Significance
Earthquake	Earthquake	No change	High
Wildfire	Wildfire	No change	High
Flood	Flood	No change	Medium
Drought	Drought	No change	Medium
Heat Wave	Extreme Summer/Winter Weather	No change	Medium
Cold Wave	-	This was excluded, see table 4.1.1	Low
Strong Winds	Severe Wind Events	This was excluded, see table 4.1.1	Low
Hail	-	This was excluded, see table 4.1.1	Low
Hurricane	-	This was excluded, see table 4.1.1	Low
Ice Storm	-	This was excluded, see table 4.1.1	Low
Landslides	Landslides	This was excluded, see table 4.1.1	Low
Lighting	-	This was excluded, see table 4.1.1	Low
Tornado	-	This was excluded, see table 4.1.1	Low
Winter Weather	Extreme Summer/Winter Weather	This was excluded, see table 4.1.1	Low
Avalanche	-	This was excluded, see table 4.1.1	N/A
Coastal Flooding	-	This was excluded, see table 4.1.1	N/A
Tsunami	-	This was excluded, see table 4.1.1	N/A
Volcanic Activity	-	This was excluded, see table 4.1.1	N/A
-	Pandemic	This was excluded, see table 4.1.1	
-	Terrorism	This was excluded, see table 4.1.1	
-	Hazmat Incidents	This was excluded, see table 4.1.1	
-	Pipeline	This was excluded, see table 4.1.1	
-	Power Outage	This was excluded, see table 4.1.1	
-	Civil Unrest	This was excluded, see table 4.1.1	
-	Nuclear Incident	This was excluded, see table 4.1.1	
-	Insect Infestation	This was excluded, see table 4.1.1	
-	Transportation	This was excluded, see table 4.1.1	
-	Disease/Contamination	This was excluded, see table 4.1.1	
-	Jail/Prison Event	This was excluded, see table 4.1.1	
-	Aqueduct	This was excluded, see table 4.1.1	

3.3 Mitigation Project Updates from 2018 Plan

The 2018 LHMP identified six Capital Improvement Project (CIP) actions. Two of these CIP actions were completed and will be removed from the mitigation actions prioritization list. The other three are not completed due to funding issues but will be removed as they do not meet the necessary criteria as a mitigation action, within the definition for an LHMP. Only one Mitigation action will be included in the 2023 update, as it is an ongoing Flood Mitigation action.

Table 3.3.1 Mitigation Action Updates from 2018 LHMP

2018 LHMP PROJECT	ACTIONS	MITIGATION COMMENT	DEPT	2023 UPDATE
Improve Infrastructure	Action 1: Renovation and addition to City Hall Project	Renovate to add more space for personnel and an Emergency Operations Center for coordination and response to hazards affecting the city.	Admin/PW	Not included in 2023 Update – Not applicable. See note 3.3
Improve Response Infrastructure	Action 2: Rehabilitation of Existing Fire Stations Project	Rehabilitate the two existing fire stations. Both fire stations are critical facilities City of Beaumont awarded a contract for construction services for the upgrade and replacement of all electrical systems in facility. The panels will be completely replaced and upgraded along with all wiring.	Facilities /Community Services	Not included in 2023 Update – not applicable. See note 3.3
Improve Infrastructure	Action 3: Oak Valley Bridge Rehabilitation Project	The bridge connects the easterly and westerly portion of the city, which allows traffic from the eastbound direction to access the I-10 freeway heading westbound. In the event of evacuation from the city, the bridge allows for traffic to cross Noble Creek and merge onto the I-10 freeway.	Public Works	Completed – Not included in 2023 update
Improve Infrastructure	Action 4: Beaumont Avenue Reconstruction Project	During evacuation from the city, Beaumont Avenue allows northbound and southbound traffic to merge onto the I-10 freeway for city evacuation. New asphalt pavement is	Public Works	Completed – Not included in 2023 update

		critical to safe evacuation routes.		
Flooding	Action 5: Storm Drain Master Plan and Storm Drain Facilities Rehabilitation Project	The city has a planned storm drain master plan project for the future. Constructing the storm drain master plan will allow the city to identify deficient areas where flooding occurs. Drainage improvement recommendations will be given for the areas, which experience flooding. New storm drain facilities will have to be implemented in flooding areas to mitigate flooding. The State Water Board has passed the trash amendment, which requires installing new capture devices on existing storm drain facilities to reduce trash accumulation in downstream water bodies. Retrofitting and installing new storm drain facilities is critical to the city. The city intends to retrofit and perform maintenance in portions of the city rather than one big project because of funding.	Public Works	Included in 2023 Update – See Table 7.2.6.
Improve Infrastructure	Action 6: Annual Slurry Seal and Annual Citywide Street Rehabilitation Project	The annual slurry seal and annual street rehabilitation projects are included in the City budget annually. The annual slurry seal rehabilitation project is for preventative maintenance purposes. Applying slurry seal to existing roads increases the road service life by (5) to (7) years. The annual street rehabilitation project is for repairing deteriorated roads. Deteriorated roads need pavement reconstruction treatment rather than slurry seal treatment. Slurry seal application is for existing roads that are in a relatively good condition.	PW	Not included in 2023 Update – not applicable. See note 3.3

3.4 Future Capital Improvement Projects

Capital improvement projects are essential to constructing, repairing, and maintaining public infrastructure such as roads, sewer facilities, storm drain facilities, domestic waster facilities, water treatment facilities, street lighting facilities, sidewalk, curb and gutter, traffic signalization, police stations, and fire stations. For road capital improvement projects, majority of the funds received are from federal or state grants or gas taxes. Improvement of road infrastructure is limited by the amount of funds received. Deficits in funding will limit the amount of capital improvement projects that the city can complete.

The city has compiled a list of capital improvement projects that it intends on completing within the next five years beginning from fiscal year 2022/2023 and ending in fiscal year 2026/2027.

1. Pennsylvania Widening - This project will add 2 additional lanes from 1st Street to 6th Street which will increase emergency response times and facilitate evacuation in the event of a disaster. Pennsylvania project will be budgeted for fiscal year 2022/2023 and 2nd Street is budgeted for fiscal year 2022/2023 to 2023/2024. This project if fully funded with a budget of approximately \$8,400,000, funded by the General Fund, Road and Bridge DIF, TUMF, and Appropriations monies.
2. Annual Citywide Street Rehabilitation and Maintenance-- As part of preventative maintenance, The City of Beaumont will be performing street restoration to help preserve streets surrounding the City. This project is budgeted for fiscal years 2022/2023 to 2026/2027. The annual budget is approximately \$2,500,000 which will provide better roads and facilitate evacuations and increase emergency response times.
3. Michigan Ave. Storm Drain Culvert Crossing—This project will Install a culvert crossing across Michigan Ave and downstream conveyance at 52 S Michigan Ave. The property located at 52 S Michigan Ave is along a natural drainage course and the residence is routinely inundated. The proposed culvert crossing, and downstream conveyance will help prevent flooding up to the 100 year storm event. This project is complete with a total cost is at approximately \$30,200, funded by the General Fund.
4. Fire Station 106 – The City is building a new fire station, storage building, parking area, new access roads, and landscaping along the eastern side of Potrero Boulevard in Beaumont, California (Project). The Project will improve fire service response times for local residents, particularly on the western side of the City. The cost for the project is approximately \$8,650,000, funded by Fire Station DIF, Bond Proceeds, and the General Fund. Fire station 106 is under construction and expected to be completed by the end of 2023.
5. Third Street to California Ave Storm Drain— Replace existing earthen channel with underground storm drain system from Third Street to California Avenue. Possible alignment within public right-of-way or along same alignment as existing channel. The existing channel

occurs along several private properties. The channel is grossly undersized, poorly maintained (private) and contributes to frequent flooding of the surrounding properties. This project is budgeted for fiscal years 2023/2024 and the total cost is at approximately \$650,000, funded by the General Fund. Completing project will help mitigate the flooding hazard.

6. Potrero Interchange – The State Route 60 (SR-60)/Potrero Boulevard Interchange Phase II Project expands upon the recently constructed Potrero Boulevard Overcrossing. The project will add off-ramps, the loop on-ramps, and traffic signals. The improvements will increase emergency response times and facilitate evacuation in the event of a disaster. The estimated costs of these improvements is \$48,000,000, funded by TUMF, RCTC, and SB1 grant funds.
7. Second Street Extension - The City plans to alleviate traffic congestion on 1st Street between Highland Springs and Pennsylvania Avenue by extending 2nd Street, from the westerly boundary of the Home Depot shopping center to the proposed intersection at Pennsylvania Avenue. The improvements include extending 2nd Street approximately 1700 feet from its current terminus at the westerly boundary of First Street Self and RV Storage, to Pennsylvania Avenue; also, widening approximately 1150 feet of 2nd Street from its current terminus to the westerly boundary of the Home Depot shopping center. This increase emergency response times and facilitate evacuation in the event of a disaster. The estimated costs of these improvements are \$4,500,000 and is funded by Road and Bridge DIF, the General Fund, and RCTC grant funds.
8. Highland Springs Interchange - This project intends to modify the local arterials, Highland Springs Avenue, and Joshua Palmer Way, to eliminate the left-turn conflicts and reduce traffic queuing delays such that a level-of-service (LOS) D or better is maintained over the course of the 20-year time horizon, 2025 through 2045. This project will reduce congestion at the current interchange and increase emergency response times and facilitate evacuation in the event of a disaster. The estimated costs of these improvements are \$40,000,000 and is currently unfunded.
9. Pennsylvania Grade Separation - The Pennsylvania Avenue Grade Separation Project will separate the grade elevations at the existing railroad crossing on Pennsylvania Avenue in the City of Beaumont, CA. The railroad will remain at the existing elevation, and Pennsylvania Avenue will be constructed to pass under the railroad crossing. Pennsylvania Avenue will be lowered approximately 20 feet to construct the new underpass. This project will reduce congestion at the current interchange and increase emergency response times and facilitate evacuation in the event of a disaster. The estimated costs of these improvements are \$45,000,000 and is currently unfunded.
10. Oak Valley Interchange – The Interstate 10/Oak Valley Interchange Project will realign and reconstruct new on and off ramps and include a new bridge structure. The improvements will increase emergency response times and facilitate evacuation in the event of a disaster. The estimated costs of these improvements are \$65,000,000 for construction and is unfunded. \$7,000,000 has been allocated for engineering, funded by TUMF.

Section 4.0 - HAZARD IDENTIFICATION AND RISK ASSESSMENT

Element B - Risk Assessment & Hazard Identification Requirements

Requirement §201.6(c)(2): [The plan shall include] A risk assessment that provides the factual basis for activities proposed in the strategy to reduce losses from identified hazards. Local risk assessments must provide sufficient information to enable the jurisdiction to identify and prioritize appropriate mitigation actions to reduce losses from identified hazards.

Requirement §201.6(c)(2)(i): [The risk assessment shall include a] description of the type, location and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events.

4.1 Hazard Identification

The city conducted hazard identification study to determine the hazards that threaten the Planning Area. This section details the methodology and results of this effort. The following data sources were used for this Hazard Identification portion of the Plan Update:

- 2040 General Plan
- 2018 Riverside County MJLHMP
- California Franchise Board Disaster Declaration Website
- NOAA Storm Events Database
- FEMA National Risk Index Comparison
- FEMA Disaster Declaration Database

Using existing natural hazards data, a list of natural hazards that could affect the city. Hazards data from the California Office of Emergency Services (Cal OES), FEMA, the National Oceanic and Atmospheric Administration (NOAA), and many other sources were examined to assess the significance of these hazards to the city. Significance of each identified hazard was measured in quantitative terms and focused on key criteria such as frequency and resulting damage, which includes deaths and injuries, as well as property and economic damage. The natural hazards evaluated as part of this LHMP include those that have occurred historically or have the potential to cause significant human and/or monetary losses in the future.

As a starting point, a National Risk Index Comparison Report for the census tracts in the Planning Area was run to identify hazards of concern to the city. Building upon this effort, the Disaster Declaration Database was download from FEMA and the California Treasures Office, additionally, a storms data search was conducted via the NOAA Website. The HMPC also considered and the City's 2040 General Plan Safety Element and 2018 Riverside County MJLHMP. Based upon these historical documents, the city of Beaumont identified 2-High Significant hazards and 3-Medium Significant hazards, which were profiled and had vulnerability assessments conducted in the LHMP Update see Table 4.1.1.

The City of Beaumont identified top hazards for the city and its sphere of influence as Earthquakes (High), Wildfires (High), Flooding (Medium), Storms (Medium), and Drought (Medium).

Table 4.1.1. Beaumont Hazard Identification Risk Matrix 2023

Hazard	Geographic Extent	Likelihood of Future Occurrence	Magnitude/Severity	Significance
Earthquake	Extreme	Occasional	Catastrophic	High
Wildfire	Significant	Highly Likely	Critical	High
Heat Wave	Extreme	Likely	Limited	Medium
Flooding	Significant	Highly Likely	Limited	Medium
Drought	Extreme	Likely	Critical	Medium
Strong Winds	Significant	Likely	Negligible	Low
Cold Wave	Extreme	Occasional	Negligible	Low
Hail	Significant	Occasional	Negligible	Low
Hurricane	Extreme	Unlikely	Limited	Low
Ice Storm	Significant	Occasional	Negligible	Low
Landslides	Limited	Unlikely	Negligible	Low
Lighting	Limited	Likely	Negligible	Low
Tornado	Limited	Unlikely	Limited	Low
Winter Weather	Significant	Occasional	Negligible	Low
Avalanche	N/A	N/A	N/A	N/A
Coastal Flooding	N/A	N/A	N/A	N/A
Tsunami	N/A	N/A	N/A	N/A
Volcanic Activity	N/A	N/A	N/A	N/A

<p>Geographic Extent</p> <p>Limited: Less than 10% of planning area</p> <p>Significant: 10-25% of planning area</p> <p>Extensive: 25 -50 % of planning area</p> <p>Extreme: 50-100% of planning area</p> <p>Likelihood of Future Occurrences</p> <p>Highly Likely: Near 100% chance of occurrence in next year, or happens every year</p> <p>Likely: Between 10 and 100% chance of occurrence in next year, or has a recurrence interval of 10 years or less</p> <p>Occasional: Between 1 and 10% chance of occurrence in the next year, or has a recurrence interval of 11 to 100 years</p> <p>Unlikely: Less than 1% chance of occurrence in the next 100 years, or has a recurrence interval of greater than every 100 years</p>	<p>Magnitude/ Severity</p> <p>Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths</p> <p>Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability</p> <p>Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability</p> <p>Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid</p> <p>Significance</p> <p>High: widespread potential impact</p> <p>Medium: moderate potential impact</p> <p>Low: minimal potential impact</p>
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Based upon these historical documents, certain hazards were excluded from consideration for this LHMP Update and they are listed in Table 4.1.2.

Table 4.1.2. 2023. LHMP excluded hazards.

Hazard Excluded	Reason for Exclusion
Aqueduct	The City does not have an aqueduct that could cause flooding or potential inundation.
Avalanches	The City does not have sufficient snowfall to have avalanche as a hazard.
Civil Disturbance	While civil disturbances occur from time to time, there are other avenues outside of this Plan Update to address this hazard.
Coastal Flooding	Due to the distance from the coast, and limited chance of waters reaching the city coastal flooding was excluded from consideration.
Cold Wave	There are low numbers of freeze events in the city.
Cyber Threats	While the potential for cyber threats exists, there are other avenues outside of this Plan Update to address this hazard.
Drought	While droughts can occur in the city, this hazard has been moved to a low significance, due to it having limited impact on the physical infrastructure.

Hail	There are low numbers of hail events in the city.
Hazmat Incidents	While hazardous materials releases can occur, there are other avenues outside of this Plan Update to address this hazard.
Hurricane	While hurricane can occur along the coast, there have been no instances where it has caused a significant impact on the city.
Ice Storm	While ice storms can occur, there have been no instances where it has caused significant impact the city.
Insects Pests and Diseases	While pests and diseases from insects can occur, there have been no instances where it has affected the city.
Jail/Prison Event	While the potential for jail/prison event exists, there are other avenues outside of this Plan Update to address this hazard.
Nuclear Incident	While radiological accidents may occur, there are other avenues outside of this Plan Update to address this hazard.
Pandemic	While the potential for a pandemic exists, there are other avenues outside of this Plan Update to address this hazard.
Pipeline	While hazardous materials releases can occur, there are other avenues outside of this Plan Update to address this hazard.
Power Outage	While energy emergencies occur from time to time, there are other avenues outside of this Plan Update to address this hazard.
Terrorism	While the potential for terrorism exists, there are other avenues outside of this Plan Update to address this hazard.
Tornado	While tornados can occur, there have been no instances where it has affected the city.
Transportation	While transportation incidents can occur, there are other avenues outside of this Plan Update to address this hazard.
Volcano	Due to the distance from volcanoes, and the limited chance of an eruption, volcano was excluded from consideration.
Winter Weather	While winter weather/storms can occur, the associated hazard comes from flooding and will be addressed in that hazard.

4.2 Disaster Declaration History

One method to identify hazards based upon past occurrences is to look at what events triggered federal and/or state disaster declarations within the Operational Area (OA). Disaster declarations are granted when the severity and magnitude of the event's impact surpass the ability of the local government to respond and recover. Disaster assistance is supplemental and sequential. When the local government's capacity has been surpassed, a state disaster declaration may be issued, following the local agency's declaration, allowing for the provision of state assistance. Should the disaster be so severe that both the local and state government's capacity is exceeded, a federal disaster declaration may be issued allowing for the provision of federal disaster assistance.

The federal government may issue a disaster declaration through FEMA, the U.S. Department of Agriculture (USDA), and/or the Small Business Administration (SBA). FEMA also issues emergency declarations, which are more limited in scope and without the long-term federal recovery programs of major disaster declarations. The quantity and types of damage are the determining factors. This section focuses on state and federal disasters and emergency declarations that have occurred within Riverside County.

Riverside County has experienced 50 federal declarations since 1990 and 10 state declarations since 2015. Out of these 60 declarations 1 was associated with an earthquake event, 2 from biological events, 2 from freezing events, 3 from flooding events, 14 from severe storms, 34 from fires, 1 with hurricane (for evacuations stemming from Hurricane Katrina in 2005). Details of federal and state disaster declarations are shown in Table 4.2.1, and Table 4.2.2.

Table 4.2.1. Summary of Federal Declarations in Riverside County

Year	Disaster Type	Disaster Cause	County	Disaster Number	Federal Declaration Date
1990	Fire	FIRES	Riverside	DR-872	6/30/1990
1991	Freezing	SEVERE FREEZE	Riverside	DR-894	2/11/1991
1992	Earthquake	EARTHQUAKE & AFTERSHOCKS	Riverside	DR-947	7/2/1992
1993	Flood	SEVERE WINTER STORM, MUD & LAND SLIDES, & FLOODING	Riverside	DR-979	2/3/1993
1994	Fire	FIRES, MUD/LANDSLIDES, FLOODING, SOIL EROSION	Riverside	DR-1005	10/28/1993
1995	Severe Storm	SEVERE WINTER STORMS, FLOODING LANDSLIDES, MUD FLOW	Riverside	DR-1046	3/12/1995
1995	Severe Storm	SEVERE WINTER STORMS, FLOODING, LANDSLIDES, MUD FLOWS	Riverside	DR-1044	1/10/1995
1998	Severe Storm	SEVERE WINTER STORMS AND FLOODING	Riverside	DR-1203	2/9/1998
2003	Fire	CA-LOCUST WILDFIRE	Riverside	FM-2491	8/19/2003
2003	Fire	CA-RAILROAD FIRE	Riverside	FM-2475	7/3/2003
2003	Fire	CANYON FIRE	Riverside	FM-2487	7/25/2003
2004	Fire	WILDFIRES, FLOODING, MUDFLOW AND DEBRIS FLOW	Riverside	DR-1498	10/27/2003
2004	Fire	CA - PLEASURE FIRE	Riverside	FM-2515	4/26/2004
2004	Fire	CA-CERRITOS FIRE	Riverside	FM-2517	5/4/2004
2004	Fire	CA-EAGLE FIRE	Riverside	FM-2516	5/4/2004
2004	Fire	CA-MELTON WILDFIRE	Riverside	FM-2533	7/18/2004
2004	Fire	PASS FIRE	Riverside	FM-2500	10/21/2003
2004	Fire	CA-LAKEVIEW	Riverside	FM-2530	7/14/2004

2004	Fire	CA-MOUNTAIN FIRE	Riverside	FM-2507	10/26/2003
2005	Hurricane	HURRICANE KATRINA EVACUATION	Riverside	EM-3248	9/13/2005
2005	Severe Storm	SEVERE STORMS, FLOODING, LANDSLIDES, AND MUD AND DEBRIS FLOWS	Riverside	DR-1585	4/14/2005
2005	Severe Storm	SEVERE STORMS, FLOODING, DEBRIS FLOWS, AND MUDSLIDES	Riverside	DR-1577	2/4/2005
2006	Fire	ORCHARD FIRE	Riverside	FM-2676	9/17/2006
2006	Fire	WOODHOUSE FIRE	Riverside	FM-2584	10/6/2005
2006	Fire	SIERRA FIRE	Riverside	FM-2630	2/6/2006
2007	Fire	ESPERANZA FIRE	Riverside	FM-2678	10/26/2006
2007	Freezing	SEVERE FREEZE	Riverside	DR-1689	3/13/2007
2008	Fire	WILDFIRES, FLOODING, MUD FLOWS, AND DEBRIS FLOWS	Riverside	DR-1731	10/24/2007
2008	Fire	WILDFIRES	Riverside	EM-3279	10/23/2007
2009	Fire	WILDFIRES	Riverside	DR-1810	11/18/2008
2009	Fire	FREEWAY FIRE COMPLEX	Riverside	EM-2792	11/15/2008
2010	Severe Storm	SEVERE WINTER STORMS, FLOODING, AND DEBRIS AND MUD FLOWS	Riverside	DR-1884	3/8/2010
2011	Flood	SEVERE WINTER STORMS, FLOODING, AND DEBRIS AND MUD FLOWS	Riverside	DR-1952	1/26/2011
2013	Fire	SUMMIT FIRE	Riverside	FM-5023	5/1/2013
2013	Fire	FALLS FIRE	Riverside	FM-5040	8/6/2013
2013	Fire	SILVER FIRE	Riverside	FM-5041	8/8/2013
2018	Fire	CANYON FIRE	Riverside	FM-5213	9/26/2018
2018	Flood	SEVERE WINTER STORMS, FLOODING, AND MUDSLIDES	Riverside	DR-4305	3/16/2018
2018	Fire	WILDFIRES	Riverside	EM-3396	12/8/2018
2018	Fire	HOLY FIRE	Riverside	FM-5268	8/9/2018
2018	Fire	CRANSTON FIRE	Riverside	FM-5260	7/25/2018
2018	Fire	CANYON 2 FIRE	Riverside	FM-5223	10/9/2018

2019	Severe Storm	SEVERE WINTER STORMS, FLOODING, LANDSLIDES, AND MUDSLIDES	Riverside	DR-4431	5/1/2019
2020	Biological	COVID-19	Riverside	EM-3428	3/13/2020
2020	Biological	COVID-19 PANDEMIC	Riverside	DR-4482	3/22/2020
2020	Fire	HILL FIRE	Riverside	FM-5299	10/30/2019
2020	Fire	APPLE FIRE	Riverside	FM-5325	8/2/2020
2020	Fire	46 FIRE	Riverside	FM-5300	10/31/2019
2021	Fire	BLUE RIDGE FIRE	Riverside	FM-5381	10/26/2020
2023	Fire	FAIRVIEW FIRE	Riverside	FM-5451	9/6/2023

Source: Open FEMA Data Set: Disaster Declarations Summaries

Table 4.2.2. Summary of Federal Declarations in Riverside County

Year	Month	Disaster	County	Disaster Code	Governor Declared
2015	July	Severe Rainstorms	Riverside	65	Yes
2018	January	January Winter Storms	Riverside	77	Yes
2018	July	Cranston Fire	Riverside	102	Yes
2018	August	Holy Fire	Riverside	106	Yes
2019	January - February	Atmospheric River Storm System	Riverside	109	Yes
2019	October	Eagle, Reche, Saddleridge, Sandalwood, and Wolf Fires	Riverside	112	Yes
2019	October	Extreme Wind and Fire Weather Conditions	All California counties	114	Yes
2020	August - September	Fires and Extreme Weather Conditions	Declared by Governor only: All other California counties not listed above	115	Yes
2023	September	Fairview & Mosquito Fires	Riverside	133	Yes
2023	September	Tropical Storm Kay	Riverside	135	Yes

Source: State of California Franchise Tax Board

4.3 Hazard Profiles

Element B - Risk Assessment & Hazard Identification Requirements

Requirement §201.6(c)(2)(i): [The risk assessment shall include a] description of the type, location and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events.

The hazards identified in Section 4.1 Hazard Identification, are profiled individually in this section. These profiles set the stage for Section 4.5 Vulnerability Assessment, where the vulnerability is quantified for each of the priority hazards.

Those hazards that are not profiled in this section are covered in the Riverside County MJLHMP. Each hazard is profiled in the following format:

- **Hazard/Problem Description**—This section gives a description of the hazard and associated issues followed by details on the hazard specific to the City Planning Area. Where known, this includes information on the hazard location, extent, seasonal patterns, speed of onset/duration, and magnitude and/or any secondary effects.
- **Past Occurrences**—This section contains information on historical incidents, including impacts where known. The extent and location of the hazard within or near the city's Planning Area is also included here. Historical incident worksheets and other input from the HMPC were used to capture information on past occurrences along with other data sources.
- **Frequency/Likelihood of Future Occurrence**—The frequency of past events is used in this section to gauge the likelihood of future occurrences. Where possible, frequency was calculated based on existing data. It was determined by dividing the number of events observed by the number of years on record and multiplying by 100. This gives the percent chance of the event happening in any given year (e.g., three droughts over a 30-year period equates to a 10 percent chance of experiencing a drought in any given year). The likelihood of future occurrences is categorized into one of the following classifications:
 - **Highly Likely**—Near 100 percent chance of occurrence in next year or happens every year
 - **Likely**—Between 10 and 100 percent chance of occurrence in next year or has a recurrence interval of 10 years or less
 - **Occasional**—Between 1 and 10 percent chance of occurrence in the next year or has a recurrence interval of 11 to 100 years
 - **Unlikely**—Less than 1 percent chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years.

4.3.1 Earthquake

Hazard/Problem Description: An earthquake is a sudden, rapid shaking of the ground caused by the breaking and shifting of rock beneath the earth's surface. For hundreds of millions of years, the forces of plate

tectonics have shaped the Earth as the huge plates that form the Earth's surface move slowly over, under, and past each other. Sometimes the movement is gradual. At other times, the plates are locked together, unable to release the accumulating energy. When the accumulated energy grows strong enough, the plates break free causing the ground to shake. Most earthquakes occur at the boundaries where the plates meet; however, some earthquakes occur in the middle of plates.

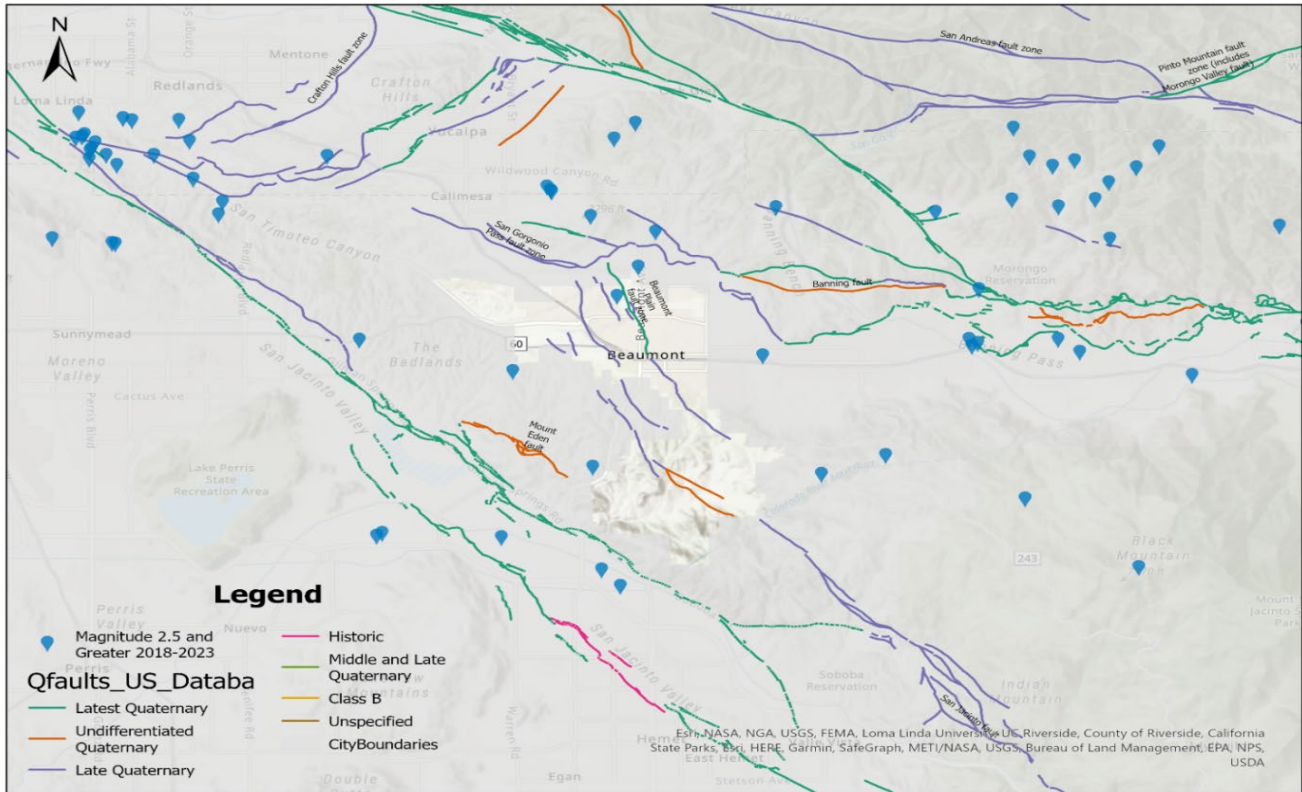
Where earthquakes have struck before, they can strike again, often without warning. The major form of direct damage from most earthquakes is damage to construction. Bridges are particularly vulnerable to collapse and dam failure may generate major downstream flooding. Buildings vary in susceptibility depending on their construction and the types of soils on which they are built. Earthquakes destroy utility infrastructure which, in turn, may set off fires, hinder rescue efforts, and impact normal functions for an extended period. The hazard of earthquakes varies from place to place depending on the regional and local geology. Ground shaking may occur 65 miles or more from the epicenter (the point on the ground surface above the focus). Ground shaking can change the mechanical properties of some fine grained, saturated soils, where upon the soils liquefy and act as a fluid (liquefaction).

Most earthquake-related injuries result from collapsing walls, flying glass, and falling objects because of the ground shaking.

Older buildings constructed before building codes were established, and even newer buildings constructed before earthquake-resistance provisions were included in the codes, are the most likely to be damaged during an earthquake. Buildings one or two stories high of wood-frame construction are the most structurally resistant to earthquake damage. Older masonry buildings without seismic reinforcement (unreinforced masonry) and soft story buildings are the most susceptible to the type of structural failure that causes injury or death.

Location: The Planning Area is in a geologically active part of the United States and is at risk to earthquakes from multiple faults. The region's geology is dominated by the intersection of the Pacific and North American tectonic plates, two components of the earth's crust that are moving in opposite directions. Large earthquake faults have developed in response to the stress between the plates. When enough strain builds up along a fault line, the plates slip, and an earthquake occurs.

Figure 4.3.1. Earthquake Faults and Ground Shaking



Extent: The speed of onset of earthquake is short. Duration of shaking is also short, though aftershocks may continue to occur for a period. The amount of energy released during an earthquake is usually expressed as a magnitude and is measured directly from the earthquake as recorded on seismographs. An earthquake's magnitude is expressed in whole numbers and decimals (e.g., 6.8).

Past Occurrences: Since 1990 there has only been one Presidential Declaration due to an earthquake.

Table 4.3.2. Earthquake Federal Disaster Declaration List

Year	Disaster Type	Disaster Cause	County	Disaster Number	Federal Declaration Date
1992	Earthquake	EARTHQUAKE & AFTERSHOCKS	Riverside	DR-947	7/2/1992

Likelihood of Future Occurrences: **Unlikely (major earthquake); Highly Likely (minor earthquake)**—It is likely that the city will be subject to minor earthquakes in the future. Major earthquakes are considered to be unlikely in the city.

4.3.2 Wildfire

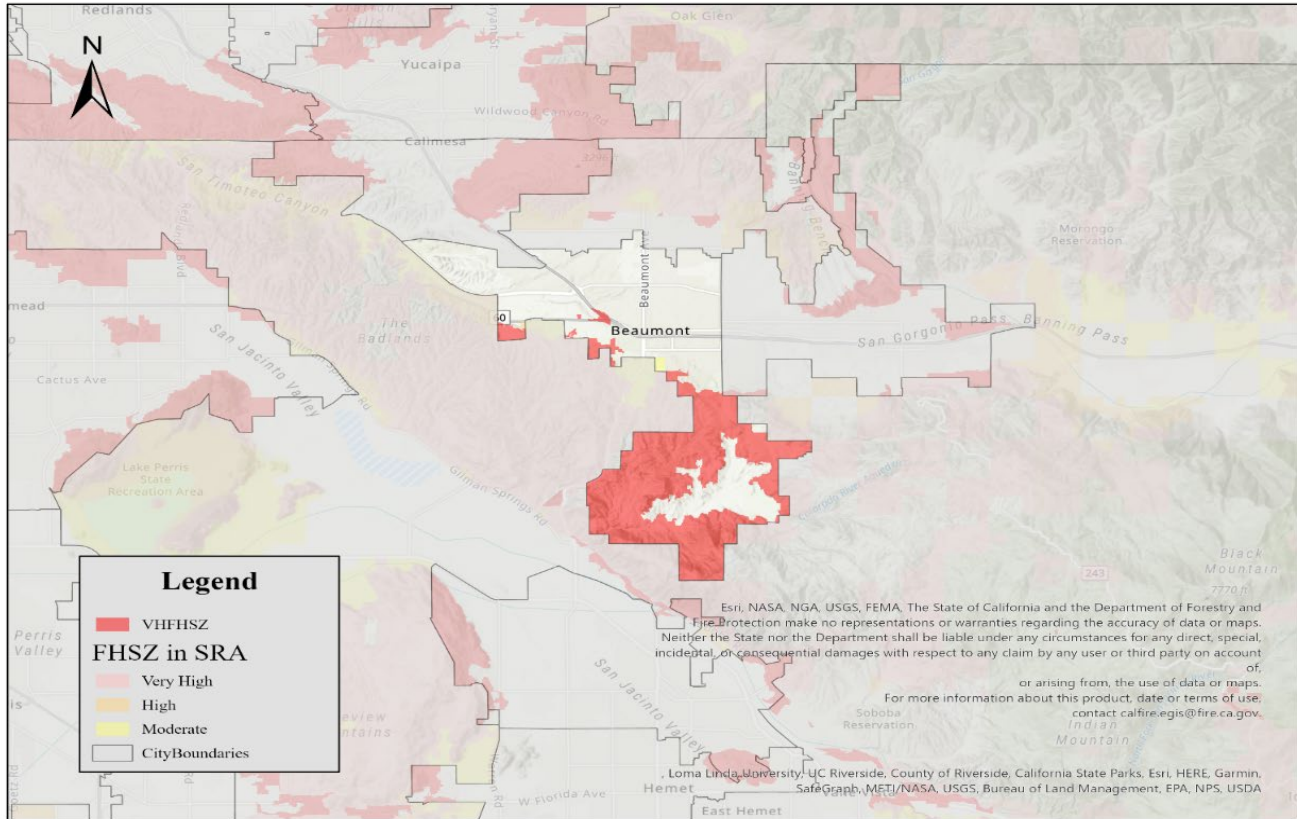
Hazard/Problem Description: California is recognized as one of the most fire-prone and consequently fire-adapted landscapes in the world. The combination of complex terrain, Mediterranean climate, and

productive natural plant communities, along with ample natural and aboriginal ignition sources, has created conditions for extensive wildfires. Wildland fire is an ongoing concern for Riverside County, and to the city of Beaumont. Historically in California, the fire season extended from early spring through late fall of each year during the hotter, dryer months. However, in recent years, wildfire season is more of a year around event. Fire conditions arise from a combination of high temperatures, low moisture content in the air and fuel, an accumulation of vegetation, and high winds.

Potential losses from wildfire include human life, structures and other improvements, natural and cultural resources, quality and quantity of water supplies, cropland, timber, and recreational opportunities. Economic losses also result. Smoke and air pollution from wildfires can be a severe health hazard. In addition, catastrophic wildfire can create favorable conditions post fire for other hazards such as flooding, landslides and mudflows, and erosion during the rainy season.

Location: The city is in the San Gorgonio Pass between the San Bernardino Mountains and the San Jacinto Mountains. Both mountain regions are heavily forested and routinely subject to forest fires. The forest fires that occur around the city limits create a significant fire risk to vulnerable areas within the city. CAL FIRE has mapped areas in California that are at risk to wildfire and categorizes them by risk. Figure 4.3.3 is a map of the city areas located in these High Fire Severity Areas.

Figure 4.3.3 City of Beaumont Wildfire Risk Map



Extent: Fires can have a quick speed of onset, especially during periods of drought. Fires can burn for a short period of time or may have durations lasting for a week or more. Fire can affect any area of the city, however Figure 4.3.3 is a map of the City Areas located in near High Fire Severity Areas.

Past Occurrences:

Table 4.3.4 defines those wildfires that have resulted in a disaster declaration within the County of Riverside since 1990.

Table 4.3.4. Wildfire Disaster Declaration Lists

Year	Disaster Type	Disaster Cause	County	Disaster Number	Federal Declaration Date
1990	Fire	FIRES	Riverside	DR-872	6/30/1990
1994	Fire	FIRES, MUD/LANDSLIDES, FLOODING, SOIL EROSION	Riverside	DR-1005	10/28/1993
2003	Fire	CA-LOCUST WILDFIRE	Riverside	FM-2491	8/19/2003

2003	Fire	CA-RAILROAD FIRE	Riverside	FM-2475	7/3/2003
2003	Fire	CANYON FIRE	Riverside	FM-2487	7/25/2003
2004	Fire	WILDFIRES, FLOODING, MUDFLOW AND DEBRIS FLOW	Riverside	DR-1498	10/27/2003
2004	Fire	CA - PLEASURE FIRE	Riverside	FM-2515	4/26/2004
2004	Fire	CA-CERRITOS FIRE	Riverside	FM-2517	5/4/2004
2004	Fire	CA-EAGLE FIRE	Riverside	FM-2516	5/4/2004
2004	Fire	CA-MELTON WILDFIRE	Riverside	FM-2533	7/18/2004
2004	Fire	PASS FIRE	Riverside	FM-2500	10/21/2003
2004	Fire	CA-LAKEVIEW	Riverside	FM-2530	7/14/2004
2004	Fire	CA-MOUNTAIN FIRE	Riverside	FM-2507	10/26/2003
2006	Fire	ORCHARD FIRE	Riverside	FM-2676	9/17/2006
2006	Fire	WOODHOUSE FIRE	Riverside	FM-2584	10/6/2005
2006	Fire	SIERRA FIRE	Riverside	FM-2630	2/6/2006
2007	Fire	ESPERANZA FIRE	Riverside	FM-2678	10/26/2006
2008	Fire	WILDFIRES, FLOODING, MUD FLOWS, AND DEBRIS FLOWS	Riverside	DR-1731	10/24/2007
2008	Fire	WILDFIRES	Riverside	EM-3279	10/23/2007

2009	Fire	WILDFIRES	Riverside	DR-1810	11/18/2008
2009	Fire	FREEWAY FIRE COMPLEX	Riverside	EM-2792	11/15/2008
2013	Fire	SUMMIT FIRE	Riverside	FM-5023	5/1/2013
2013	Fire	FALLS FIRE	Riverside	FM-5040	8/6/2013
2013	Fire	SILVER FIRE	Riverside	FM-5041	8/8/2013
2018	Fire	CANYON FIRE	Riverside	FM-5213	9/26/2018
2018	Fire	WILDFIRES	Riverside	EM-3396	12/8/2018
2018	Fire	HOLY FIRE	Riverside	FM-5268	8/9/2018
2018	Fire	CRANSTON FIRE	Riverside	FM-5260	7/25/2018
2018	Fire	CANYON 2 FIRE	Riverside	FM-5223	10/9/2018
2020	Fire	HILL FIRE	Riverside	FM-5299	10/30/2019
2020	Fire	APPLE FIRE	Riverside	FM-5325	8/2/2020
2020	Fire	46 FIRE	Riverside	FM-5300	10/31/2019
2021	Fire	BLUE RIDGE FIRE	Riverside	FM-5381	10/26/2020
2023	Fire	FAIRVIEW FIRE	Riverside	FM-5451	9/6/2023

Likelihood of Future Occurrences: Highly Likely — From May to October of each year, the city faces a fire threat. Due to its long summers, portions of the Planning Area continue to be at risk from wildfire.

4.3.3 Flooding

Hazard/Problem Description: A flood is defined as an overflowing of water onto an area of land that is normally dry. Floods generally occur from natural causes, usually weather-related, often in conjunction with a prolonged period of seasonal precipitation or with sudden and very heavy rain falls. Floods can, however, result from human causes as a dam impoundment bursting. Dam break floods are usually associated with intense rainfall or prolonged flood conditions. In the Riverside County area, a major earthquake could cause a dam failure. In a dam failure scenario, the greatest threat to life and property typically occurs in those areas located immediately below the dam since flood depths and discharges generally decrease as the flood wave moves downstream.

Floods are generally classed as either slow-rise or flash floods. Slow-rise floods may be preceded by a warning time lasting from hours to days, or possibly weeks. Evacuation and sandbagging for a slow rise flood may lessen the flood related damage. Conversely, flash floods are characterized by extremely short warning times.

There are generally three types of freshwater floods that can occur: riverine, flash, and urban stormwater. Regardless of the type of flood, the cause is often the result of severe weather and excessive rainfall, either in the flood area or upstream reaches.

- **Riverine flooding** is the most common type of flood event and occurs when a watercourse exceeds its “bank-full” capacity. Riverine flooding generally occurs because of prolonged rainfall, or rainfall that is combined with already saturated soils from previous rain events. The duration of riverine floods may vary from a few hours to many days. Factors that directly affect the amount of flood runoff include precipitation amount, intensity and distribution, the amount of soil moisture, seasonal variation in vegetation, snow depth, and water-resistance of the surface due to urbanization.
- The term “**flash flood**” describes localized floods of great volume and short duration. In contrast to riverine flooding, this type of flood usually results from a heavy rainfall on a relatively small drainage area. These types of floods can occur in the City of Beaumont and are most often associated with stormwater flood events.
- **Stormwater/Urban** flood events have increased as land has been converted from fields or woodlands to roads and parking lots and lost its ability to absorb rainfall. Urbanization increases runoff by two to six times that of natural terrain.

Location: The area adjacent to a channel is the floodplain. Floodplains are illustrated on flood maps, which show areas of potential flooding. The potential for flooding can change and increase through various land use changes and changes to land surface, which result in a change to the floodplain. A change in environment can create localized flooding problems inside and outside of natural floodplains by altering or confining natural drainage channels. These changes are most often created by human activity.

Extent: Floodplains most often refers to that area that is inundated by a 100-year flood, the flood that has a one percent chance in any given year of being equaled or exceeded (1% annual chance flood). The 1% annual chance of flood is the national minimum standard to which communities regulate their floodplains through the National Flood Insurance Program (NFIP). The 500-year flood is the flood that has a 0.2 percent chance of being equaled or exceeded in any given year (0.2% annual chance flood).

Likelihood of Future Occurrences: Highly Likely – Heavy rainfall associated with severe winter storms and atmospheric rivers are likely to continue to occur and increase in the Planning Area.

Past Occurrences: There have been two state declarations for flooding/severe storms in Riverside County since the last LHMP update in 2018 and a total of ten federal declarations for Riverside County for flooding/severe storms, since 1990.

Table 4.3.5 Riverside County Disaster Declaration from Flood and Severe Storms

Disaster Type	State Declaration		Federal Declaration	
	Count	Years	Count	Years
Flood	-	-	3	1993, 2011, 2017
Severe Storm	2	2019, 2022	7	1995, 1998, 2005, 2010, 2019

Source: FEMA, California Tax Franchise Board

Likelihood of Future Occurrences: Highly Likely – Heavy rainfall associated with severe winter storms and atmospheric rivers are likely to continue to occur and increase in the Planning Area.

4.3.4 Heat Wave

Hazard/Problem Description: According to information provided by FEMA, extreme heat is defined as temperatures that hover 10 degrees or more above the average high temperature for the region and last for several weeks. Heat kills by taxing the human body beyond its abilities. In a normal year, about 175 Americans succumb to the demands of summer heat. In the 40-year period from 1936 through 1975, nearly 20,000 people were killed in the United States by the effects of heat and solar radiation. In the heat wave of 1980, more than 1,250 people died.

Heat disorders generally have to do with a reduction or collapse of the body’s ability to shed heat by circulatory changes and sweating or a chemical (salt) imbalance caused by too much sweating. When heat gain exceeds a level at which the body can remove it, or when the body cannot compensate for fluids and salt lost through perspiration, the temperature of the body’s inner core begins to rise, and heat-related illness may develop. Elderly persons, small children, chronic invalids, those on certain medications or drugs, and persons with weight and alcohol problems are particularly susceptible to heat reactions.

Location: Extreme heat events occur on a regional basis. The Planning Area tends to have numerous extreme heat days exceeding 90°F, June - September. All portions of the city are at risk to extreme heat. Extreme heat occurs throughout the Planning Area primarily during the summer months. The WRCC maintains data

on weather normal and extremes in the western United States. WRCC data for the city is summarized in Table 4.3.6.

Table 4.3.6. Beaumont Temperature Data

Station: (040609) BEAUMONT 1 E															
From Year=1939 To Year=2012															
	Monthly Averages			Daily Extremes				Monthly Extremes				Max. Temp.		Min. Temp.	
	Max.	Min.	Mean	High	Date	Low	Date	Highest Mean	Year	Lowest Mean	Year	>= 90 F	<= 32 F	<= 32 F	<= 0 F
	F	F	F	F	dd/yyyy or yyyymmdd	F	dd/yyyy or yyyymmdd	F	-	F	-	# Days	# Days	# Days	# Days
January	60.3	38.4	49.3	83	07/1962	11	12/1949	56.8	1986	35.5	1949	0.0	0.0	6.7	0.0
February	63.1	38.8	51.0	88	08/1996	19	15/1942	59.1	1991	43.6	1944	0.0	0.0	5.2	0.0
March	65.8	39.9	52.9	95	26/1988	21	02/1953	61.6	1972	45.5	1952	0.1	0.0	3.3	0.0
April	71.9	42.7	57.3	100	06/1989	25	05/1955	64.4	1989	48.2	1967	1.3	0.0	1.1	0.0
May	78.6	47.5	63.0	106	21/2000	31	08/1950	71.5	1997	56.1	1953	4.7	0.0	0.0	0.0
June	87.5	52.2	69.9	109	14/2000	35	02/1955	78.2	1981	62.0	1944	13.8	0.0	0.0	0.0
July	95.5	58.2	76.8	114	28/1995	42	15/1944	81.0	1996	70.8	1944	26.5	0.0	0.0	0.0
August	95.0	58.8	76.9	113	05/1997	38	27/1954	82.5	1998	69.3	1954	25.5	0.0	0.0	0.0
September	90.1	55.5	72.8	112	02/1982	37	26/1948	78.2	1984	65.7	1941	17.5	0.0	0.0	0.0
October	80.1	49.1	64.6	106	01/1980	29	29/1961	69.9	1988	58.3	1946	5.4	0.0	0.1	0.0
November	69.0	42.9	55.9	92	03/1997	20	17/1958	63.0	1949	49.9	1952	0.2	0.0	2.0	0.0
December	61.7	39.2	50.5	86	05/1989	20	30/1955	57.3	1958	44.6	1971	0.0	0.0	5.4	0.0
Annual	76.6	46.9	61.8	114	19950728	11	19490112	64.7	1996	58.1	1944	95.1	0.0	23.8	0.0
Winter	61.7	38.8	50.3	88	19960208	11	19490112	55.2	1981	41.3	1949	0.0	0.0	17.3	0.0
Spring	72.1	43.4	57.8	106	20000521	21	19530302	64.0	1997	52.9	1945	6.1	0.0	4.4	0.0
Summer	92.7	56.4	74.5	114	19950728	35	19550602	79.1	1981	69.5	1944	65.9	0.0	0.0	0.0
Fall	79.7	49.2	64.5	112	19820902	20	19581117	69.0	1995	60.4	1961	23.1	0.0	2.1	0.0

Table updated on Oct 31, 2012

Source: Western Regional Climate Center

Extent: Heat emergencies are often slower to develop, taking several days of continuous, oppressive heat before a significant or quantifiable impact is seen. Heat waves do not strike victims immediately, but rather their cumulative effects slowly take the lives of vulnerable populations. Heat waves do not generally cause damage or elicit an immediate response to floods, fires, earthquakes, or other more “typical” disaster scenarios. While heat waves are less dramatic, they are potentially deadlier.

The Table 4.3.7 on the next page illustrates the Heat Index (HI) as a function of heat and relative humidity. The Heat Index describes how hot the heat-humidity combination makes the air feel. As relative humidity increases, the air seems warmer than it actually is because the body is less able to cool itself via evaporation of perspiration. As the Heat Index rises, so do health risks.

Specifically:

- When the Heat Index is 90°F, heat exhaustion is possible with prolonged exposure and/or physical activity.
- When it is 90° to 105°F, heat exhaustion is probable with the possibility of sunstroke or heat cramps with prolonged exposure and/or physical activity.
- When it is 105° to 129°F, sunstroke, heat cramps or heat exhaustion is likely, and heatstroke is possible with prolonged exposure and/or physical activity.
- When it is 130°F and higher, heatstroke and sunstroke are extremely likely with continued exposure. Physical activity and prolonged exposure to the heat increase the risks.



Figure 4.3.7. Heat Index Chart

National Weather Service Heat Index Chart



Temperature (°F)

Relative Humidity (%)	80	82	84	86	88	90	92	94	96	98	100	102	104	106	108	110
40	80	81	83	85	88	91	94	97	101	105	109	114	119	124	130	136
45	80	82	84	87	89	93	96	100	104	109	114	119	124	130	137	
50	81	83	85	88	91	95	99	103	108	113	118	124	131	137		
55	81	84	86	89	93	97	101	106	112	117	124	130	137			
60	82	84	88	91	95	100	105	110	116	123	129	137				
65	82	85	89	93	98	103	108	114	121	128	136					
70	83	86	90	95	100	105	112	119	126	134						
75	84	88	92	97	103	109	116	124	132							
80	84	89	94	100	106	113	121	129								
85	85	90	96	102	110	117	126	135								
90	86	91	98	105	113	122	131									
95	86	93	100	108	117	127										
100	87	95	103	112	121	132										

Likelihood of Heat Disorders with Prolonged Exposure and/or Strenuous Activity

 Caution
 Extreme Caution
 Danger
 Extreme Danger

Past Occurrences: There have been no state and federal declarations or NCDC events in that the HMPC could locate. The National Risk Index list a total average of 65 heat wave events for the planning area and there HMPC has historical knowledge of multiple days of extreme heat over 100°F.

Likelihood of Future Occurrences: **Highly Likely**—Temperature extremes are likely to continue to occur annually in the Planning Area. Temperatures at or above 90°F can occur on summer days in the city.

4.3.5 Drought

Hazard/Problem Description: Drought is a gradual phenomenon. Although droughts are sometimes characterized as emergencies, they differ from typical emergency events A drought is a period of unusually constant dry weather that persists long enough to cause deficiencies in water supply (surface or underground). Droughts are slow onset hazards, but, over time, they can severely affect crops, municipal water supplies, recreational resources, and wildlife. If drought onditions extend over a number of years, the direct and indirect economic impacts can be significant. High temperatures, high winds, and low humidity can worsen drought conditions and also make areas more susceptible to wildfire. In addition, human actions and demands for water resources can accelerate drought-related impacts.

Climate scientists studying California weather patterns find that drought conditions are likely to become more frequent and persistent over the 21st century due to climate change. The experiences of California during recent years underscore the need to examine more closely the state’s water storage, distribution, management, conservation, and use policies.

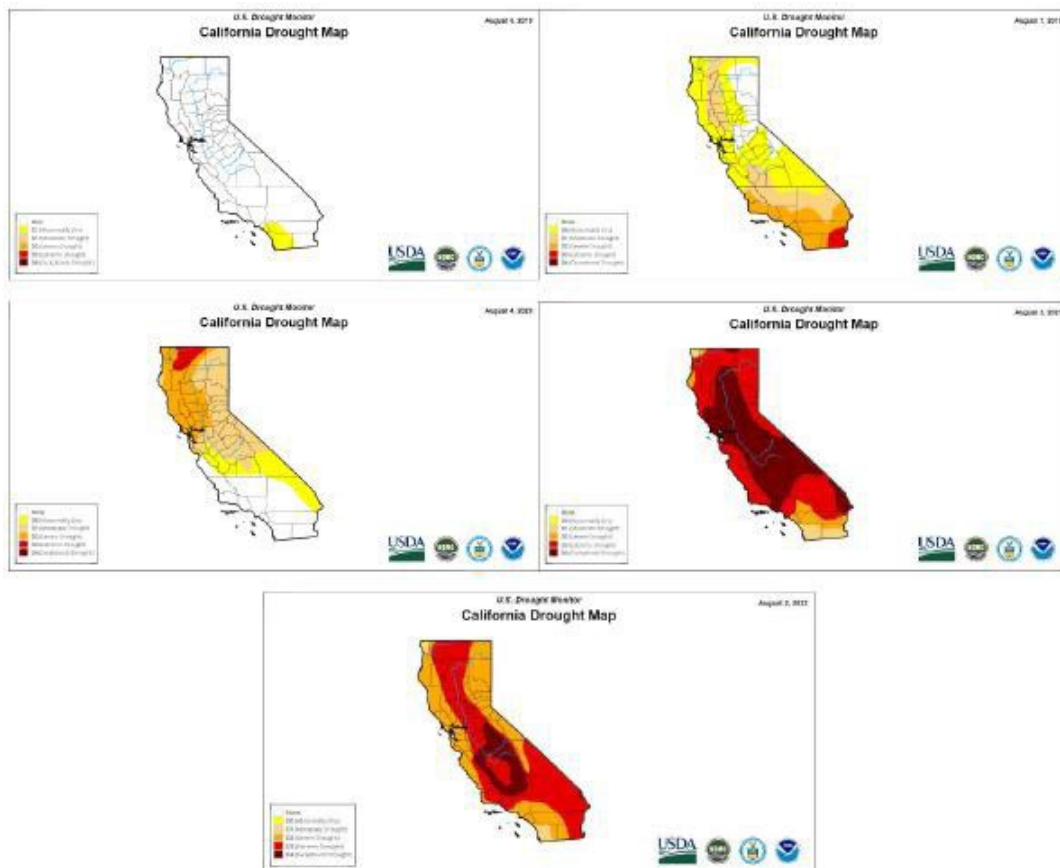
Drought is a complex issue involving many factors—it occurs when a normal amount of precipitation and snow is not available to satisfy an area’s usual water-consuming activities. Drought can often be defined regionally based on its effects.

Location: Drought is a regional phenomenon. Drought affects the whole of the City. Drought in the United States is monitored by the National Integrated Drought Information System (NIDIS). A major component of this portal is the U.S. Drought Monitor. A snapshot of the drought conditions from 2018 to 2023 drought conditions in California and the Planning Area can be found in Figure 4.3.8.

The US Drought Monitor includes a scale to measure drought intensity:

- None
- DO (Abnormally Dry)
- D1 (Moderate Drought)
- D2 (Severe Drought)
- D3 (Extreme Drought)
- D4 (Expectational Drought)

Figure 4.3.8: Riverside County Current Drought Conditions 2018 to 2022



Source: <https://droughtmonitor.unl.edu/CurrentMap/StateDroughtMonitor.aspx?CA>

Extent: There is no established scientific scale to measure water shortage. The speed of onset of water shortage tends to be lengthy. The duration of water shortage can vary, depending on the severity of the drought that accompanies it.

Past Occurrences: There have been no state and federal declarations or NCDC events in that the HMPC could locate. The NRI lists an average of 1242 drought events among the Census Tracts within the Planning Area. The Public Policy Institute of California lists five significant droughts in California, since 1975.

Likelihood of Future Occurrences: **Likely**—As droughts happen gradually and are based upon the water supply, and a large geographical area, future droughts are likely in the planning area.

4.4 Vulnerability Assessment

Element B - Vulnerability Assessment

Requirement §201.6(c)(2)(ii): [The risk assessment shall include a] description of the jurisdiction’s vulnerability to the hazards described in paragraph (c)(2)(i) of this section. This description shall include an overall summary of each hazard and its impact on the community.

Requirement §201.6(c)(2)(ii)(A): [The plan should describe vulnerability in terms of] the types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard areas.

Requirement §201.6(c)(2)(ii)(B): [The plan should describe vulnerability in terms of an] estimate of the potential dollar losses to vulnerable structures identified in paragraph (c)(2)(i)(A) of this section and a description of the methodology used to prepare the estimate.

Requirement §201.6(c)(2)(ii)(C): [The plan should describe vulnerability in terms of] providing a general description of land uses and development trends within the community so that mitigation options can be considered in future land use decisions.

The Disaster Mitigation Act regulations requires assessment of the risk and vulnerability associated with priority hazards identified in the planning process. This section summarizes the possible impacts and quantifies, where data permits, the city’s vulnerability to each of the hazards profiled in Section 4.3.

An estimate of the vulnerability of the city to each identified hazard, in addition to the estimate of the likelihood of future occurrence, is provided in each of the hazard-specific sections that follow. Vulnerability is measured in general, qualitative terms and is a summary of the potential impact based on past occurrences, spatial extent, and damage and casualty potential. It is categorized into the following classifications:

- **Low**—Minimal potential impact. The occurrence and the potential cost of damage to life and property is minimal.
- **Medium**—Moderate potential impact. This ranking carries a moderate threat level to the general population and/or built environment. Here the potential damage is more isolated and less costly than a more widespread disaster.
- **High**—Widespread potential impact. This ranking carries a high threat to the general population and/or built environment. The potential for damage is widespread. Hazards in this category may have occurred in the past.

Vulnerability can be quantified when there is a known, identified hazard area, such as a mapped floodplain. In these instances, the numbers and types of buildings subject to the identified hazard can be counted and their values tabulated.

4.4.1 Earthquake Vulnerability Assessment

Likelihood of Future Occurrence—Highly Likely

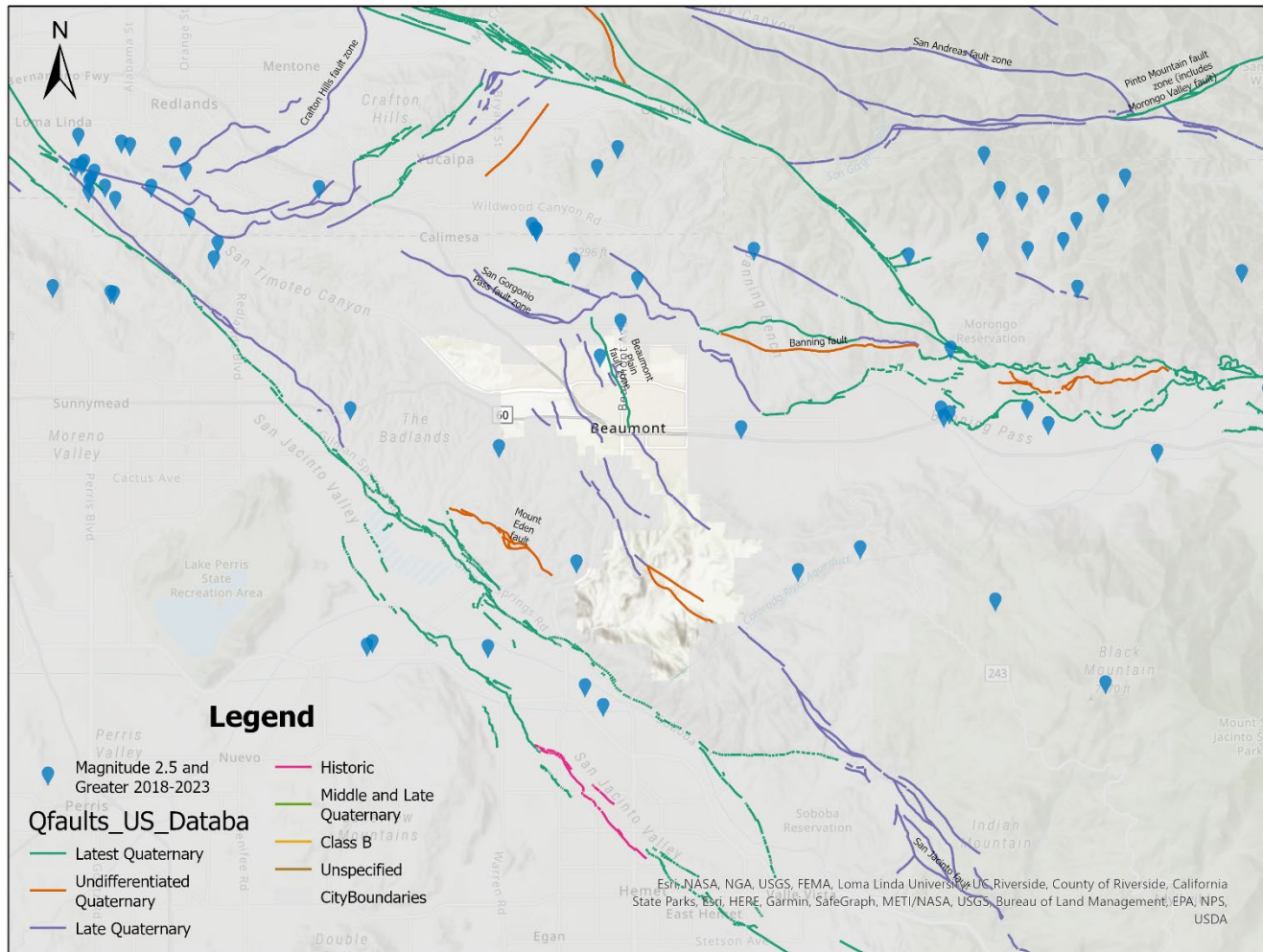
Vulnerability—High

Hazard Summary: Ground shaking is typically the greatest hazard and major cause of damage. The transmission of earthquake waves can cause buildings to collapse, streets to crack, and utility lines to rupture. Strong ground shaking can also cause damage due to falling objects such as bookcases or water heaters, chemical spills, and secondary effects such as fire or explosion. Impacts from earthquake include property damage, critical facility damage, injury, and loss of life.

On any given location, the degree of shaking tends depends on the magnitude of the earthquake, distance to the fault, property of the underlying soils, building design and construction, and building materials. Shaking tends to be strongest on filled soils and in areas where soil depth and moisture content are high.

The City of Beaumont is located between two active earthquake faults. The San Andres and San Gorgonio Fault is located approximately 2 miles north of the City, and the San Jacinto Fault is located approximately 3 miles south of Beaumont the City has experienced several minor earthquakes and ground movement incidents from various quakes, including the Landers quake (7.2) in January 2001; the Chino Hills quake (5.4) in July 2008; the Whittier Narrows quake (5.9) in October 1987; and the Northridge quake in February 2001.

Figure 4.4.1. Magnitude 2.5 and Greater Earthquakes since 2018

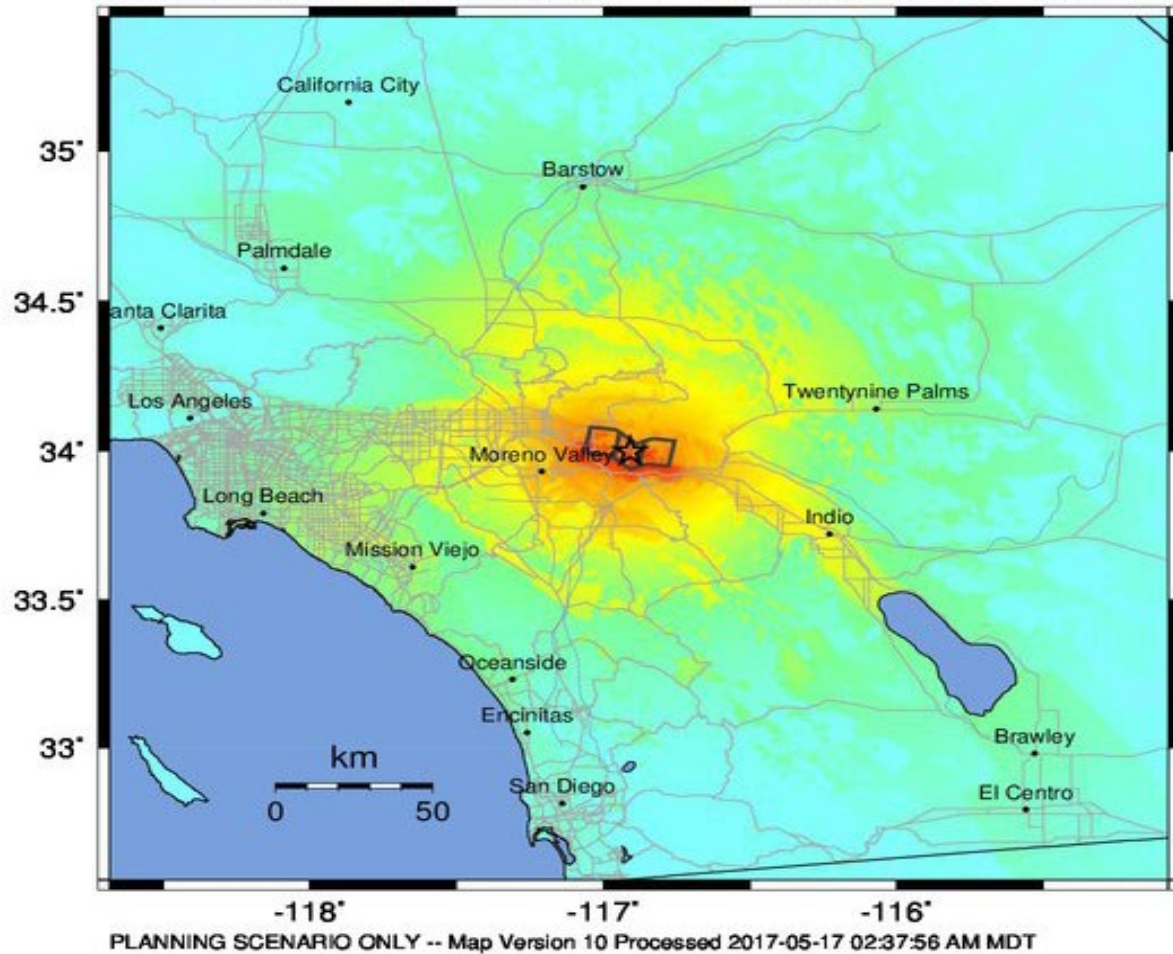


Methodology: USGS earthquake shape map for a 6.8 magnitude earthquake on the San Geronio Fault, figure 4.5.1, was used to establish potential damage estimates. This map classified damage as “Very Heavy”, this was then assigned a value of .75 and multiplied by the total assessed value of all City site. Table 4.4.3 shows the total loss for a 6.8 or greater earthquake within the city.

Figure 4.4.2. USGS Shake Map

-- Earthquake Planning Scenario --

ShakeMap for San Geronio Pass - Median ground motions Scenario
Scenario Date: May 16, 2017 08:31:58 AM MDT M 6.9 N34.00 W116.91 Depth: 11.8km



PERCEIVED SHAKING	Not felt	Weak	Light	Moderate	Strong	Very strong	Severe	Violent	Extreme
POTENTIAL DAMAGE	none	none	none	Very light	Light	Moderate	Mod./Heavy	Heavy	Very Heavy
PEAK ACC.(%g)	<0.05	0.3	2.8	6.2	12	22	40	75	>139
PEAK VEL.(cm/s)	<0.02	0.1	1.4	4.7	9.6	20	41	86	>178
INSTRUMENTAL INTENSITY	I	II-III	IV	V	VI	VII	VIII	IX	X+

Scale based upon Worden et al. (2012)

Critical Infrastructure at Risk: A magnitude 6.9 or greater earthquake would impact the entire Planning Area including all the city's critical facilities Figure 4.4.3 shows the critical facilities and estimated losses.

Table 4.4.3. Critical Infrastructure Potential Value Loss Estimate

Site Name	Property Replacement Cost (\$)	Hazard Specific Info
City Hall/EOC	\$10,000,000	Wood Structure
Fire Station #66	\$10,000,00	Wood frame/Stucco
Police Station/Dispatch	\$5,000,000	Wood frame/Stucco
Police Sub Station	\$1,000,000	Wood frame/Stucco
Community Resource Center	\$15,000,000	Wood frame/Stucco

Overall Community Impact: A Magnitude 6.9 or greater earthquake would be catastrophic to the entire community. There would be large spread damage to housing and community lifelines. The potential road damage would make it difficult for transportation out of the affected areas or first responders to access. The aging population and those under the age of five would be the greatest impacted.

Description of land uses and development trends: Future development of new homes and facilities should be built to DSA code and even though built to code, these structures could still be at risk from earthquake shaking.

4.4.2 Wildfire Vulnerability Assessment

Likelihood of Future Occurrence—Highly Likely

Vulnerability—High

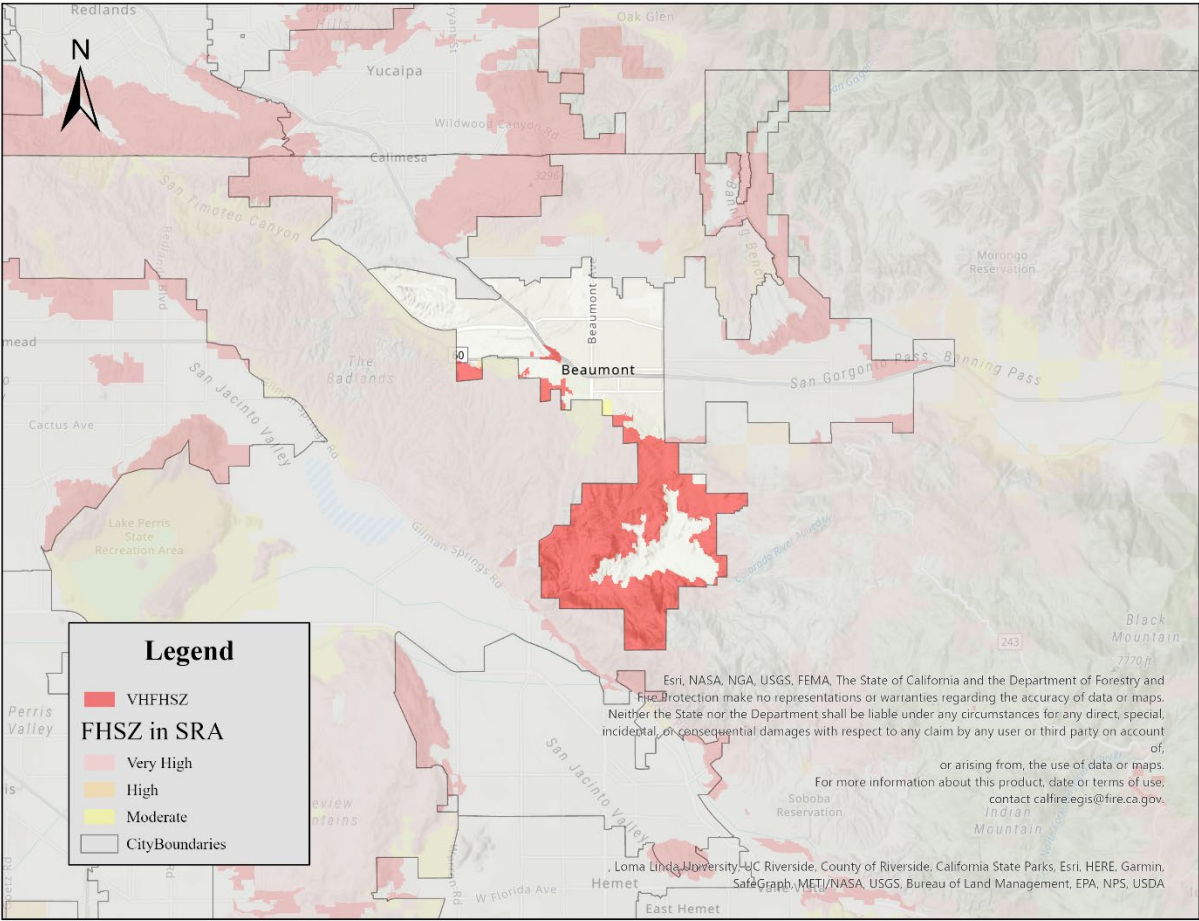
Hazard Summary: Some areas of the city are at a greater risk to wildfire than others as described further in this section. The city's greatest risk is from a wildland-urban interface (WUI) fire and along the north or south border.

While not generally prone to wildland fires, the city of Beaumont can be affected by nearby wildland fires due to air quality issues that can last for days. The threat of catastrophic wildfires under Santa Ana wind conditions presents risks and impacts to public health students, staff, and property at risk from wildfire. The hot and dry periods of late summer and fall combined with seasonal wind patterns, flammable vegetation, and dense development patterns all contribute to creating a substantial regional fire threat.

Although the physical damages and casualties arising from wildfires may be severe, it is important to recognize that they also cause significant economic impacts by resulting in a loss of function of buildings and infrastructure. Economic impacts due to loss of building use for sheltering operations, utility service disruptions causing closures, and traffic delays/detours from road and bridge closures could all be economic impacts.

Methodology: Using GIS layer was over city depicts all critical facilities that can potentially be affected.

Figure 4.4.4. Wildfire Risk Map



Critical Infrastructure at Risk: Those critical facilities that can be affected directly or indirectly by wildfire are shown in Table 4.4.5.

Table 4.4.5. Wildfire Critical Infrastructure Potential Value Loss Estimate

Site Name	Property Replacement Cost (\$)	Hazard Specific Info
City Hall/EOC	\$10,000,000	Wood Structure
Fire Station #66	\$10,000,00	Wood frame/Stucco
Police Station/Dispatch	\$5,000,000	Wood frame/Stucco
Police Sub Station	\$1,000,000	Wood frame/Stucco
Community Resource Center	\$15,000,000	Wood frame/Stucco

Source: Beaumont Statement of Values Report

Overall Community Impact: A wildfire will have significant impact on the community due to air quality and potential evacuations. The most impacted will be those with breathing issues and limited mobility.

Description of land uses and development trends: New development in the city will be built to code, which includes building with fire resistant materials based on fire risk.

4.4.3 Flood Vulnerability Assessment

Likelihood of Future Occurrence—Likely

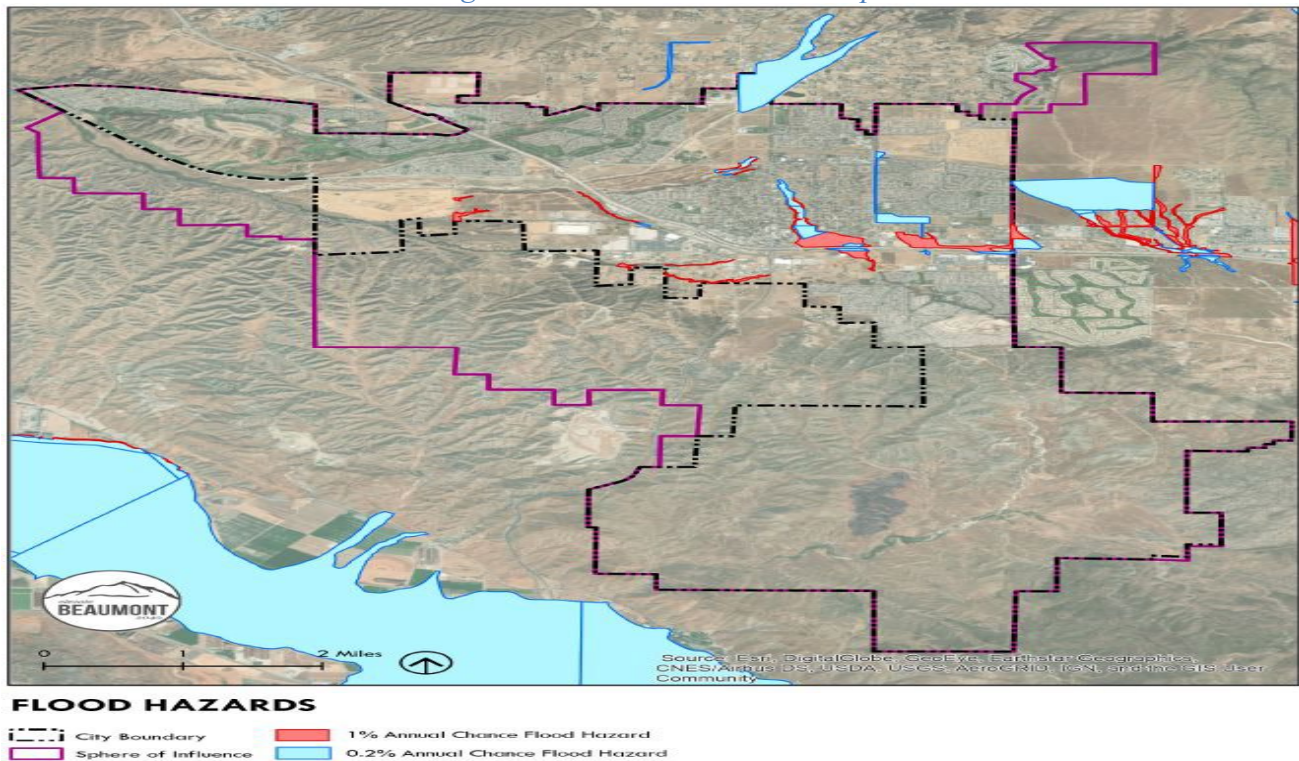
Vulnerability—Medium

Hazard Summary: Floods have been a part of the city’s historical past and will continue to be so in the future. During winter storms, prolonged precipitation can result in flooding causing damage to property and infrastructure. Predominantly, the effects of flooding are generally confined to areas near the drainageways and low-lying areas. As waterways grow, in size from local drainages, so grows the threat of flood and the dimensions of the threat. Structures can also be damaged from trees falling because of water-saturated soils. Electrical power outages can occur and cause significant problems.

Methodology: Using GIS the flood zones layer was overlayed to city limits, which encompasses all identified facilities that could potentially be affected.

Heavy rain can lead to many problems for the city. The City's Flood response procedures have pre-identified areas of concern. There are no dams located in the city. However, there is a water pond located in the northeast part of the city. This storage facility is the property of a local contractor, and emergency response procedures have been worked out with them. The city is not located near Flood Plains, Dam's, lakes, Controlled Flood Channels, uncontrolled Flood Channels, or any reservoirs.

Figure 4.4.6 Flood Zone Risk Map



Critical Infrastructure at Risk: Using GIS, the flood zones were overlayed over the planning area to identify those facilities that could potentially be affected. Figure 4.4.6 depicts flood prone area within the city of Beaumont.

Table 4.4.7 Flood Critical Infrastructure Potential Value Loss Estimate

Site Name	Property Replacement Cost (\$)	Hazard Specific Info
City Hall/EOC	\$10,000,000	Wood Structure
Fire Station #66	\$10,000,00	Wood frame/Stucco
Police Station/Dispatch	\$5,000,000	Wood frame/Stucco
Police Sub Station	\$1,000,000	Wood frame/Stucco
Community Resource Center	\$15,000,000	Wood frame/Stucco

Source: Beaumont Statement of Values Report

Overall Community Impact: Flooding could have an impact on the transportation capability of the community. Those most impacted will be those that rely on public transportation. Flooded roads and closures could impact student and staff capability to make it to facilities.

Description of land uses and development trends: Future development in the city may be built in the floodplain, in conformance to the standards of the floodplain ordinance. The City of Beaumont enforces the floodplain ordinance on new development in Beaumont.

4.4.4 Heat Wave Vulnerability Assessment

Likelihood of Future Occurrence—Highly Likely

Vulnerability—Medium

Hazard Summary and Impact on Community: Extreme heat happens in the city for short periods each year. Extreme heat may overload demands for electricity to run air conditioners in homes and businesses during prolonged periods of exposure and presents health concerns to individuals outside in the temperatures. Extreme heat may also be a secondary effect of droughts or may cause drought-like conditions in a temporary setting. For example, several weeks of extreme heat increases evapotranspiration and reduces moisture content in vegetation, leading to higher wildfire vulnerability for that time, even if the rest of the season is relatively moist. Extreme heat, when combined with wind, can lead to Public Safety Power Shutdown) PSPS events in the larger County area could extend into the city.

The city of Beaumont has pre-identified two facilities as cooling centers, (1) Community Resource Center (CRC), 734 Oak Valley Parkway, Beaumont, and (2) the Fellowship of the Pass Baptist Church, 650 Oak Valley Parkway, Beaumont CA. In addition, the Emergency Services Office has prepared a Heat Brochure available for all residents and employees. This brochure will be located on the City of Beaumont web page.

Methodology: Heat waves will have a limited impact of the physical structures themselves and have limited loss risk associated with them. The most significant risk is to the residents, employees, and visitors, and the HMPC had no way to define a methodology to calculate loss risk.

Critical Infrastructure at Risk: All of the critical infrastructure in the city is at risk from extreme heat due to potential power outages caused by a heat wave.

Overall Impact on Community: Those residents, employees, and visitors within the city who are part of the AFN community would be the most vulnerable in a heat wave.

Description of land uses and development trends: It is encouraged that future facilities have emergency plans or backup power to address power failure during times of extreme heat and in the event of a PSPS or other interruption in service.

SECTION 5.0 – COMMUNITY RATING SYSTEM

The City of Beaumont participates in the National Flood Insurance Program (NFIP). The Federal Emergency Management Agency (FEMA) conducted visits to the City in May 2008 and July 2010, providing general information utilizing the Community Rating System (CRS). The visits were conducted to identify potential problem areas related to floodplain management and suggested actions to repair those problems. The City of Beaumont's City Council passed an Ordinance on February 19, 2008, changing the City's municipal code dealing with flood hazard prevention (Ordinance 928). The purpose of this change was to address the following:

1. Reduce flood losses
2. Facilitate accurate insurance ratings
3. Promote awareness of flood insurance

5.1 Repetitive Loss Properties

The city of Beaumont has had no repetitive loss or severe repetitive loss of property.

5.2 National Flood Insurance Properties

The NFIP makes federally backed flood insurance available to homeowners, renters, and business owners in participating communities. FEMA has prepared a detailed Flood Insurance Study (FIS) for most participating communities. The study presents water surface elevations for floods of various magnitudes, including the 1% annual chance flood (or 100-year flood) and the 0.2% annual chance flood (or 500-year flood). Base flood elevations and the boundaries of the 100- and 500-year floodplains are shown on Flood Insurance Rate Maps (FIRM), which are the principal tools for identifying the extent and location of the riverine flood hazard. FIRMs are the most detailed and consistent data source available, and for many communities, they represent the minimum area of oversight under their floodplain management program.

Participants in the NFIP must, at a minimum, regulate development in floodplain areas in accordance with NFIP criteria. Before issuing a permit to build in a floodplain, participating jurisdictions must ensure that three criteria are met:

- New buildings and those undergoing substantial improvements must, at a minimum, be elevated to protect against damage by the 100-year flood.
- New floodplain development must not aggravate existing flood problems or increase damage to other properties.
- New floodplain development must exercise a reasonable and prudent effort to reduce its adverse impacts on threatened salmonid species.

The city of Beaumont is a participant in the National Flood Insurance Program.

- a. Describe participation in NFIP, including any changes since the previously approved plan.**
 - a. The city has participated in the NFIP since 1978, and the last plan has remained the same.
- b. Date first joined NFIP.**
 - a. 1978
- c. Identify actions related to continued compliance with NFIP.**
 - a. Continually monitoring all streets, flood control channels, washes, and hillsides. Upgrade flood maps as identified by the Community Action Visit and as additional incorporation areas become part of the city.
- d. CRS member?**
 - a. Yes
- e. CRS class?**
 - a. 1
- f. Describe any data used to regulate flood hazard areas other than FEMA maps.**
 - a. N/A
- g. Have there been issues with community participation in the program?**
 - a. None
- h. What are the general hurdles to effective implementation of the NFIP?**
 - a. None
- i. Summarize actions related to continued compliance with NFIP (c-2 and c-4)**
 - a. There are no repetitive losses in the City of Beaumont

SECTION 6.0 - CAPABILITIES ASSESSMENT

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This capabilities assessment is divided into four sections.

- Regulatory Mitigation Capabilities
- Administrative and Technical Mitigation Capabilities
- Fiscal Mitigation Capabilities / Funding Opportunities
- Mitigation Outreach, Partnership and Education

6.1 Regulatory Mitigation Capabilities

These capabilities can be expanded and improved upon by incorporating hazard information into the flood mitigation plan, and the city of Beaumont General plan.

Future opportunities for Regulatory enhancements should focus on compliance with Assembly Bill 2140, including amending the city of Beaumont's General Plan Safety Element to incorporate the 2023 Riverside County MJHMP and city of Beaumont annex by reference.

The City of Beaumont may also improve its Regulatory Mitigation Capabilities by regulating land use through the adoption and enforcement of zoning, subdivision, and land development ordinances, building codes, building permit ordinances, floodplain, and stormwater management ordinances. When effectively prepared and administered, these regulations can lead to hazard mitigation.

Table 6.1.1 lists planning and land management tools typically used by jurisdictions to implement hazard mitigation activities and those that are currently active in the city.

Table 6.1.1 Regulatory Capabilities

Regulatory Tool	Yes/No	Comments
General plan	Yes	The City's approved General Plan of 2040 complies with the California State Regulations. Specifically, the safety element addresses hazards within the jurisdiction and the 2023 LHMP aligns with it hazards identified in the safety element.
Zoning ordinance	Yes	
Subdivision ordinance	Yes	
Site plan review requirements	Yes	
Floodplain ordinance	Yes	Code of Ordinance Chapter 15.24
Other special purpose ordinance (storm water, water conservation, wildfire)	Yes	Code of Ordinance Chapter 13.24
Building code	Yes	City adopts the State of California Code
Fire department ISO rating	Yes	ISO
Erosion or sediment control program	Yes	Identified in the City's General Plan
Storm water management program	Yes	Identified in the City's General Plan
Capital improvements plan	Yes	Reviewed and updated annually
Economic development plan	Yes	
Local emergency operations plan	Yes	Reviewed annually with all department heads
Flood Insurance Study or other engineering study for streams	Yes	FEMA Flood Insurance Study NFIP information available on the local web page

6.2 Administrative and Technical Mitigation Capabilities

Future enhancements may include providing hazard training for staff of hazard mitigation grant funding in partnership with County of Riverside Emergency Management Department and Cal OES. Existing city staff are aware of the benefits of participating in training and webinars offered by Cal OES Hazard Mitigation Assistance (HMA) Team related to HMGP opportunities, HMGP Sub application development support, and other funding programs, such as Prepare California Jumpstart. Other opportunities may be related to coordinating and educating key stakeholders in the city. Other stakeholders may be interested in aligning efforts related to hazard mitigation and supporting HMGP Sub applications and other mitigation trainings.

Table 6.2.1 is a list of City Departments that can have a role in activities related to hazard mitigation. The column that indicates “Yes” or “No” defines if the city has that capability currently.

Table 6.2.1 Administrative/Technical Mitigation Capabilities

Administrative/Technical	Yes/No	Department/Position
Planner/engineer with knowledge of land development/land management practices	Yes	Planning Department
Engineer/professional trained in construction practices related to buildings and/or infrastructure	Yes	Building & Safety
Engineer with an understanding of natural hazards	Yes	Building & Safety
Personnel skilled in GIS	Yes	IT Department
Full time building official	Yes	Building & Safety
Floodplain manager	Yes	Public Works
Emergency manager	Yes	Police Department
Grant writer	Yes	Works directly with the city
GIS Data—Land use	Yes	IT Department
GIS Datalinks to Assessor’s data	Yes	IT Department
Warning systems/services (Alert RivCo)	Yes	Police Department / County of Riverside Emergency Management Department

6.3 Fiscal Mitigation Capabilities / Funding Opportunities

The city may update other plans, such as their CIPs to incorporate hazard information and include hazard mitigation actions and climate adaptation strategies that relate to infrastructure system resiliency associated with the water and water systems. Once projects related to hazard mitigation are approved, the recent CIP can be shared with the community on the City’s webpage. CIP investments and improvement related to seismic retrofits, and cooling center upgrades should also be emphasized in the outreach materials as they are related to hazard mitigation.

The city is in the process of hiring a grants analyst to seek grant funding opportunities to assist with key CIP projects, and mitigation projects. A grants manager can seek funding opportunities to leverage funding

from Hazard Mitigation Grant Program (HMPG), Emergency Management Performance Grant (EMPG), State Homeland Security Program (SHSP) or Building Resilient Infrastructure and Communities (BRIC) grants to alleviate costs associated with CIP and mitigation efforts.

Table 6.3.1 identifies financial tools or resources that the city could leverage to help fund mitigation activities.

Table 6.3.1 Fiscal Mitigation Capabilities Table

Financial Resources	Y/N	Comments
Community Development Block Grants	Y	Planning
Capital improvements project funding	Y	City Manager/Planning
Authority to levy taxes for specific purpose	Y	With voter approval
Fees for water, sewer, gas, or electrical services	Y	
Impact fees for new development	Y	City Manager/Planning
Incur debt through general obligation funds	Y	With voter approval
Incur debt through special tax bonds	Y	With voter approval
Incur debt through private activities	N	
Withhold spending in hazard prone areas	N/A	
Other	N/A	

An understanding of the various funding streams and opportunities will enable the city to match identified mitigation projects with the grant programs that are most likely to fund them. Additionally, some of the funding opportunities can be utilized together. Mitigation grants pre- and post-funding opportunities include the following.

FEMA HMA Grants: Cal OES administers three main types of HMA grants: (1) Hazard Mitigation Grant Program, (2) Pre-Disaster Mitigation Program, and (3) Flood Mitigation Assistance Program. Eligible applicants for the HMA include state and local governments, certain private non-profits, and federally recognized Indian tribal governments. While private citizens cannot apply directly for the grant programs, they can benefit from the programs if they are included in an application sponsored by an eligible applicant.

FEMA Public Assistance Section 406 Mitigation: The Robert T. Stafford Disaster Relief and Emergency Assistance Act provides FEMA the authority to fund the restoration of eligible facilities that have sustained damage due to a presidentially declared disaster. The regulations contain a provision for the consideration of funding additional measures that will enhance a facility's ability to resist similar damage in future events.

Community Development Block Grants: The California Department of Housing and Community Development administers the State's Community Development Block Grant (CDBG) program with funding

provided by the U.S. Department of Housing and Urban Development. The program is available to all non-entitlement communities that meet applicable threshold requirements. All projects must meet one of the national objectives of the program – projects must benefit 51 percent of low- and moderate-income people, aid in the prevention or clearance of slums and blight or meet an urgent need. Grant funds can generally be used in federally declared disaster areas for CDBG-eligible activities, including replacing or repairing infrastructure and housing damaged during or because of the declared disaster.

6.4 Mitigation Outreach, Partnerships and Education

The City of Beaumont contracts with Riverside County Fire (Cal Fire) for fire and emergency medical services and Emergency Preparedness Support. In addition, the city has a mutual aid agreement AMR Ambulance Service and San Geronio Hospital. Riverside County Fire has established mutual aid agreements with state and local fire agencies.

The city is an acting member of PASSCOM. PASSCOM is a cooperative of residents and businesses along with local, state, and federal responders exchanging information in a public forum regarding disaster preparedness, response, recovery, and mitigation efforts for the San Geronio Pass Area, which includes the city of Beaumont.

The city regularly interacts with Emergency Services representatives from the Riverside County Emergency Management Department and attends meetings held by the County of Riverside Emergency Management Department, including the Riverside County Operational Area Planning Committee (OAPC) meetings. The city of Beaumont has also developed relationships with other community emergency responders such as Cal Fire, Calimesa Fire, and the Riverside County Sheriff's Department.

The City of Beaumont has purchased backup generators for the City Hall (where the City's Emergency Operations Center (EOC) and alternate emergency shelter are located), Community Resource Center, which is our primary emergency shelter, and our police department, which is not only the police dispatch, but acts as our Alternate (EOC).

The City of Beaumont in cooperation with Riverside County Community Action Partnership Program, has identified two emergency cooling centers, the primary is located at the Community Resource Center (CRC), the City Hall and has an MOU with the Fellowship of the Pass Church as an additional cooling center. City Hall employees, Community Resource Personnel have been trained in shelter operations by the Emergency Services Department and will provide staffing for these sites. The city will provide water and basic needs for people wishing to come to these centers.

The City's Emergency Services Personnel, Police Department, and Fire Department continue to work with Riverside County and California Highway Patrol in developing a plan to divert traffic from the Highway in the event of major traffic accidents, severe wind conditions, and heavy snow issues. The city has developed a resource guide identifying resources that would become available, including local hotels/motels (with room count), and an MOU with the American Red Cross and the Fellowship of the Pass Church for temporary reception and care of evacuees.

The city is partnered with The County of Riverside Emergency Management Department and utilize the use of Alert Rivco. The city also reaches out to the public via City Website, City App, and social media (Twitter, Facebook, Instagram, and Nextdoor). With the City App we can push notification to those residents who have downloaded and allowed notifications.

The city has an active community-based program providing Emergency Preparedness Presentations, Community Emergency Response Training (CERT) program, providing fire extinguisher training to community groups and businesses, and developing short- and long-range goals with residents, staff, Beaumont Unified School District and Beaumont/Cherry Valley Water District.

The city will further cultivate relationships and provide further education and outreach to the community by focusing on creating Community Emergency Response Team (CERT) courses for the community provided by Riverside County Emergency Management.

Establishing a “hazard awareness day” in coordination with CalFire, and the Riverside County Emergency Management Department to promote hazard awareness. Provide preparedness training to public, and staff attending various city events and meetings.

As such, training, and education opportunities, along with completed or in progress mitigation action items are shared with community members during in person monthly public meetings, and through city social media, public comment is enlisted.

SECTION 7.0 - MITIGATION STRATEGIES

Element C - Mitigation Strategy

Requirement §201.6(c)(3): [The plan shall include] a mitigation strategy that provides the jurisdiction’s blueprint for reducing the potential losses identified in the risk assessment based on existing authorities, policies, programs and resources, and its ability to expand on and improve these existing tools.

The city of Beaumont coordinated through the Emergency Management Department of Riverside County and other multiple cities and agencies throughout Riverside County in the creation/update of the LHMP. The cooperation and discussions both in regional meetings, community outreach, and internal meetings allowed a global perspective and a local jurisdictional perspective to identify additional exposures and hazards within our jurisdiction. The overall mitigation strategy is to leverage those mitigation capabilities identified in Section 6.0 to reduce the loss of life, property damage, and economic impact to the city and its residents.

7.1 Mitigation Goals

Element C - Goals & Objectives

Requirement §201.6(c)(3)(i): [The hazard mitigation strategy shall include a] description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.

During the goal-setting meeting, the results of the hazard identification, vulnerability assessment, and capability assessment were reviewed. This analysis of the risk assessment identified areas where improvements could be made and provided the framework to formulate planning goals and objectives and to develop the mitigation strategies.

Goals were defined for the purpose of this mitigation plan as broad-based public policy statements that:

- Represent basic desires of the city.
- Are future-oriented, in that they are achievable in the future; and
- A time-independent, in that they are not scheduled events.

Goal 1: Align all building, zoning, safety, and emergency plans within the city, to reduce economic impacts and promote a resilient economy.

Goal 2: Minimize the loss of life and reduce property damage because of natural, made-made, or human-caused hazards and support the health and safety of the whole community.

Goal 3: Improve community resilience to disasters through increased outreach and awareness and better resources.

Goals are stated without regard to implementation. Implementation cost, schedule, and means are not considered. Goals are defined before considering how to accomplish them so that they are not dependent on the means of achievement. Goal statements form the basis for objectives and actions that will be used as means to achieve the goals. Objectives define strategies to attain the goals and are more specific and measurable.

7.2 Mitigation Objectives and Actions by Hazard

Element C - Identification & Analysis Mitigation Actions

Requirement §201.6(c)(3)(ii): [The mitigation strategy shall include a] section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure.

The City of Beaumont Hazard Mitigation Planning Committee identified a list of Mitigation Strategies and Goals for potentially hazardous issues identified throughout the City. The city also asked for input from local community groups (via the Emergency Management Department) identifying potential hazards in their areas. Information was also gleaned from the City's 2040 General Plan. The City's Goals and Objectives are listed below:

1. Local Planning and Regulations
2. Structure and Infrastructure Projects
3. Education and Awareness Programs

The following objectives and actions were identified to help mitigate the potential hazards and vulnerabilities identified in Section 4 and that would support the city's mitigation goals.

7.2.1 Earthquake Objectives

- EQ-1: Adopt and Enforce Building Codes
- EQ-2: Implement Structural Mitigation Techniques
- EQ-3: Increase Earthquake Risk Awareness

7.2.2 Wildfire Objectives

- WF-1: Reduce Risk through Land Use Planning
- WF-2: Create Defensible Space Around Structures and Infrastructure
- WF-3: Educate Property Owners about Wildfire Mitigation Techniques

7.2.3 Flood Objectives

- FL-1: Improve Stormwater Management Planning
- FL-2: Adopt Policies to Reduce Stormwater Runoff
- FL-3: Educate Owners about Flood Mitigation Techniques

7.2.4 Heat Wave

- HW-2: Increase Awareness of the Extreme Temperature Risk and Safety

7.2.5 Multiple Hazard

- MH-1: Integrate Mitigation into the future revisions of all the General Plan, Emergency Operations Plan, and other plans that have the potential of mitigating natural hazards.
- MH-2: Increase Hazard Education and Risk Awareness throughout the community over the next four years.

Table 7.2.6. 2023 Mitigation Actions

ID	Action	Goal	Background/Benefit	Department(s)	Cost Estimate	Potential Funding	Timeline
Earthquake							
EQ 1.1	As new versions of the California Building Code (CCR Title 24, published triennially) are released, adopt and enforce the most recent codes that contain the most recent seismic requirements for structural design of new development and redevelopment to minimize damage from earthquakes and other geologic activity. (BGP 9.7.1)	1	Falling debris is one of the leading causes of injury during ground shaking / This will reduce potential injuries	Building and Safety	\$25,000 - \$50,000	General Funds, EMPG	2023 - 2028
EQ 2.1	Inventory and asses all city buildings to ensure shatter-resistant glass or film is installed on all windows	2,1	During heavy ground shaking, windows can shatter , sending projectiles through the air and onto the surfaces of buildings	Building and Safety	\$75,000 - \$100,00	General Funds, EMPG, SHSP	2023 - 2028
EQ 3.1	Promote greater public awareness of existing state incentive programs for earthquake retrofit, such as Earthquake Brace and Bolt, to help property owners make their homes more earthquake safe. (BGP 9.7.6)	3	Education on potential hazards and mitigation techniques is on of the key foundations to building a more resilient community	Building and Safety, Public Works	\$15,000 - \$25,000	General Funds, EMPG	2023 - Ongoing
Wildfire							
WF 1.1	Inventory and assign risk levels for wildfire hazards to assist in regulating the allowable type, density, location, and/or design and construction of new developments, both public and private. (BGP 9.6.1)	1,2	Wildfire Mitigation	CAL Fire/ Building and Safety, Plannning	\$15,000 - \$25,000	General Funds	2023 - 2028
WF 1.2	Ensure that development in Very High Fire Hazard Severity Zones minimizes the risks of wildfire through the planning and design of structures in accordance with California Building Code Chapter 7A. Ensure adequate provisions for vegetation management, emergency access, and firefighting. (BGP 9.6.3)	1,2	Approval of developments continues, and the potential risk of fire needs to be addressed for fire supression	Building and Safety	\$10,000 - \$15,000	General Funds	2023 - Ongoing
WF 2.1	Require property owners to clear brush and high fuel vegetation and maintain firesafe zones (a minimum distance of 30 feet from the structure or to the property line, whichever is closer) to reduce the risk of fires. For structures located within a Very High Fire Hazard Severity Zone, the required brush distance is up to 200 feet from structures up to 4 stories in height. (BGP 9.6.6)	1, 3	Unmaiantanied fauna and flora are among the most significant contributors to the community's start and spread of wildfires. Continuing enforcement will help reduce potential ignition points and the spread of fires	ommunity Enhancement/CAL Fi	\$5,000 - \$8,000	General Funds	2023 - Ongoing
Flood							
FL 1.1	Begin the development of a community-wide stormwater management master plan (LHMP 2017)	1,2	The development of a stormwater master plan will help guide stormwater related priorties and capital improvement projects	Public Works	\$75,000 - \$125,000	General Funds	2017 - 2028
FL 1.2	Require all new developments to mitigate potential flooding that may result from development, such as grading that prevents adverse drainage impacts to adjacent properties, on-site retention of runoff, and the adequate siting of structures located within flood plains. (BGP 9.8.4)	1,2	This will ensure that stormwater flow will be channeled appropriately to reduce the creation of flood	Building and Safety	\$15,000 Annually	General Funds	2023 - 2028
FL 3.1	Educating the public about securing debris, propane tanks, yard items, or stored objects that may otherwise be swept away, damaged, or pose a hazard if picked up and washed away by floodwaters	3	Educating the public will create awareness throughout the community to reduce preventable accidents from flood hazards	Public Works/Emergency Mgmt	\$15,000 Annually	General Funds	2023 - 2028
Heat Wave							
HW 2.1	Educate employees, businesses, and residents about the dangers of extreme heat and the steps they can take to protect themselves when extreme temperatures occur.	3	With low HPI and growing unhoused population, education on the signs and symptoms of heat injuries will help to reduce	City Manager/Emergency Mgmt	\$1,000 - \$3,000	General Funds, EMPG	2023 - ongoing
All-Hazard							
MH 1.1	Incorporating risk assessment and hazard mitigation principles into comprehensive planning efforts of the City General Plan	1	Hazard mitigation and assessment have been a siloed approach in the planning process. Having a unilateral hazard mitigation approach will allow for a more	Community Development	\$5,000 - \$10,000	General Funds, EMPG	2023 - 2027
MH 1.2	Develop a post-disaster recovery plan to facilitate decisions-making following a hazard event	1,2	There is no Post-Disaster recovery plan. This plan will help identify what mitigation efforts should be done and where funding	Public Works/Emergency Mgmt/Building/Planning	\$25,000 - \$50,000	General Funds, EMPG	2023 - Ongoing
MH 2.2	Continue to implement a multi-hazard public awareness program through the CERT program	3	Educating the community is one of the key fundamentals of building resilience. Maintaining this program will help to	Police/Emergency Mgmt	\$45,000 - \$60,000	General Funds, EMPG	2023 - Ongoing
MH 2.2	Quarterly, provide information on all types of hazards, preparedness and mitigation measures, and responses through Community-Based Organizations (CBO) and school districts within the city.	3	There is no dedicated program to educate the community on potential hazards by season. Establishing this program would inform the community as fire or flooding seasons	Emergency Mgmt	\$15,000 - \$25,000	General Funds, EMPG	2023 - Ongoing

7.3 Hazard Mitigation Action Prioritization

Element C - Mitigation Action Plan

Requirement §201.6(c)(3)(iii): [The mitigation strategy section shall include] an action plan describing how the actions identified in section (c)(3)(ii) will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost benefit review of the proposed projects and their associated costs.

The city identified and prioritized the following mitigation actions based on the Social, Technical, Administrative, Political, Legal, Economic, and Environmental criteria.

7.4 Future Mitigation Strategies

The HMPC will review and prioritize mitigation measures while focusing on the City's goals. During the next five years, the Committee will review risks and hazards that are identified by staff, community-based organizations, collaborative partners or presented through the Hazard Communication process and will be included in future Local Hazard Mitigation Plans if funding is available and there is a risk for potential damage.

SECTION 8.0 - PLAN IMPLEMENTATION AND MAINTENANCE PROCESS

Element A - Planning Process

§201.6(c)(4)(i): [The plan maintenance process shall include a] section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle.

§201.6(c)(4)(iii): [The plan maintenance process shall include a] discussion on how the community will continue public participation in the plan maintenance process.

Implementation and maintenance of this 2023 LHMP Update is critical to the overall success of hazard mitigation planning. This is the fourth step in the planning process. This chapter provides an overview of the overall strategy for plan implementation and maintenance and outlines the method and schedule for monitoring, updating, and evaluating the Plan. The chapter also discusses incorporating the Plan into existing planning mechanisms and how to address continued public involvement.

The City of Beaumont Office of Emergency Services (OES) will review the Hazard Mitigation Plan semi-annually. The first review will be conducted by OES. OES will send out a notification that the review is in the process and ask Department Heads for any suggested updates. The second review will include all City Departments to ensure that all information is current.

Notification that the plan is under review and asking for any inputs. This notification will be sent out to all Department Heads, City Service Groups and Special City's (i.e., Water City). The Office of Emergency Services is responsible for establishing review dates and notification of plan review. The following

information will be provided to departments and interested participants for the purpose of gathering recommended changes:

The City's Office of Emergency Services will schedule reviews in January and July of each year over the next five years. If the HMPC team identifies changes that have occurred during the evaluation, OES will publish a change notice to all plan holders and the Riverside County Emergency Management Department, (Operational Area).

8.1 Plan Implementation

While this plan contains many worthwhile actions, the city will need to decide which action(s) to undertake first. Two factors will help with making that decision: the priority assigned the actions in the planning process and funding availability. Low or no-cost actions most easily demonstrate progress toward successful plan implementation.

An important implementation mechanism that is highly effective and low-cost is incorporation of the hazard mitigation plan recommendations and their underlying principles into other plans and mechanisms, such as general plans, earthquake and stormwater plans, Emergency Operations Plans (EOPS), evacuation plans, and other hazard and emergency management planning efforts for the City.

The appointed department directors and staff appointed to head each department within the city are charged with implementation of various activities in the Plan Update. During the annual reviews as described later in this section, an assessment of progress on each of the goals and activities in this LHMP Update should be determined and noted. However, the priorities and standing of activities may change based upon a change in the environment or funding opportunities.

The primary duty of the city is to see the LHMP Update successfully carried out and to report to their governing board and the public on the status of plan implementation and mitigation opportunities. Other duties include reviewing and promoting mitigation proposals, considering stakeholder concerns about hazard mitigation, passing concerns on to appropriate entities, and posting relevant information on the City website.

8.2 Plan Maintenance and Review

The City's office of Emergency Services is responsible for initiating plan reviews for the planning area. In order to monitor progress and update the mitigation strategies identified in the mitigation action plan, The City, Emergency Manager will revisit this Plan Update annually each year or following a hazard event. The HMPC will meet annually to review progress on plan implementation. This LHMP update is anticipated to be fully approved and adopted in mid-2023, the next LHMP update for the City of Beaumont Planning Area will occur in 2028.

Criteria for Annual Reviews:

- The renovations to city infrastructure including water, sewer, drainage, roads, bridges, gas lines, and buildings.
- Natural hazard occurrences that required activation of the Emergency Operations Center (EOC), whether the event resulted in a presidential disaster declaration.
- Natural hazard occurrences that were not of a magnitude to warrant activation of the EOC or a federal disaster declaration but were severe enough to cause damage in the city or closure of offices, schools, or public services.

If the City identifies changes have occurred during the evaluation, we will update the LHMP Revision Page, and notify Riverside County EMD to update our Annex. The Riverside County Emergency Management Department will coordinate the monitoring, evaluation, and update of the MJLHMP.

8.3 Incorporation into Existing Planning Mechanisms

The City of Beaumont will integrate mitigation goals, information, and actions from its 2023 LHMP into the Safety Element of the General Plan upon the next update. The LHMP is already implemented into the following planning mechanisms:

- General Plan
- Codes and Standards
- Fire Codes
- Capital Improvement Plan
- Storm Drain Master Plan
- Stormwater Ordinance required by MS4
- Efficient Landscape Irrigation Ordinance

The LHMP will be reviewed by key staff to incorporate the identified hazards within the city. Some of these identified hazards will also include review with the County of Riverside EMD personnel to help address potential funding opportunities. All the identified hazards within the plan will be considered in building, modernizing, and maintaining city facilities.

8.4 Continued Public Involvement

Continued public involvement is imperative to the overall success of this Plan's implementation. The update process provides an opportunity to solicit participation from new and existing stakeholders and to publicize success stories from the plan implementation and seek additional public comment. The LHMP maintenance and update process will include continued public and stakeholder involvement and input through attendance at City Council Meetings, Community Based Organization meetings, other meetings or events that may be scheduled, web postings, press releases to local media, and through public hearings.

8.5 Changes in Land Use and Development

The City of Beaumont is approximately 30 square miles in size. The City's Sphere of Influence is approximately 11 square miles. The city has a relatively small development footprint compared to its overall size. As of 2016, much of the area within the city and its sphere was undeveloped. Undeveloped land is comprised of 1) open space and areas reserved for open space, 2) vacant parcels, and 3) land designated for planned urban uses that have not been built yet. While there is a substantial amount of undeveloped land within the city, as well as along the freeways, much of this land has already been entitled for development. In the Sphere, approximately half of the undeveloped land is designated as Open Space. The next largest category is single family residential, followed by commercial. As of 2018, there were 14,000 existing households in the City of Beaumont. Residential development is primarily found north of SR-60 and I-10 in the flatter areas of the city. Most residential areas in the city are single-use neighborhoods and do not contain commercial uses or services nearby. The city has approximately 737 acres of private recreational uses, which are primarily comprised of private golf courses.

The developments were primarily developed in wild land urban interface areas, pursuant to the California Fire Hazard Prone Area Map (Appendix A-4), thus increasing the city's vulnerability.

Fire Hazard Severity Zone Maps chart the areas across the State that are at risk for wildfires. These risk maps, drawn by CAL FIRE in 2007, are created by a computerized model that considers terrain, vegetation and the location of past fires. In Beaumont, Moderate, High, and Very High Fire Hazard Severity Zones (FHSZ) are in and near undeveloped land, both within the existing City limits and in the Sphere of Influence. High and Very High FHSZ are in the northeast portion of the City and Sphere near the San Bernardino Mountains as well as in undeveloped areas in the Potrero Reserve along State Route-79 in the southern portion of the city. The undeveloped area within the Potrero Reserve is largely composed of shrub and grassland communities, which may provide fuel for wildfires. Beaumont has also been identified by CAL FIRE as being located within a "wildland-urban interface". The "wildland-urban interface" includes areas where homes or structures are intermixed with wildlands, which creates high wildfire risk.

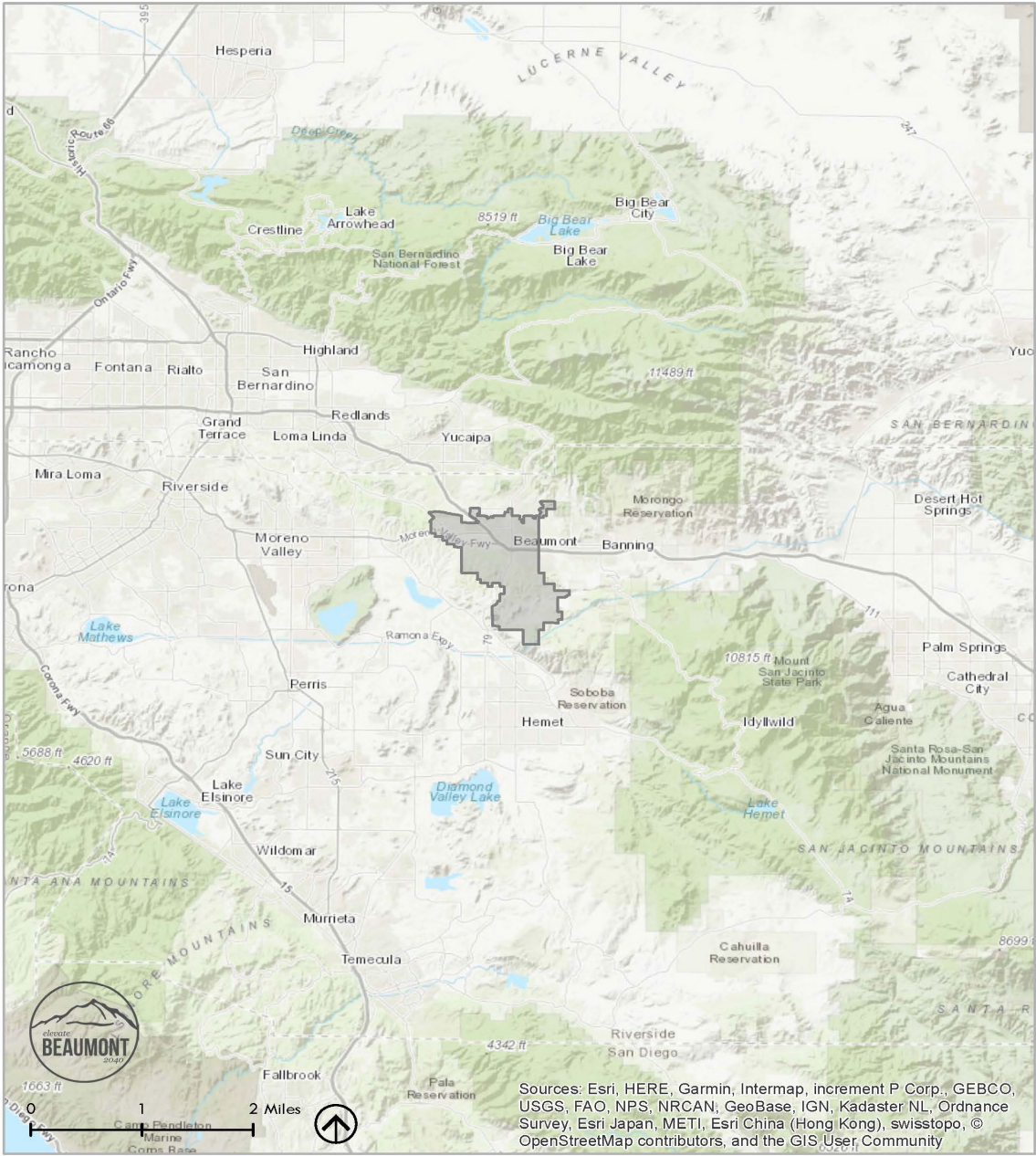
Historically, several fires have occurred in the wildland-urban interface in Riverside County and the threat intensifies under the Santa Ana winds and other extreme fire weather conditions. Parts of the area within the city and the Sphere of Influence that fall under the VHFHSZ are designated (developed or planned for development) for industrial, institutional, office and retail, and lower density residential uses west of SR-79. East of SR-79 planned land uses include mixed use residential and high density, multi-family residential.

Any future development in these areas must mitigate wildfire risk with appropriate protections. Climate change is expected to exacerbate drought conditions, potentially increasing the frequency and intensity of wildfires, and altering the distribution and character of natural vegetation. California's Fourth Climate Change Assessment reported a projected increase in wildfire frequency Statewide by 50 percent under a high emission scenario. Across the Inland Desert region, which includes San Bernardino and Riverside Counties, weather is expected to get hotter and drier over the 21st century. An increase in wildfires will place more buildings and infrastructure at risk and can also be a significant source of air quality pollution.


APPENDIX A – PUBLIC NOTICES AND MAPS

Appendix A-1	Beaumont Location Map
Appendix A-2	Beaumont Flood Map
Appendix A-3	Beaumont Earthquake Fault Map
Appendix A-4	Beaumont Fire Hazard Severity Zone
Appendix A-5	Beaumont Evacuation Routes
Appendix A-6	Parks and Recreation Facilities Map
Appendix A-7	Schools and Library Facilities Map
Appendix A-8	Beaumont Subject to the MSHCP Map
Appendix A-9	Beaumont Land Use Map
Appendix A-10	Beaumont Existing City Structure Map
Appendix A-11.1	LHMP Public Notice
Appendix A-11.2	LHMP Public Notice
Appendix A-12.1	PASSSCOM Public Notice
Appendix A12.2	PASSCOM Public Notice

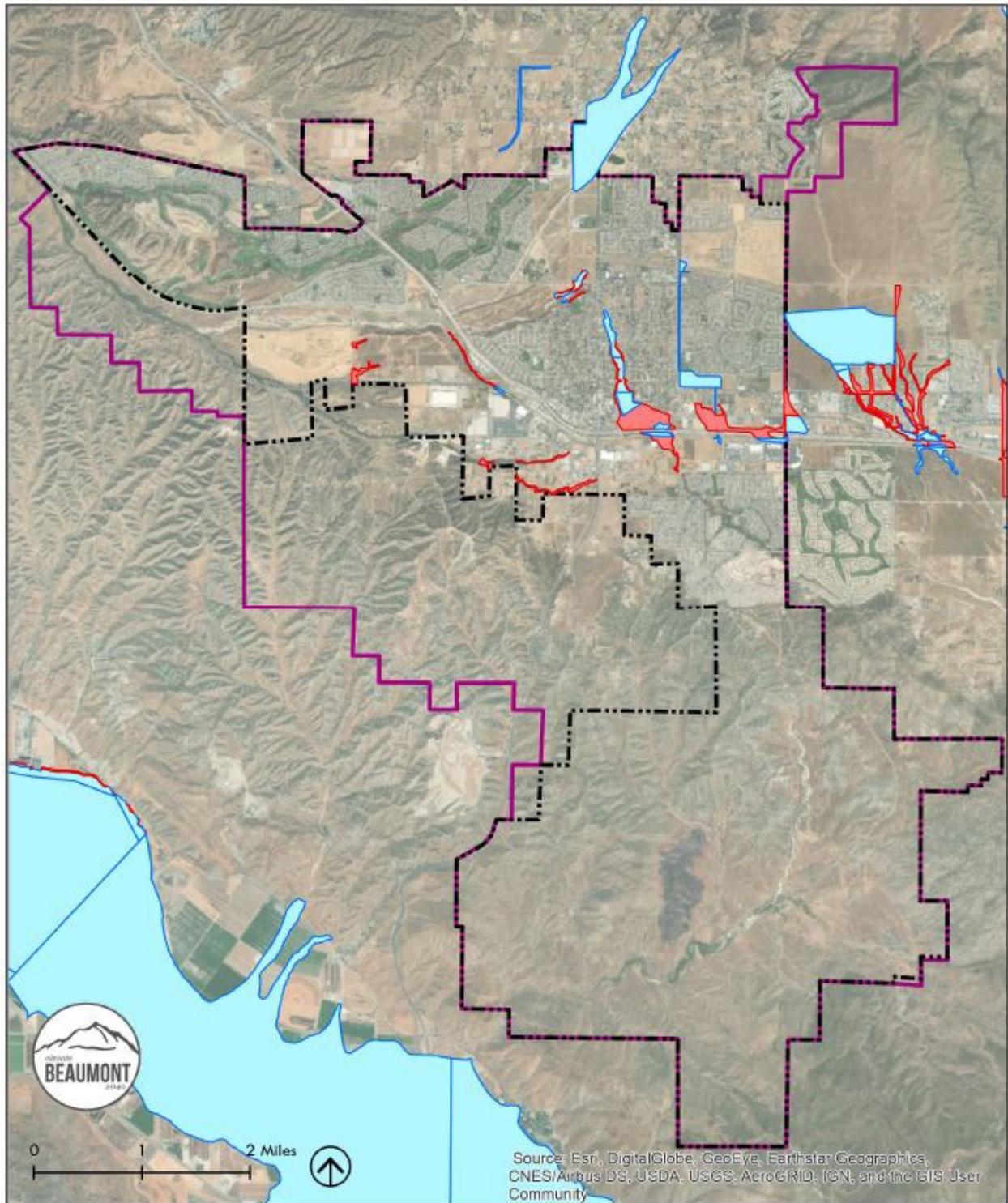
APPENDIX A-1 Beaumont Location Map



REGIONAL VICINITY

 City of Beaumont

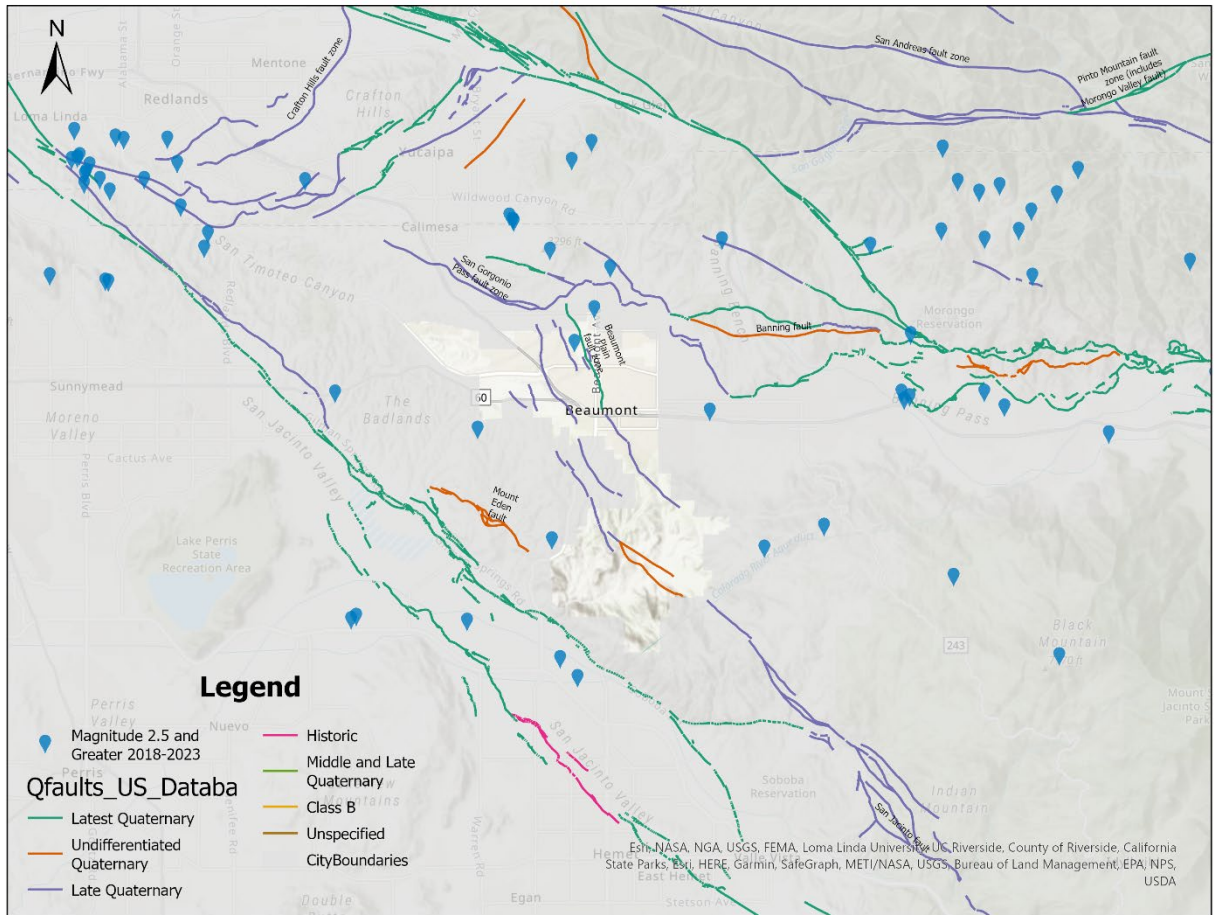
APPENDIX A-2 Beaumont Local Flood Map



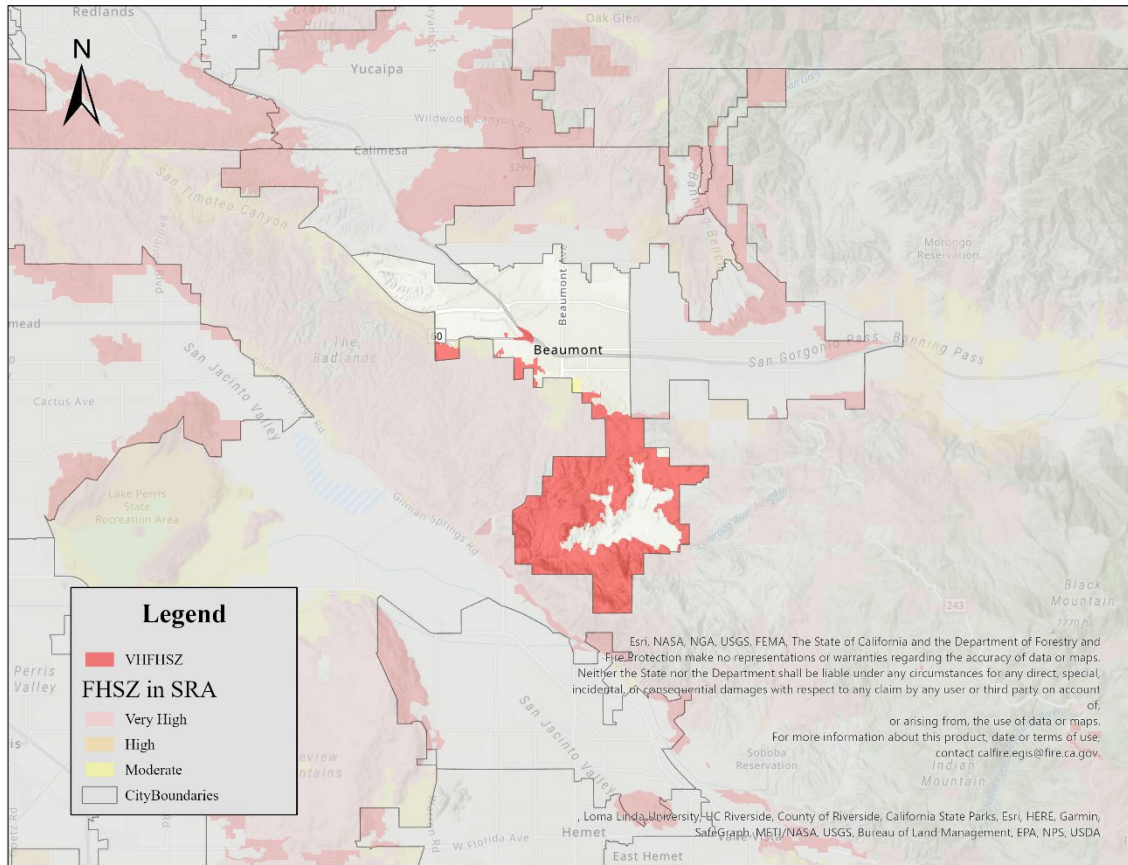
FLOOD HAZARDS

- | | |
|---------------------|---------------------------------|
| City Boundary | 1% Annual Chance Flood Hazard |
| Sphere of Influence | 0.2% Annual Chance Flood Hazard |

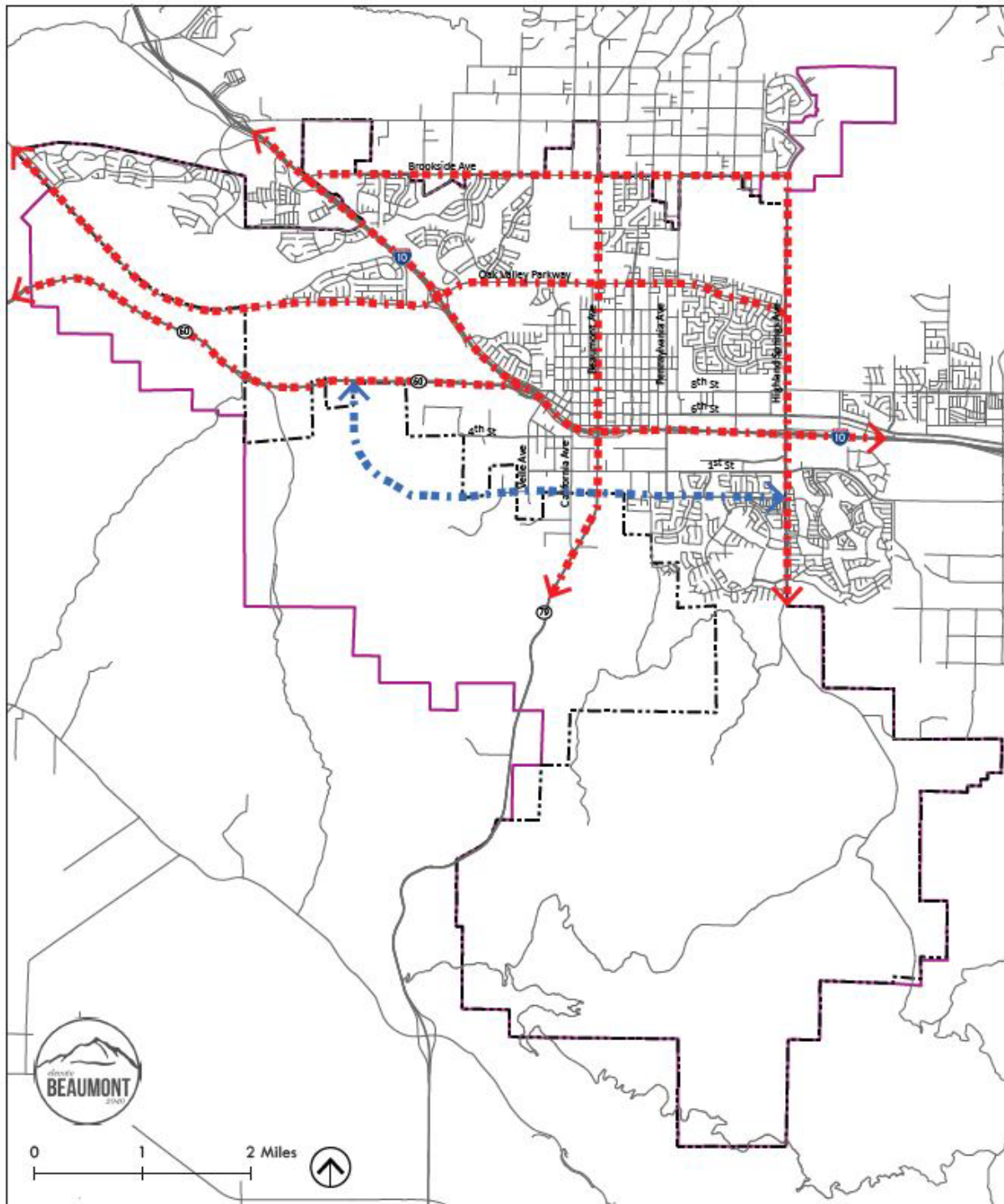
APPENDIX A-3 Beaumont Earthquake Fault Map



APPENDIX A-4 Beaumont Fire Hazard Severity Zone



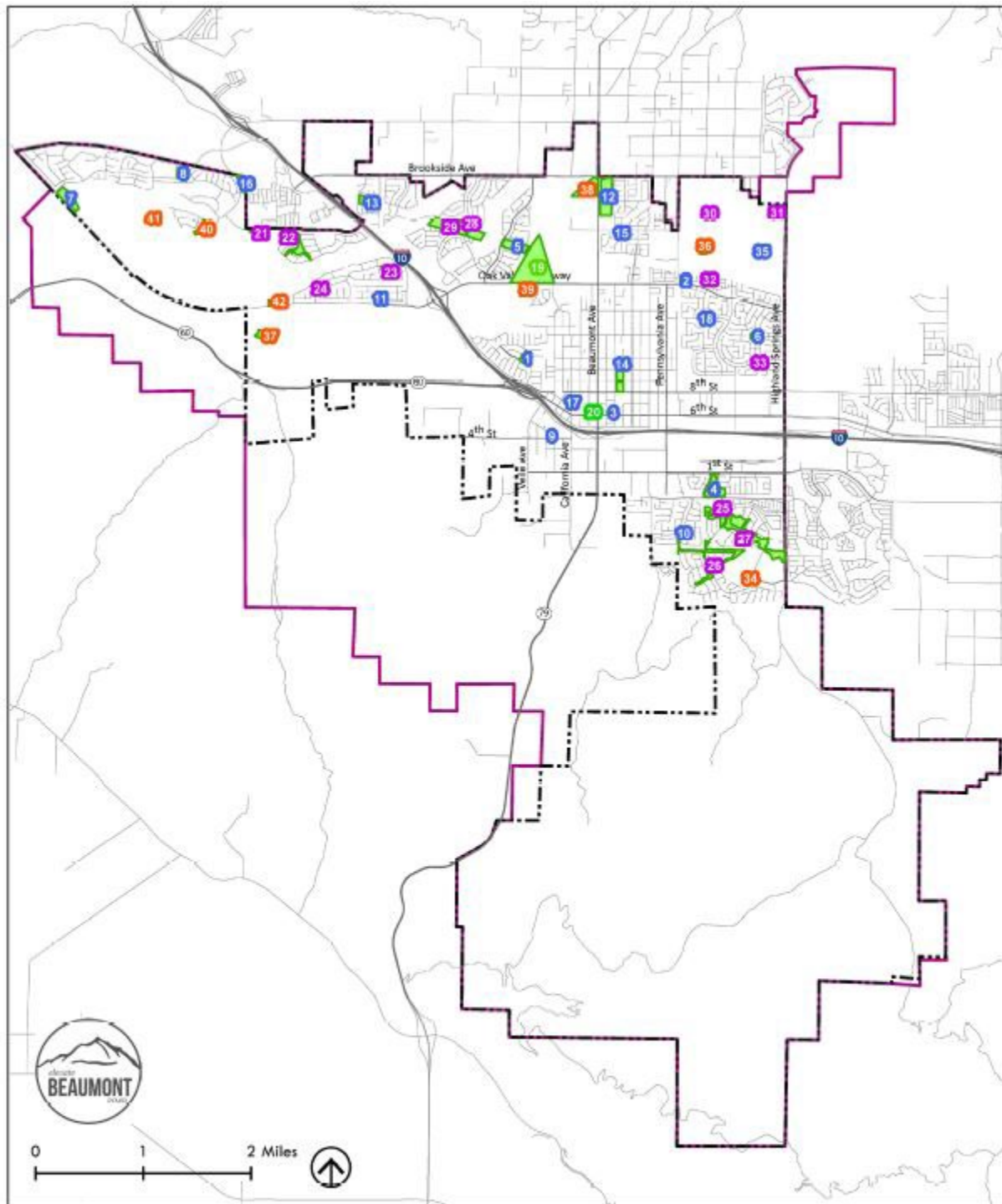
APPENDIX A-5 Beaumont Evacuation Routes



EVACUATION ROUTES

- City Boundary
- Sphere of Influence
- Evacuation Route
- Future Evacuation Route

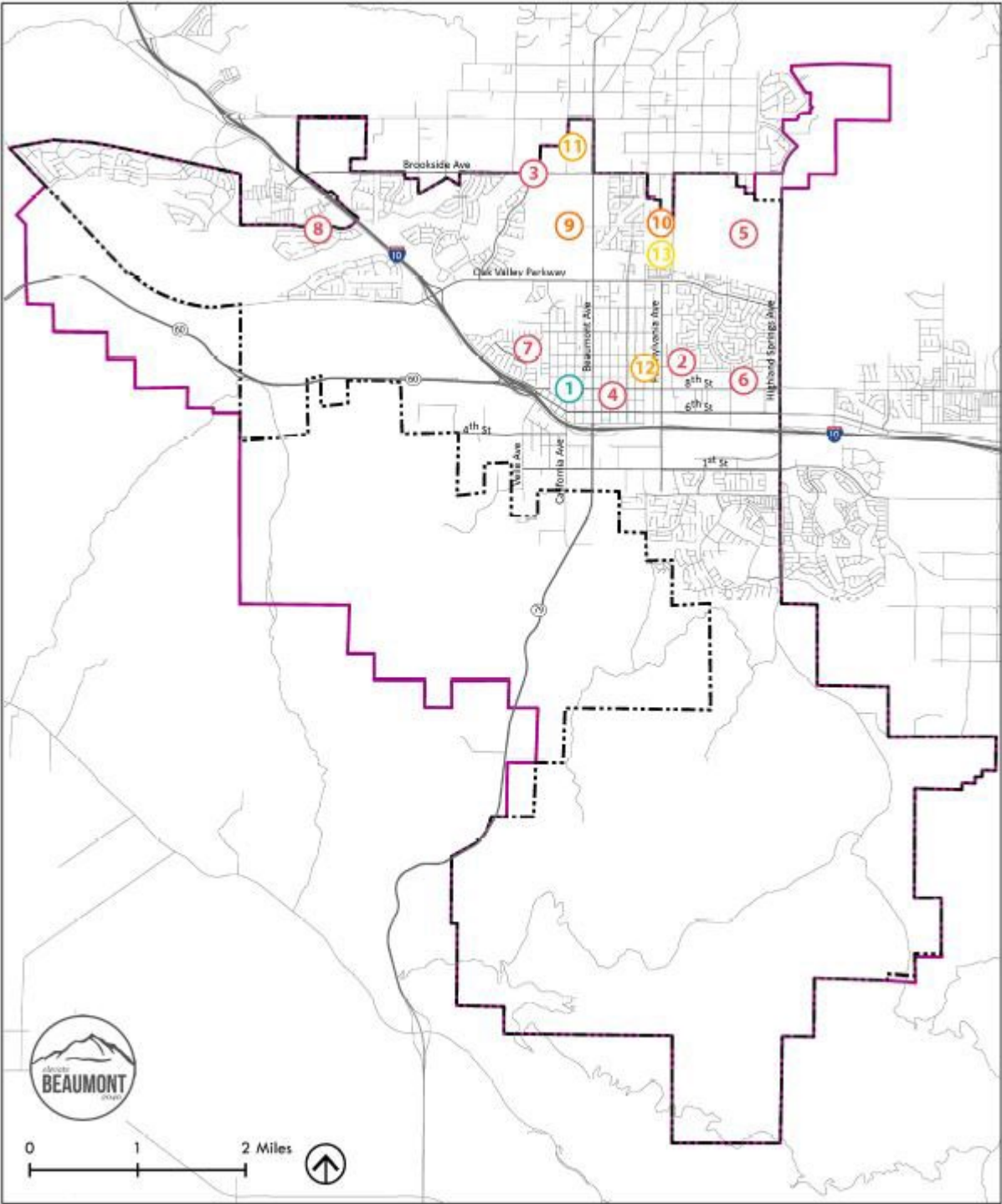
APPENDIX A-6 Parks and Recreation Facilities Map



PARKS AND RECREATION FACILITIES

- | | |
|---------------------|----------------------------------|
| City Boundary | City Parks |
| Sphere of Influence | Future Parks |
| Parks | Beaumont-Cherry Valley RPD Parks |
| | HQA Parks/Rec Centers |

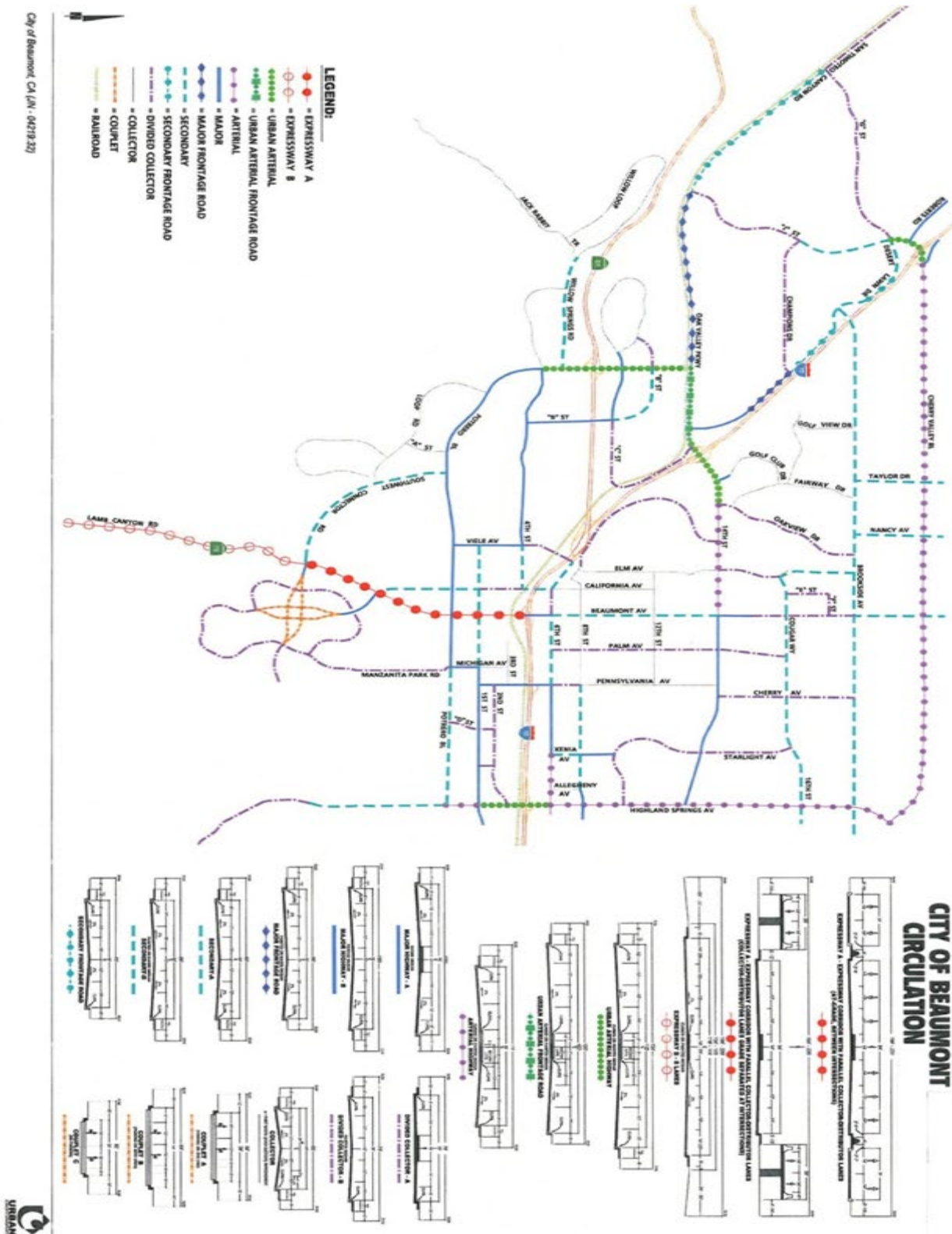
APPENDIX A-7 Schools and Library Facilities Map



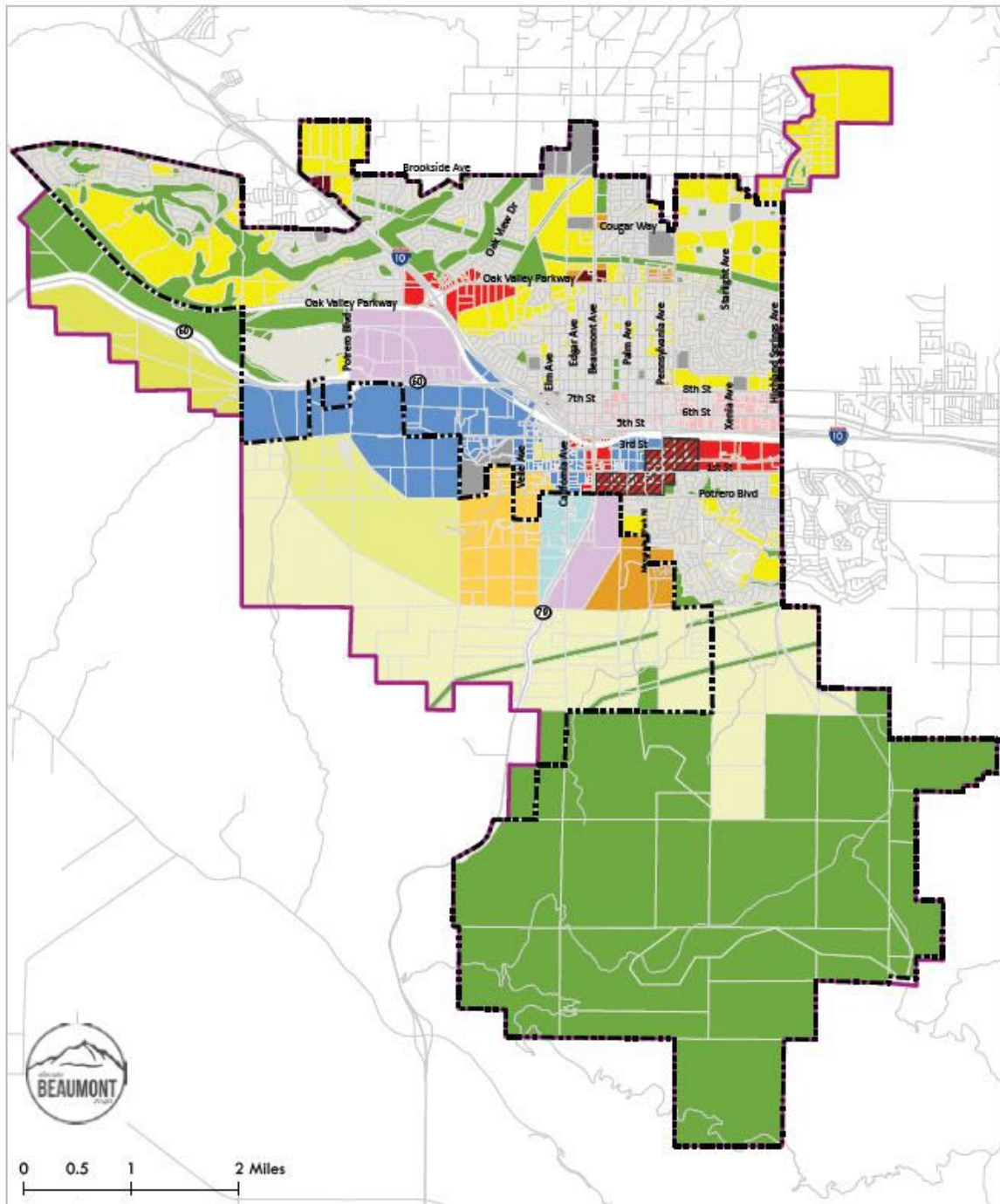
SCHOOL & LIBRARY FACILITIES

- | | | | |
|---------------------|-------------------|---------------|--------------|
| City Boundary | Library | Middle School | Adult School |
| Sphere of Influence | Elementary School | High School | |

APPENDIX A-8 Beaumont Subject to the MSHCP Map



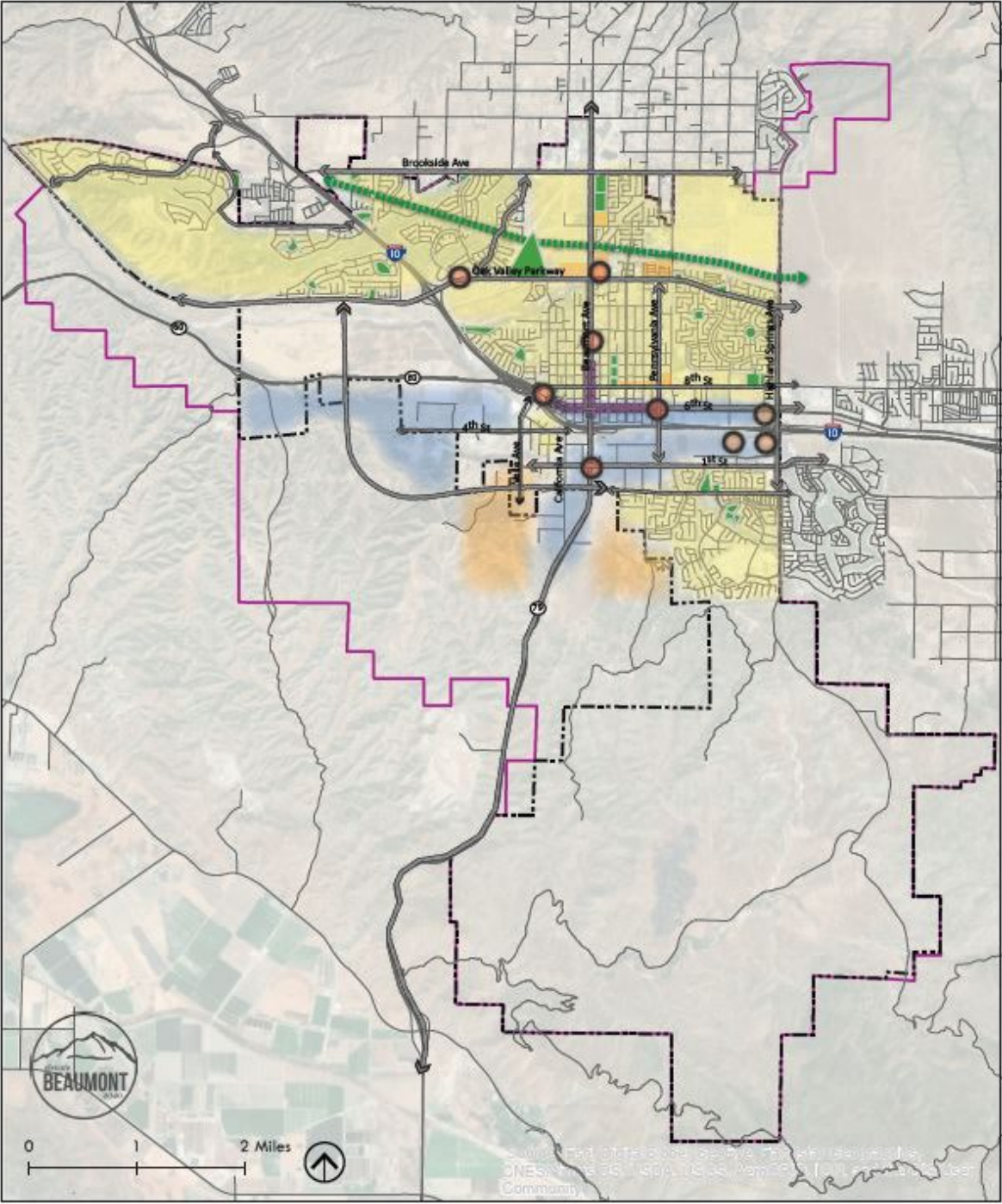
APPENDIX A-9 Beaumont Land Use Map



LAND USE DESIGNATIONS

City Boundary	High Density Residential	Urban Village
Sphere of Influence	Traditional Neighborhood	Downtown Mixed Use
TOD Overlay	Single Family Residential	General Commercial
Open Space	Rural Residential 1	Neighborhood Commercial
Employment District	Rural Residential 10	Public Facilities
Industrial	Rural Residential 40	

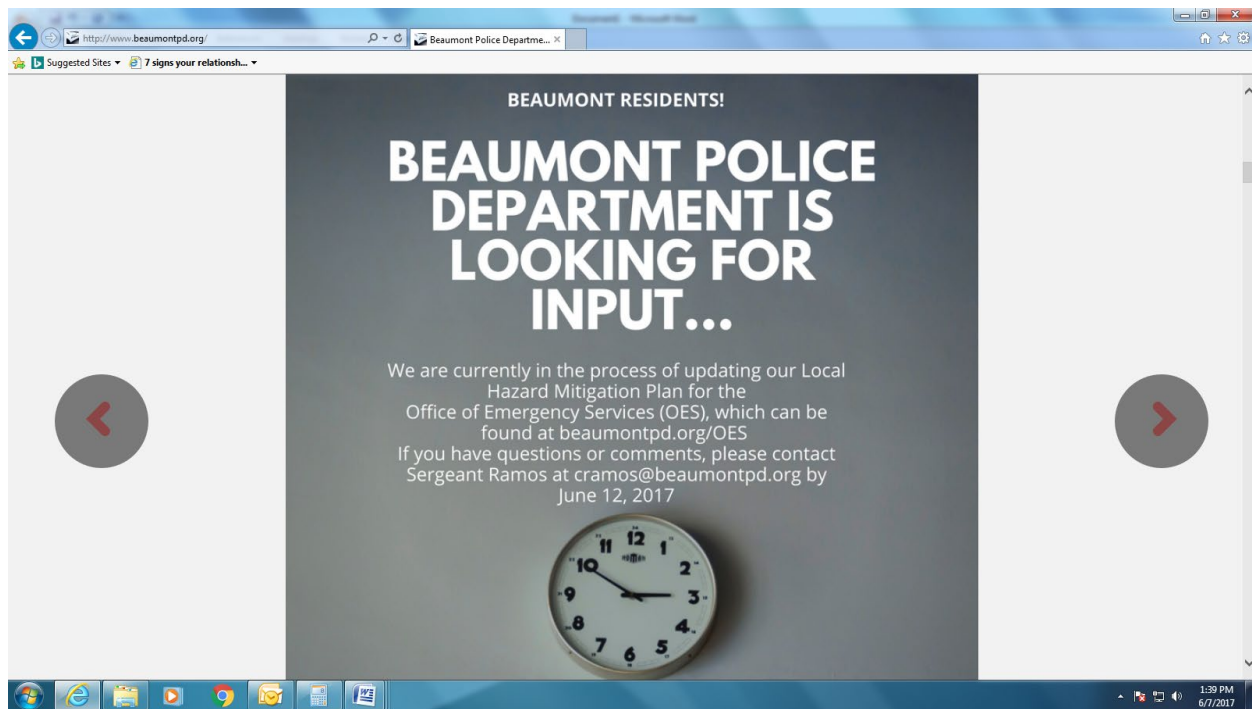
APPENDIX A-10 Beaumont Existing City Structure Map



EXISTING CITY STRUCTURE

- | | | |
|---------------------|----------------------------------|---------------------------------|
| City Boundary | Single Family Neighborhoods | Downtown |
| Sphere of Influence | Multifamily Family Neighborhoods | Neighborhood Commercial Centers |
| Easements | Non-Residential Districts | Regional Commercial Centers |
| Major Corridors | Open Space | |

APPENDIX A-11.1 LHMP Public Notice



APPENDIX A-11.2 LHMP Public Notice

Constant Contact Survey Results

Campaign Name: LHMP Community Survey

Survey Starts: 384

Survey Submits: 98

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MULTIPLE CHOICE

Are you aware that the City of Beaumont has a Local Hazard Mitigation Plan?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			37	37%
No			61	62%
Total Responses			98	100%

MULTIPLE CHOICE

Please select the one hazard you think is the highest threat to your neighborhood:

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Earthquake			30	30%
Fire			30	30%
Flood			3	3%
Drought			5	5%
Extreme Weather - Heat or Storm			1	1%
Insect Infestation			0	0%
Landslide			1	1%
Tornado/Hurricane			0	0%
Civil Disorder			2	2%
Communications Failure			1	1%
Cyber Attack/Cyber Terrorism			0	0%
Electrical Failure			4	4%
Hazardous Materials Incident			1	1%
Jail/Prison Incident			0	0%
Nuclear/Radiological Incident			0	0%
Pipeline Disruption			1	1%
Terrorist Event/Mass Casualty Incident			0	0%
Transportation Failure			12	12%
Water Supply Disruption/Contamination			4	4%
Pandemic			1	1%
Other			2	2%
Total Responses			98	100%

MULTIPLE CHOICE

Please select the one hazard you think is the second highest threat to your neighborhood:

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Earthquake	<div><div></div></div>		19	19%
Fire	<div><div></div></div>		27	27%
Flood	<div><div></div></div>		4	4%
Drought	<div><div></div></div>		6	6%
Extreme Weather - Heat or Storm	<div><div></div></div>		4	4%
Insect Infestation	<div><div></div></div>		0	0%
Landslide	<div><div></div></div>		1	1%
Tomado/Hurricane	<div><div></div></div>		0	0%
Civil Disorder	<div><div></div></div>		2	2%
Communications Failure	<div><div></div></div>		1	1%
Cyber Attack/Cyber Terrorism	<div><div></div></div>		0	0%
Electrical Failure	<div><div></div></div>		9	9%
Hazardous Materials Incident	<div><div></div></div>		4	4%
Jail/Prison Incident	<div><div></div></div>		0	0%
Nuclear/Radiological Incident	<div><div></div></div>		0	0%
Pipeline Disruption	<div><div></div></div>		1	1%
Terrorist Event/Mass Casualty Incident	<div><div></div></div>		3	3%
Transportation Failure	<div><div></div></div>		9	9%
Water Supply Disruption/Contamination	<div><div></div></div>		3	3%
Pandemic	<div><div></div></div>		0	0%
Other	<div><div></div></div>		5	5%
Total Responses			98	100%

OPEN QUESTION

In your opinion, what are some steps the City of Beaumont could make to reduce or eliminate the risk of future hazard damages in your neighborhood?

Earthquake emergency response teams

Make streets better traffic flow open up another bridge on Pennsylvania.

Keep warehouses in areas where there is proper infrastructure. Review the existing roads and freeway bridges for potential failure—they are old and are taking alot of traffic, including semi-trucks. Keep semi trucks and other construction vehicles from using neighborhood roads like Palmer when they aren't allowed there—patrol the area at night—they come through nightly and aren't supposed to be on Palmer (Fairway Canyon).

98 Response(s)

OPEN QUESTION

Are there any other issues regarding the reduction of risk and loss associated with hazards or disasters in the community that you think are important?

Fire & Rescue

No

Get the fire station over by Olivewood up and running. Don't take the other fire station in town away once the one on the west side is up. Monitor the homeless living in ravines and encampments as they start fires.

98 Response(s)




MULTIPLE CHOICE

Prevention - Administrative or regulatory actions that influence the way land is developed and buildings are constructed (Example - Planning and zoning building codes, etc).

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Very Important	<div><div></div></div>		89	90%
Somewhat Important	<div><div></div></div>		7	7%
Not Important	<div><div></div></div>		2	2%
Total Responses			98	100%

MULTIPLE CHOICE

Property Protection - Actions that involve the modification of existing buildings or structures to protect them from a hazard or remove them from the hazard area (Example - Retrofits, relocation, acquisition, etc).

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Very Important			50	51%
Somewhat Important			40	40%
Not Important			8	8%
Total Responses			98	100%

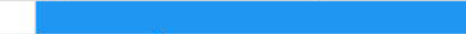
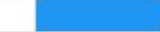

MULTIPLE CHOICE

Public Education and Awareness - Actions to inform and educate residents, elected officials, and property owners about the hazards and potential ways to mitigate them (Example - Outreach, real estate disclosure, school-age and adult education).

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Very Important	<div><div></div></div>		70	71%
Somewhat Important	<div><div></div></div>		26	26%
Not Important	<div><div></div></div>		2	2%
Total Responses			98	100%

MULTIPLE CHOICE

Natural Resource Protection - Actions that, in addition to minimizing hazard losses, also preserve or restore the functions of natural systems (Example - Erosion control, stream restoration, etc).

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Very Important			75	76%
Somewhat Important			22	22%
Not Important			1	1%
Total Responses			98	100%

MULTIPLE CHOICE

Emergency Services - Actions that protect people and property during and immediately after a disaster or hazard event (Example - Warning systems, protection of official facilities, etc).

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Very Important	<div><div></div></div>		94	95%
Somewhat Important	<div><div></div></div>		4	4%
Not Very Important	<div><div></div></div>		0	0%
Total Responses			98	100%

MULTIPLE CHOICE

Structural Projects - Actions that involve the construction of structures to reduce the impact of a hazard (Example - Dams, floodwalls, etc).

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Very Important	<div><div></div></div>		69	70%
Somewhat Important	<div><div></div></div>		24	24%
Not Important	<div><div></div></div>		5	5%
Total Responses			98	100%

MULTIPLE CHOICE

Non-disclosure of the hazards in my community

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Strongly Agree	<div><div></div></div>		81	82%
Agree	<div><div></div></div>		14	14%
Disagree	<div><div></div></div>		3	3%
Total Responses			98	100%




MULTIPLE CHOICE

Poor planning and response to an emergency or disaster

Answer Choice	0%100%	Number of Responses	Responses Ratio
Strongly Agree		89	90%
Agree		8	8%
Disagree		1	1%
Total Responses		98	100%


MULTIPLE CHOICE

Lack of follow-up in implementing and carrying out mitigation projects

Answer Choice	0%100%	Number of Responses	Responses Ratio
Strongly Agree		73	74%
Agree		23	23%
Disagree		2	2%
Total Responses		98	100%




MULTIPLE CHOICE

No early alert and warnings/notifications during an emergency or disaster

Answer Choice	0%100%	Number of Responses	Responses Ratio
Strongly Agree		72	73%
Agree		20	20%
Disagree		6	6%
Total Responses		98	100%


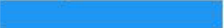

MULTIPLE CHOICE

Too many alert and warnings/notifications regarding an emergency or disaster

Answer Choice	0%100%	Number of Responses	Responses Ratio
Strongly Agree		13	13%
Agree		25	25%
Disagree		60	61%
Total Responses		98	100%

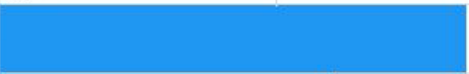

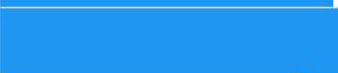


MULTIPLE CHOICE

How prepared is your household for a natural disaster (for example wildfire, flood, earthquake, extended power outage, etc.)?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Very well prepared			11	11%
Well prepared			40	40%
Somewhat prepared			45	45%
Not at all prepared			2	2%
Total Responses			98	100%

CHECKBOXES

How can the City of Beaumont help you become better prepared for a disaster? Choose all that apply.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Provide effective emergency notifications and communication in a disaster.			82	84%
Offer training and education to residents and business owners on how to reduce risk.			59	60%
Provide community outreach regarding emergency preparedness			60	61%
Create awareness of special needs and vulnerable populations.			52	53%
Other			7	7%
Total Responses			97	100%

OPEN QUESTION

Please provide us your name, email and/or telephone number. The City of Beaumont will use this information only in instances where we need to respond to your questions or comments. We will not share this information with anyone.

Raquel Gaitan
909806-5593
Raquel_gaitan7575@att.net

Rodney Dahlgren
ron.dahlgren@gmail.com

Lisle Dewar
237 White Sands
Beaumont, CA 92223

79 Response(s)

APPENDIX A-11.3 LHMP Public Notice

Constant Contact Survey Results

Campaign Name: LHMP Community Survey

Survey Starts: 384

Survey Submits: 98

Export Date: 12/27/2022 01:10 PM
















MULTIPLE CHOICE

Are you aware that the City of Beaumont has a Local Hazard Mitigation Plan?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			37	37%
No			61	62%
Total Responses			98	100%

MULTIPLE CHOICE

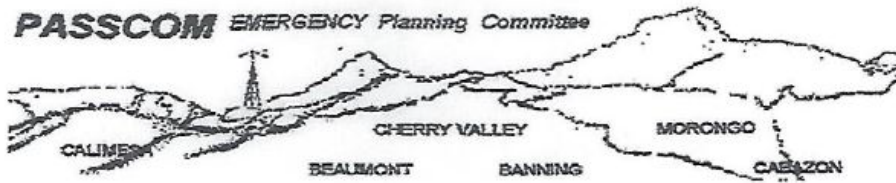
Please select the one hazard you think is the highest threat to your neighborhood:

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Earthquake			30	30%
Fire			30	30%
Flood			3	3%
Drought			5	5%
Extreme Weather - Heat or Storm			1	1%
Insect Infestation			0	0%
Landslide			1	1%
Tornado/Hurricane			0	0%
Civil Disorder			2	2%
Communications Failure			1	1%
Cyber Attack/Cyber Terrorism			0	0%
Electrical Failure			4	4%
Hazardous Materials Incident			1	1%
Jail/Prison Incident			0	0%
Nuclear/Radiological Incident			0	0%
Pipeline Disruption			1	1%
Terrorist Event/Mass Casualty Incident			0	0%
Transportation Failure			12	12%
Water Supply Disruption/Contamination			4	4%
Pandemic			1	1%
Other			2	2%
Total Responses			98	100%

Public Notice



APPENDIX A-12.1 PASSCOM



SAN GORGONIO PASS EMERGENCY PLANNING COMMITTEE

Lorna Linda University Health Beaumont Banning
81 S. Highland Springs Ave. Suite 100A
Beaumont, CA 92223

AGENDA:

Tuesday, November 8th, 2022 @ 8:30am

CALL TO ORDER:

Mike Barron - President
Mike Simon - Vice President
DeEsta West - Secretary
Mike Simon- Treasurer

Self-introductions

Approval of Previous Minutes

October, 11th, 2022

Treasurers Report

Mike Simon

Reports and New Business

- County Update
- Hospital Update
- Website Update
- CHP
- Riverside County Sherriff
- Local PO

Speaker:

Round Table

Announcements

Adjournment

Next meeting: December 13th, 2022 @
8:30am



Staff Report

TO: City Council
FROM: Jennifer Ustation, Finance Director
DATE December 19, 2023
SUBJECT: FY2023 Local Agency Special Tax and Bond Accountability Act SB 165 Annual Report

Description Receive and file the SB 165 annual report.

Background and Analysis:

Senate Bill 165 (SB 165) shall be cited as the Local Agency Special Tax and Bond Accountability Act (the "Act"). This Act requires that any local special tax/local bond measure subject to voter approval contain a statement indicating the specific purposes of the special tax, requires that the proceeds of the special tax be applied to those purposes, requires the creation of an account into which the proceeds shall be deposited, and requires an annual report containing specified information concerning the use of the proceeds. The Act only applies to bonds issued on or after January 1, 2001, in accordance with Sections 50075.1 and 53410 of the California Government Code.

Some of the requirements of the Act are handled at the formation (bond issuance) of the Special Tax District and others are handled through annual reports. This section of the report intends to comply with Sections 50075.3 and 53411 of the California Government Code that states:

The chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, after the bonds have been issued and at least once a year thereafter. The Annual report shall contain all the following:

- (a) The amount of funds collected and expended.
- (b) The status of any project required or authorized to be funded as identified in subdivision (a) of Section 50075.1 and Section 53410.

Fiscal Impact:

The estimated cost to prepare this report is \$125.

Recommended Action:

Receive and file the SB 165 annual report.

Attachments:

A. FY2023 SB 165 Report

CITY OF BEAUMONT



FISCAL YEAR ENDING

JUNE 30, 2023

SENATE BILL 165

ANNUAL REPORT ON VOTER APPROVED DEBT SECTION 53411



SPICER CONSULTING
G R O U P

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Bond Accountability Act (Senate Bill 165)

Senate Bill 165 (SB 165) shall be cited as the Local Agency Special Tax and Bond Accountability Act (the "Act"). This Act requires that any local special tax/local bond measure subject to voter approval contain a statement indicating the specific purposes of the special tax, requires that the proceeds of the special tax be applied to those purposes, requires the creation of an account into which the proceeds shall be deposited, and requires an annual report containing specified information concerning the use of the proceeds. The Act only applies to bonds issued on or after January 1, 2001 in accordance with Sections 50075.1 and 53410 of the California Government Code.

Some of the requirements of the Act are handled at the formation (bond issuance) of the Special Tax District and others are handled through annual reports. This section of the report intends to comply with Sections 50075.3 and 53411 of the California Government Code that states:

The chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, after the bonds have been issued and at least once a year thereafter. The Annual report shall contain all of the following:

- (a) The amount of funds collected and expended.
- (b) The status of any project required or authorized to be funded as identified in subdivision (a) of Section 50075.1 and Section 53410.

Community Facilities District No. 93-1 Improvement Area 3 Local Agency Refunding Bonds, Series 2019A

Location

Community Facilities District No. 93-1 Improvement Area 3 (the "CFD No. 93-1 IA 3") is comprised of 508 single family homes and approximately 170.40 gross acres. CFD No. 93-1 IA 3 is generally located adjacent to the north side of Interstate 10 and south of Oak Valley Pkwy (Fourteenth Street).

Authorized Facilities and Bonds

CFD No. 93-1 IA 3 was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Domestic Water Facilities, Ring Ranch Rd., and Oak View Dr.); **Joint Facilities** - (Noble Creek Sewer Trunk Main and Noble Creek Sewer Force Main); **Individual Facilities** - (Three Rings Ranch - Collector Sewer, Oak Valley Greens – Oak View Drive Water and Collector Sewer, Oak Valley Greens – Future Facilities, and Mountain Meadows - Channel). CFD No. 93-1 IA 3 has one series of bonds, the Local Agency Refunding Bonds, Series 2019A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 3 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$242,193
Less: Delinquency as of 6/30/2023	\$1,896
Total Special Taxes Collected	\$240,297
2023 Expenditures	
Bond Interest – 3/1/2023	\$38,600
Bond Interest – 9/1/2023	\$38,600
Bond Principal – 9/1/2023	\$135,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$242,200
Ending Special Tax Fund Balance	(\$1,903)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 3. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 3. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 3.

Community Facilities District No. 93-1 Improvement Area 6A1 Special Tax Refunding Bonds, Series 2017A

Location

Community Facilities District No. 93-1 Improvement Area 6A1 (the "CFD No. 93-1 IA 6A1") is comprised of 954 single family homes and approximately 299.22 gross acres. CFD No. 93-1 IA 6A1 is generally located east of Manzanita Park Rd., north of Eagles Nest Dr., and south of E 1st St.

Authorized Facilities and Bonds

CFD No. 93-1 IA 6A1 was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Transportation Facilities, Domestic Water Facilities, Recycled Water Facilities, Sewer Transmission and Treatment Facilities, Traffic Signals and Street Lighting Facilities, Public Safety, Public Works and Administrative Facilities, Watershed Management and Storm Drain Facilities, Facility Fees, Planning, Engineering and Environmental Reports and Appurtenant Facilities, Utilities, and Fees and Permits); **Joint Facilities** - (Lower Potrero Sewer No. 1 – Seneca Springs, Southern Trunk Main, Lower Potrero Sewer System and Appurtenant Facilities, including Engineering Reports and Studies, Utilities, and Fees and Permits); **Individual Facilities** - (Transportation Facilities, Domestic Water Facilities, Recycled Water Facilities, Sewer Transmission and Treatment Facilities, Traffic Signals and Street Lighting Facilities, Public Safety, Public Works and Administrative Facilities, Watershed Management and Storm Drain Facilities, Community Parks and Multipurpose Trails, Planning, Engineering and Environmental Reports and Appurtenant Facilities, including Engineering Reports and Studies, Utilities, and Fees and Permits). CFD No. 93-1 IA 6A1 has one series of bonds, the Special Tax Refunding Bonds, Series 2017A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 6A1 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$2,369,699
Less: Delinquency as of 6/30/2023	\$10,805
Total Special Taxes Collected	\$2,358,894
2023 Expenditures	
Bond Interest – 3/1/2023	\$449,987
Bond Interest – 9/1/2023	\$449,987
Bond Principal – 9/1/2023	\$1,438,972
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$2,368,946
Ending Special Tax Fund Balance	(\$10,052)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 6A1. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 6A1. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 6A1.

Community Facilities District No. 93-1 Improvement Area 7A1 2015 Local Agency Refunding Revenue Bonds, Series A

Location

Community Facilities District No. 93-1 Improvement Area 7A1 (the "CFD No. 93-1 IA 7A1") is comprised of 537 single family homes and approximately 147.56 gross acres. CFD No. 93-1 IA 7A1 is generally located southwest of the Potrero Blvd. and Highland Springs Ave. intersection.

Authorized Facilities and Bonds

CFD No. 93-1 IA 7A1 was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Domestic Water System, Utilities, and Fees and Permits); **Joint Facilities** - (Lower Potrero Sewer No. 2); **Individual Facilities** - (Transportation Facilities, Sewer Treatment Plant, Westside Fire Station, Electrical Utility Substation, Electrical Utility Extensions, San Timoteo Watershed Management Projects, Domestic Water System, Recycled Water System and Appurtenant Facilities, including Engineering Reports and Studies, Utilities, and Fees and Permits). CFD No. 93-1 IA 7A1 has one series of bonds, the 2015 Local Agency Refunding Revenue Bonds, Series A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 7A1 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$701,721
Less: Delinquency as of 6/30/2023	\$5,180
Total Special Taxes Collected	\$696,541
2023 Expenditures	
Bond Interest – 3/1/2023	\$212,863
Bond Interest – 9/1/2023	\$212,863
Bond Principal – 9/1/2023	\$245,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$700,726
Ending Special Tax Fund Balance	(\$4,185)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 7A1. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 7A1. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 7A1.

Community Facilities District No. 93-1 Improvement Area 7B
 Special Tax Bonds, 2018 Series A
 Local Agency Refunding Bonds, Series 2021A

Location

Community Facilities District No. 93-1 Improvement Area 7B (the "CFD No. 93-1 IA 7B") is comprised of 283 single family homes and approximately 85.98 gross acres. CFD No. 93-1 IA 7B is generally southwest of the Potrero Blvd. and Four Seasons Blvd. intersection.

Authorized Facilities and Bonds

CFD No. 93-1 IA 7B was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, City Transportation Facilities, Sewer Treatment Capacity, Citywide Facilities, Regional Park, and Facility Fees and Permits); **Individual Facilities** - (Potrero Blvd). CFD No. 93-1 IA 7B has two series of bonds, the Special Tax Bonds, 2018 Series A and the Local Agency Refunding Bonds, Series 2021A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 7B from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$292,834
Less: Delinquency as of 6/30/2023	\$0
Total Special Taxes Collected	\$292,834
2023 Expenditures	
Bond Interest – 3/1/2023	\$53,395
Bond Interest – 9/1/2023	\$53,120
Bond Principal – 9/1/2023	\$165,000
Administrative Expenses ⁽¹⁾	\$20,000
Total Expenditures	\$291,515
Ending Special Tax Fund Balance	\$1,319

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement Fund of CFD No. 93-1 IA 7B. The following table shows the initial amount deposited to the Improvement Fund, the amount expended, the June 30, 2023 Improvement Fund balance, and the project status. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 7B.

District	Series	Initial Deposit Amount to Improvement Fund	Expended Amount	June 30, 2023 Balance ⁽²⁾	Project Status
CFD No. 93-1 IA 7B	2018A	\$2,009,555.99	\$2,009,093.72	\$462.27	Ongoing

⁽²⁾ Balance includes interest.

Community Facilities District No. 93-1 Improvement Area 7C Local Agency Refunding Bonds, Series 2021A

Location

Community Facilities District No. 93-1 Improvement Area 7C (the "CFD No. 93-1 IA 7C") is comprised of 391 single family homes and approximately 146.12 gross acres. CFD No. 93-1 IA 7C is generally located south of Eagle Nest Dr. and 0.37 miles west of Highland Springs Ave.

Authorized Facilities and Bonds

CFD No. 93-1 IA 7C was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, City Transportation Facilities, Sewer Treatment Capacity, Citywide Facilities, Regional Park, and Facility Fees and Permits); **Individual Facilities** - (Potrero Blvd). CFD No. 93-1 IA 7C has one series of bonds, the Local Agency Refunding Bonds, Series 2021A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 7C from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$124,530
Less: Delinquency as of 6/30/2023	\$518
Total Special Taxes Collected	\$124,012
2023 Expenditures	
Bond Interest – 3/1/2023	\$14,767
Bond Interest – 9/1/2023	\$14,767
Bond Principal – 9/1/2023	\$65,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$124,534
Ending Special Tax Fund Balance	(\$522)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 7C. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 7C. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 7C.

Community Facilities District No. 93-1 Improvement Area 7D 2018 Special Tax Bonds

Location

Community Facilities District No. 93-1 Improvement Area 7D (the "CFD No. 93-1 IA 7D") is comprised of 296 single family homes and approximately 89.90 gross acres. CFD No. 93-1 IA 7D is generally located west of Highland Springs Ave. and southwest of Breckenridge Ave.

Authorized Facilities and Bonds

CFD No. 93-1 IA 7D was formed to finance the costs of constructing and acquiring certain public facilities. The authorized facilities financed include, but not limited to the following: City Program; Gravity Sewers on 1st St., California Ave., and Highland Springs Rd.; Sewer Force Main; Lift Stations on Highland Spring Rd. and Portero Rd.; and the Portero Bridge. CFD No. 93-1 IA 7D has one series of bonds, the 2018 Special Tax Bonds.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 7D from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$233,747
Less: Delinquency as of 6/30/2023	\$497
Total Special Taxes Collected	\$233,250
2023 Expenditures	
Bond Interest – 3/1/2023	\$66,875
Bond Interest – 9/1/2023	\$66,875
Bond Principal – 9/1/2023	\$80,000
Administrative Expenses ⁽¹⁾	\$20,000
Total Expenditures	\$233,750
Ending Special Tax Fund Balance	(\$500)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement Fund of CFD No. 93-1 IA 7D. The following table shows the initial amount deposited to the Improvement Fund, the amount expended, the June 30, 2023 Improvement Fund balance, and the project status. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 7D.

District	Series	Initial Deposit Amount to Improvement Fund	Expended Amount	June 30, 2023 Balance ⁽²⁾	Project Status
CFD No. 93-1 IA 7D	2018	\$3,269,022.24	\$3,262,040.79	\$6,981.45	Ongoing

⁽²⁾ Balance includes interest.

Community Facilities District No. 93-1 Improvement Area 8 Special Tax Refunding Bonds, Series 2017A

Location

Community Facilities District No. 93-1 Improvement Area 8 (the "CFD No. 93-1 IA 8") is comprised of 946 single family homes and approximately 237.82 gross acres. CFD No. 93-1 IA 8 is generally located northwest of the N Highlands Springs Ave. and Starlight Ave. intersection.

Authorized Facilities and Bonds

CFD No. 93-1 IA 8 was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Water Quality Basin, Domestic Water System, Transportation System, Utilities, and Fees and Permits); **Joint Facilities** - (Upper Potrero Sewer Lift Station and Upper Potrero Sewer Trunk Main and Force Main); **Individual Facilities** - (Annexation Area Sewer, Sewer Trunk Main-On Site, Streets and Storm Sewers, 5% Construction Contingency, Fourteenth Street, Loop Road Extension, Utilities, and Fees and Permits). CFD No. 93-1 IA 8 has one series of bonds, the Special Tax Refunding Bonds, Series 2017A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 8 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$668,728
Less: Delinquency as of 6/30/2023	\$3,376
Total Special Taxes Collected	\$665,352
2023 Expenditures	
Bond Interest – 3/1/2023	\$91,868
Bond Interest – 9/1/2023	\$91,868
Bond Principal – 9/1/2023	\$455,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$668,736
Ending Special Tax Fund Balance	(\$3,384)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 8. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 8. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 8.

Community Facilities District No. 93-1 Improvement Area 8A Special Tax Refunding Bonds, Series 2017A

Location

Community Facilities District No. 93-1 Improvement Area 8A (the "CFD No. 93-1 IA 8A") is comprised of 409 single family homes and approximately 84.46 gross acres. CFD No. 93-1 IA 8A is divided into two non-contiguous zones. Zone 1 is generally located west of N Highland Springs Ave., north of E Oak Valley Pkwy, and east of Starlight Ave. Zone 2 is generally located west of N Highland Springs Ave., south of Starlight Ave., and east of Xenia Ave.

Authorized Facilities and Bonds

CFD No. 93-1 IA 8A was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Transportation Facilities, Engineering and Geotechnical Reports, Westside Fire Station, Emergency Preparedness Facility, Recycled Water Facilities, and Facility Fees and Permits); **Individual Facilities** - (Prepaid Capacity Fees, Preliminary Engineering, and Prepaid Traffic Signal Fees). CFD No. 93-1 IA 8A has one series of bonds, the Special Tax Refunding Bonds, Series 2017A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 8A from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$513,466
Less: Delinquency as of 6/30/2023	\$4,969
Total Special Taxes Collected	\$508,497
2023 Expenditures	
Bond Interest – 3/1/2023	\$92,517
Bond Interest – 9/1/2023	\$92,517
Bond Principal – 9/1/2023	\$298,437
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$513,471
Ending Special Tax Fund Balance	(\$4,974)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 8A. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 8A. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 8A.

Community Facilities District No. 93-1 Improvement Area 8B Special Tax Refunding Bonds, Series 2017A

Location

Community Facilities District No. 93-1 Improvement Area 8B (the "CFD No. 93-1 IA 8B") is comprised of 192 single family homes and approximately 50.12 gross acres. CFD No. 93-1 IA 8B is generally located northeast of Carnation Ln., south of Snapdragon Way, and southwest of Starlight Ave.

Authorized Facilities and Bonds

CFD No. 93-1 IA 8B was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, TUMF Facilities, Regional Park Facilities, Engineering and Geotechnical Reports, Sewage Treatment Facilities, Recycled Water Facilities, Domestic Water Well, Facility Engineering, and Fees and Permits); **Individual Facilities** - (Prepaid Engineering and Formation Costs and Prepaid Citywide Fees). CFD No. 93-1 IA 8B has one series of bonds, the Special Tax Refunding Bonds, Series 2017A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 8B from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$450,179
Less: Delinquency as of 6/30/2023	\$2,917
Total Special Taxes Collected	\$447,262
2023 Expenditures	
Bond Interest – 3/1/2023	\$92,590
Bond Interest – 9/1/2023	\$92,590
Bond Principal – 9/1/2023	\$235,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$450,180
Ending Special Tax Fund Balance	(\$2,918)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 8B. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 8B. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 8B.

Community Facilities District No. 93-1 Improvement Area 8C
 Special Tax Refunding Bonds, Series 2017A
 Special Tax Bonds, 2018 Series A
 Local Agency Refunding Bonds, Series 2020A

Location

Community Facilities District No. 93-1 Improvement Area 8C (the "CFD No. 93-1 IA 8C") is comprised of 689 single family homes and approximately 161.56 gross acres. CFD No. 93-1 IA 8C is generally located north of Snapdragon Way, east of Cherry Ave., south of E Oak Valley Pkwy, and west of Starlight Ave.

Authorized Facilities and Bonds

CFD No. 93-1 IA 8C was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, TUMF Facilities, Regional Park Facilities, Westside Fire Station, Sewage Treatment Facilities, Recycled Water Facilities, Engineering and Geotechnical Reports, San Timoteo Watershed Management Projects, Domestic Water Facilities, Facility Engineering, and Fees and Permits); **Joint Facilities** - (Southern Trunk Main); **Individual Facilities** - (Prepaid Engineering and Formation Costs, Prepaid Citywide Fees, and Cherry Storm Drain Channel).

8th St. (Soft Costs, Street, Storm Drain, Sewer and Dry Utilities); **8th St.** (off-site Sewer); **PA 16/17 Loop St.** (Soft Costs); **Xenia Ave.** (Soft Costs); **PA 18/22 Entry** (Soft Costs, Street, Sewer and Dry Facilities); **Starlight Ave.** (Soft Costs, Street, Storm Drain, Sewer and Dry Utilities); **Major Streets and Detention Basins Grading**; **P/A 1/4 Entry** (Soft Costs, Street, Curb/Gutter, Sidewalk and Sewer); **Cherry Ave.** (Soft Costs, Street, Curb/Gutter, Storm Drain and Dry Utilities); and **Highland Springs Ave.** (Soft Costs, Street, Curb/Gutter, Storm Drain and Dry Utilities). CFD No. 93-1 IA 8C has three series of bonds: the Special Tax Refunding Bonds, Series 2017A; the Special Tax Bonds, 2018 Series A; and the Local Agency Refunding Bonds, Series 2020A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 8C from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$1,520,408
Less: Delinquency as of 6/30/2023	\$0
Total Special Taxes Collected	\$1,520,408
2023 Expenditures	
Bond Interest – 3/1/2023	\$557,816
Bond Interest – 9/1/2023	\$557,816
Bond Principal – 9/1/2023	\$374,589
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$1,520,221
Ending Special Tax Fund Balance	\$187

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement Fund of CFD No. 93-1 IA 8C. The following table shows the initial amount deposited to the Improvement Fund, the amount expended, the June 30, 2023 Improvement Fund balance, and the project status. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 8C.

District	Series	Initial Deposit Amount to Improvement Fund	June 30, 2023 Balance	Project Status
CFD No. 93-1 IA 8C	2018A	\$16,404,065.90	\$0.00	Complete

Community Facilities District No. 93-1 Improvement Area 8D
 Special Tax Refunding Bonds, Series 2017A
 Special Tax Bonds, Series 2018A

Location

Community Facilities District No. 93-1 Improvement Area 8D (the "CFD No. 93-1 IA 8D") is comprised of 279 single family homes and approximately 44.45 gross acres. CFD No. 93-1 IA 8D is generally located north of E Oak Valley Pkwy, east of Cherry Ave., and west of Starlight Ave.

Authorized Facilities and Bonds

CFD No. 93-1 IA 8D was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Oak Valley Pkwy and Highland Springs Ave., Recycled Water Facilities, and Facility Fees and Permits); **Individual Facilities** - (San Timoteo Sewer).

Cougar Way (Soft Costs, Street, Curb/Gutter, Sidewalk, Storm Drain and Dry Utilities); **PA 35/38 Entry** (Soft Costs, Street, Sidewalk, Sewer and Dry Utilities); **Oak Valley Pkwy** (Soft Costs, Street, Sidewalk, Storm Drain and Dry Utilities); **PA 42/43 Entry** (Soft Costs, Street, Curb/Gutter, Storm Drain, Sewer and Dry Utilities); **PA 1/4 Entry** (Soft Costs, Street, Curb/Gutter, Sidewalk and Sewer); **Cherry Ave.** (Soft Costs, Street, Curb/Gutter, Storm Drain and Dry Utilities); **Highland Springs Ave.** (Soft Costs, Street, Curb/Gutter, Storm Drain and Dry Utilities). CFD No. 93-1 IA 8D has two series of bonds, the Special Tax Refunding Bonds, Series 2017A and the Special Tax Bonds, Series 2018A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 8D from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$469,462
Less: Delinquency as of 6/30/2023	\$0
Total Special Taxes Collected	\$469,462
2023 Expenditures	
Bond Interest – 3/1/2023	\$185,477
Bond Interest – 9/1/2023	\$185,477
Bond Principal – 9/1/2023	\$68,513
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$469,467
Ending Special Tax Fund Balance	(\$5)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement Fund of CFD No. 93-1 IA 8D. The following table shows the initial amount deposited to the Improvement Fund, the amount expended, the June 30, 2023 Improvement Fund balance, and the project status. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 8D.

District	Series	Initial Deposit Amount to Improvement Fund	June 30, 2023 Balance	Project Status
CFD No. 93-1 IA 8D	2018A	\$7,322,774.46	\$0.00	Complete

Community Facilities District No. 93-1 Improvement Area 8E 2018 Special Tax Bonds

Location

Community Facilities District No. 93-1 Improvement Area 8E (the "CFD No. 93-1 IA 8E") is comprised of 372 single family homes and approximately 108.03 gross acres. CFD No. 93-1 IA 8E is generally located northwest of the intersection of N Highland Springs Ave. and Cougar Way.

Authorized Facilities and Bonds

CFD No. 93-1 IA 8E was formed to finance major public improvements which include, but not limited to the following: Design and Construction of Cherry Ave., Brookside Ave., Highland Springs Ave. and related Street Improvements; Landscaping costs in and around CFD No. 93-1 IA 8E; widening of Pennsylvania Ave; and Design, Engineering and Plans for Phase II of State Route 60/Portero Blvd. interchange. CFD No. 93-1 IA 8E has one series of bonds, the 2018 Special Tax Bonds.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 8E from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$687,465
Less: Delinquency as of 6/30/2023	\$3,697
Total Special Taxes Collected	\$683,768
2023 Expenditures	
Bond Interest – 3/1/2023	\$277,225
Bond Interest – 9/1/2023	\$277,225
Bond Principal – 9/1/2023	\$105,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$689,450
Ending Special Tax Fund Balance	(\$5,682)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement Fund of CFD No. 93-1 IA 8E. The following table shows the initial amount deposited to the Improvement Fund, the amount expended, the June 30, 2023 Improvement Fund balance, and the project status. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 8E.

District	Series	Initial Deposit Amount to Improvement Fund	Expended Amount	June 30, 2023 Balance ⁽²⁾	Project Status
CFD No. 93-1 IA 8E	2018	\$11,605,720.71	\$11,595,702.24	\$10,018.47	Ongoing

⁽²⁾ Balance includes interest.

Community Facilities District No. 93-1 Improvement Area 8F 2020 Special Tax Bonds

Location

Community Facilities District No. 93-1 Improvement Area 8F (the "CFD No. 93-1 IA 8F") is comprised of 294 single family homes and approximately 80.32 gross acres. CFD No. 93-1 IA 8F is generally located southeast of the intersection of Cherry Ave. and Brookside Ave.

Authorized Facilities and Bonds

CFD No. 93-1 IA 8F was formed to finance major public improvements which include, but not limited to the following: Landscaping and related Improvements within the right-of-way along Starlight Dr., Cougar Ave., and Highland Springs Ave.; Design and Construction of Cherry Ave., Brookside Ave., and Highland Springs Ave. and related Street Improvements; Landscaping costs in and around CFD No. 93-1 IA 8F; widening of Pennsylvania Ave.; and Design, Engineering and Plans for Phase II of State Route 60/Portero Blvd. interchange. CFD No. 93-1 IA 8F has one series of bonds, the 2020 Special Tax Bonds.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 8F from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$630,098
Less: Delinquency as of 6/30/2023	\$1,724
Total Special Taxes Collected	\$628,374
2023 Expenditures	
Bond Interest – 3/1/2023	\$255,050
Bond Interest – 9/1/2023	\$255,050
Bond Principal – 9/1/2023	\$90,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$630,100
Ending Special Tax Fund Balance	(\$1,726)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement Fund of CFD No. 93-1 IA 8F. The following table shows the initial amount deposited to the Improvement Fund, the amount expended, the June 30, 2023 Improvement Fund balance, and the project status. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 8F.

District	Series	Initial Deposit Amount to Improvement Fund	June 30, 2023 Balance	Project Status
CFD No. 93-1 IA 8F	2020	\$12,334,439.83	\$0.00	Complete

Community Facilities District No. 93-1 Improvement Area 9

Local Agency Refunding Bonds, Series 2019A

Location

Community Facilities District No. 93-1 Improvement Area 9 (the "CFD No. 93-1 IA 9") is comprised of 69 single family homes and approximately 13.56 gross acres. CFD No. 93-1 IA 9 is generally located northwest of the intersection of Cougar Way and Sunnyslope Ave.

Authorized Facilities and Bonds

CFD No. 93-1 IA 9 was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Domestic Water System, Transportation System, City Wastewater Treatment Plant, and San Timoteo Watershed Improvements); **Joint Facilities** - (Upper Potrero Sewer System); **Individual Facilities** - (Local Streets, Sanitary Sewer, and Storm Drain System). CFD No. 93-1 IA 9 has one series of bonds, the Local Agency Refunding Bonds, Series 2019A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 9 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$59,199
Less: Delinquency as of 6/30/2023	\$0
Total Special Taxes Collected	\$59,199
2023 Expenditures	
Bond Interest – 3/1/2023	\$7,100
Bond Interest – 9/1/2023	\$7,100
Bond Principal – 9/1/2023	\$25,000
Administrative Expenses ⁽¹⁾	\$20,000
Total Expenditures	\$59,200
Ending Special Tax Fund Balance	(\$1)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 9. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 9. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 9.

Community Facilities District No. 93-1 Improvement Area 10 Local Agency Refunding Bonds, Series 2019A

Location

Community Facilities District No. 93-1 Improvement Area 10 (the “CFD No. 93-1 IA 10”) is comprised of 147 single family homes and approximately 40.07 gross acres. CFD No. 93-1 IA 10 is generally located north of the intersection of Cougar Way and Palm Ave., east of Lemon Ave.

Authorized Facilities and Bonds

CFD No. 93-1 IA 10 was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Domestic Water System, Transportation System, City Wastewater Treatment Plant, and San Timoteo Watershed Improvements); **Joint Facilities** - (Upper Potrero Sewer System); **Individual Facilities** - (Local Streets, Sanitary Sewer, and Storm Drain System). CFD No. 93-1 IA 10 has one series of bonds, the Local Agency Refunding Bonds, Series 2019A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 10 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$165,599
Less: Delinquency as of 6/30/2023	\$1,134
Total Special Taxes Collected	\$164,465
2023 Expenditures	
Bond Interest – 3/1/2023	\$25,300
Bond Interest – 9/1/2023	\$25,300
Bond Principal – 9/1/2023	\$85,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$165,600
Ending Special Tax Fund Balance	(\$1,135)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 10. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 10. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 10.

Community Facilities District No. 93-1 Improvement Area 11 Local Agency Refunding Bonds, Series 2019A

Location

Community Facilities District No. 93-1 Improvement Area 11 (the “CFD No. 93-1 IA 11”) is comprised of 140 single family homes and approximately 38.21 gross acres. CFD No. 93-1 IA 11 is generally located southeast of the intersection of Cougar Way and Beaumont Ave.

Authorized Facilities and Bonds

CFD No. 93-1 IA 11 was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Domestic Water Facilities, Ring Ranch Rd., and Oak View Dr.); **Joint Facilities** - (Noble Creek Sewer Trunk Main and Noble Creek Sewer Force Main); **Individual Facilities** - (Three Rings Ranch - Collector Sewer, Oak Valley Greens – Oak View Drive Water and Collector Sewer, Oak Valley Greens – Future Facilities, and Mountain Meadows - Channel). CFD No. 93-1 IA 11 has one series of bonds, the Local Agency Refunding Bonds, Series 2019A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 11 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$116,649
Less: Delinquency as of 6/30/2023	\$873
Total Special Taxes Collected	\$115,776
2023 Expenditures	
Bond Interest – 3/1/2023	\$15,825
Bond Interest – 9/1/2023	\$15,825
Bond Principal – 9/1/2023	\$55,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$116,650
Ending Special Tax Fund Balance	(\$874)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 11. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 11. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 11.

Community Facilities District No. 93-1 Improvement Area 12 Local Agency Refunding Bonds, Series 2019A

Location

Community Facilities District No. 93-1 Improvement Area 12 (the "CFD No. 93-1 IA 12") is comprised of 108 single family homes and approximately 29.99 gross acres. CFD No. 93-1 IA 12 is generally located south of Brookside Ave. and east of Lemon Ave.

Authorized Facilities and Bonds

CFD No. 93-1 IA 12 was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Domestic Water System, Transportation System, City Wastewater Treatment Plant, and San Timoteo Watershed Improvements); **Joint Facilities** - (Upper Potrero Sewer System); **Individual Facilities** - (Local Streets, Sanitary Sewer, and Storm Drain System). CFD No. 93-1 IA 12 has one series of bonds, the Local Agency Refunding Bonds, Series 2019A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 12 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$116,648
Less: Delinquency as of 6/30/2023	\$0
Total Special Taxes Collected	\$116,648
2023 Expenditures	
Bond Interest – 3/1/2023	\$15,825
Bond Interest – 9/1/2023	\$15,825
Bond Principal – 9/1/2023	\$55,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$116,650
Ending Special Tax Fund Balance	(\$2)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 12. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 12. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 12.

Community Facilities District No. 93-1 Improvement Area 14 Special Tax Refunding Bonds, Series 2017A

Location

Community Facilities District No. 93-1 Improvement Area 14 (the "CFD No. 93-1 IA 14") is comprised of 1,937 single family homes and 4 commercial properties on approximately 534.21 gross acres. CFD No. 93-1 IA 14 is generally located northeast of the Interstate 10 Freeway, south of Brookside Ave., and north of Oak Valley Pkwy.

Authorized Facilities and Bonds

CFD No. 93-1 IA 14 was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Domestic Water Facilities, Ring Ranch Road, and Oak View Drive); **Joint Facilities** - (Noble Creek Sewer Trunk Main and Noble Creek Sewer Force Main); **Individual Facilities** - (Three Rings Ranch - Collector Sewer, Oak Valley Greens – Oak View Drive Water and Collector Sewer, Oak Valley Greens – Future Facilities, and Mountain Meadows - Channel). CFD No. 93-1 IA 14 has one series of bonds, the Special Tax Refunding Bonds, Series 2017A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 14 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$632,654
Less: Delinquency as of 6/30/2023	\$1,849
Total Special Taxes Collected	\$630,805
2023 Expenditures	
Bond Interest – 3/1/2023	\$86,250
Bond Interest – 9/1/2023	\$86,250
Bond Principal – 9/1/2023	\$430,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$632,500
Ending Special Tax Fund Balance	(\$1,695)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 14. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 14. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 14.

Community Facilities District No. 93-1 Improvement Area 14A Special Tax Refunding Bonds, Series 2017A

Location

Community Facilities District No. 93-1 Improvement Area 14A (the "CFD No. 93-1 IA 14A") is comprised of 1,290 single family homes and approximately 314.99 gross acres. CFD No. 93-1 IA 14A is divided into two non-contiguous areas. Both areas are generally located northeast of the Interstate 10 Freeway and south of Brookside Ave.

Authorized Facilities and Bonds

CFD No. 93-1 IA 14A was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Domestic Water Facilities, Transportation System, Wastewater Treatment Plant, and San Timoteo Watershed Improvements); **Joint Facilities** - (Upper Potrero Sewer System); **Individual Facilities** - (Local Streets, Sanitary Sewer, and Storm Drain System.). CFD No. 93-1 IA 14A has one series of bonds, the Special Tax Refunding Bonds, Series 2017A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 14A from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$1,135,936
Less: Delinquency as of 6/30/2023	\$3,233
Total Special Taxes Collected	\$1,132,703
2023 Expenditures	
Bond Interest – 3/1/2023	\$175,472
Bond Interest – 9/1/2023	\$175,472
Bond Principal – 9/1/2023	\$755,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$1,135,944
Ending Special Tax Fund Balance	(\$3,241)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 14A. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 14A. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 14A.

Community Facilities District No. 93-1 Improvement Area 14B Special Tax Refunding Bonds, Series 2017A

Location

Community Facilities District No. 93-1 Improvement Area 14B (the "CFD No. 93-1 IA 14B") is comprised of 311 single family homes and approximately 90.87 gross acres. CFD No. 93-1 IA 14B is generally located northeast of Interstate 10 Freeway and is divided into three non-contiguous areas. The most northern area is south of Brookside Ave and bordered by Hannon Rd. and Union St. The most southern portion is west of Oakview Dr. and north of Oak Valley Pkwy. The most eastern area is south of the intersection of Oak View Dr. and Brookside Ave. with Oak View Dr. making up its western border.

Authorized Facilities and Bonds

CFD No. 93-1 IA 14B was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Domestic Water System, Transportation System, Oak View Dr., and Ring Ranch Rd.); **Joint Facilities** - (Noble Creek Sewer and Three Rings Sewer); **Individual Facilities** - (Oak Valley Greens Water and Sewer Facilities and Marshall Creek Channel). CFD No. 93-1 IA 14B has one series of bonds, the Special Tax Refunding Bonds, Series 2017A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 14B from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$303,304
Less: Delinquency as of 6/30/2023	\$978
Total Special Taxes Collected	\$302,326
2023 Expenditures	
Bond Interest – 3/1/2023	\$60,091
Bond Interest – 9/1/2023	\$60,091
Bond Principal – 9/1/2023	\$153,127
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$303,309
Ending Special Tax Fund Balance	(\$983)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 14B. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 14B. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 14B.

Community Facilities District No. 93-1 Improvement Area 16 2015 Local Agency Refunding Revenue Bonds, Series D

Location

Community Facilities District No. 93-1 Improvement Area 16 (the "CFD No. 93-1 IA 16") is comprised of 241 single family homes and approximately 59.25 gross acres. CFD No. 93-1 IA 16 is generally located northwest of the intersection of Desert Lawn Dr. and Oak Valley Pkwy.

Authorized Facilities and Bonds

CFD No. 93-1 IA 16 was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Domestic Water Facilities, Transportation System, City Wastewater Treatment Plant, Municipal Electrical Facilities, Fire Station, San Timoteo Watershed Improvements, and Facility Fees and Permits); **Joint Facilities** - (San Timoteo Sewer – Upper Oak Valley); **Individual Facilities** - (City Transportation System and Wastewater Treatment Plant). CFD No. 93-1 IA 16 has one series of bonds, the 2015 Local Agency Refunding Revenue Bonds, Series D.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 16 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$592,210
Less: Delinquency as of 6/30/2023	\$4,801
Total Special Taxes Collected	\$587,409
2023 Expenditures	
Bond Interest – 3/1/2023	\$101,106
Bond Interest – 9/1/2023	\$101,106
Bond Principal – 9/1/2023	\$360,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$592,212
Ending Special Tax Fund Balance	(\$4,803)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement Fund of CFD No. 93-1 IA 16. The following table shows the initial amount deposited to the Improvement Fund, the amount expended, the June 30, 2023 Improvement Fund balance, and the project status. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 16.

District	Series	Initial Deposit Amount to Improvement Fund	Expended Amount	June 30, 2023 Balance ⁽²⁾	Project Status
CFD No. 93-1 IA 16	2015D	\$1,738,484.10	\$0.00	\$1,907,202.05	Ongoing

⁽²⁾ Balance includes interest.

Community Facilities District No. 93-1 Improvement Area 17A

Local Agency Refunding Bonds, Series 2021A

Location

Community Facilities District No. 93-1 Improvement Area 17A (the “CFD No. 93-1 IA 17A”) is comprised of 488 single family homes and approximately 132.12 gross acres. CFD No. 93-1 IA 17A is generally located southwest of the intersection of Desert Lawn Dr. and Champions Dr.

Authorized Facilities and Bonds

CFD No. 93-1 IA 17A was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Domestic Water System, Transportation System, City Wastewater Treatment Plant, Municipal Electrical Facilities, Fire Station, San Timoteo Watershed Improvements, and Facility Fees and Permits); **Joint Facilities** - (San Timoteo Sewer No. 2 – Upper Oak Valley); **Individual Facilities** - (City Transportation System and Wastewater Treatment Plant). CFD No. 93-1 IA 17A has one series of bonds, the Local Agency Refunding Bonds, Series 2021A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 17A from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$745,661
Less: Delinquency as of 6/30/2023	\$5,622
Total Special Taxes Collected	\$740,039
2023 Expenditures	
Bond Interest – 3/1/2023	\$65,333
Bond Interest – 9/1/2023	\$65,156
Bond Principal – 9/1/2023	\$585,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$745,489
Ending Special Tax Fund Balance	(\$5,450)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 17A. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 17A. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 17A.

Community Facilities District No. 93-1 Improvement Area 17B

Local Agency Refunding Bonds, Series 2020A

Location

Community Facilities District No. 93-1 Improvement Area 17B (the "CFD No. 93-1 IA 17B") is comprised of 390 single family homes and approximately 112.72 gross acres. CFD No. 93-1 IA 17B is generally located west of Desert Lawn Dr. and north of Oak Valley Pkwy.

Authorized Facilities and Bonds

CFD No. 93-1 IA 17B was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Oak Valley Pkwy and Highland Springs Ave., Recycled Water Facilities, and Facilities Fees and Permits); **Individual Facilities** - (San Timoteo Sewer). CFD No. 93-1 IA 17B has one series of bonds, the Local Agency Refunding Bonds, Series 2020A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 17B from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$736,760
Less: Delinquency as of 6/30/2023	\$4,981
Total Special Taxes Collected	\$731,779
2023 Expenditures	
Bond Interest – 3/1/2023	\$133,383
Bond Interest – 9/1/2023	\$133,383
Bond Principal – 9/1/2023	\$440,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$736,766
Ending Special Tax Fund Balance	(\$4,987)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 17B. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 17B. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 17B.

Community Facilities District No. 93-1 Improvement Area 17C 2018 Special Tax Bonds

Location

Community Facilities District No. 93-1 Improvement Area 17C (the "CFD No. 93-1 IA 17C") is comprised of 216 single family homes and approximately 54.06 gross acres. CFD No. 93-1 IA 17C is generally located west of the Interstate 10 Fwy and north of Oak Valley Pkwy.

Authorized Facilities and Bonds

CFD No. 93-1 IA 17C was formed to finance major public improvements which include, but not limited to the following: **Champion Dr.** (Soft Costs, Street and Dry Utilities); **Desert Lawn Dr.** (Soft Costs, Street and Dry Utilities); **Tournament Hills Storm Drain**; **Oak Valley Pkwy** (Soft Costs, Street, Curb/Gutter and Dry Utilities); **Tournament Hills Sewer**; **Gabion Rock**; and **Concrete Arch Culvert**. CFD No. 93-1 IA 17C has one series of bonds, the 2018 Special Tax Bonds.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 17C from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$492,122
Less: Delinquency as of 6/30/2023	\$1,118
Total Special Taxes Collected	\$491,004
2023 Expenditures	
Bond Interest – 3/1/2023	\$193,563
Bond Interest – 9/1/2023	\$193,563
Bond Principal – 9/1/2023	\$75,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$492,126
Ending Special Tax Fund Balance	(\$1,122)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement Fund of CFD No. 93-1 IA 17C. The following table shows the initial amount deposited to the Improvement Fund, the amount expended, the June 30, 2023 Improvement Fund balance, and the project status. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 17C.

District	Series	Initial Deposit Amount to Improvement Fund	June 30, 2023 Balance	Project Status
CFD No. 93-1 IA 17C	2018	\$8,325,282.90	\$0.00	Complete

Community Facilities District No. 93-1 Improvement Area 18 2015 Local Agency Refunding Bonds, Series C

Location

Community Facilities District No. 93-1 Improvement Area 18 (the "CFD No. 93-1 IA 18") is comprised of 194 single family homes and approximately 74.53 gross acres. CFD No. 93-1 IA 18 is generally located northeast of the Interstate 10 Fwy and south of Brookside Ave.

Authorized Facilities and Bonds

CFD No. 93-1 IA 18 was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Domestic Water Facilities, Transportation System, City Wastewater Treatment Plant, Municipal Electrical Facilities, Fire Station, San Timoteo Watershed Improvements, and Facility Fees and Permits); **Joint Facilities** - (San Timoteo Sewer No. 2 – Upper Oak Valley); **Individual Facilities** - (Transportation System and Wastewater Treatment Plant). CFD No. 93-1 IA 18 has one series of bonds, the 2015 Local Agency Refunding Bonds, Series C.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 18 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$411,242
Less: Delinquency as of 6/30/2023	\$0
Total Special Taxes Collected	\$411,242
2023 Expenditures	
Bond Interest – 3/1/2023	\$68,122
Bond Interest – 9/1/2023	\$68,122
Bond Principal – 9/1/2023	\$245,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$411,244
Ending Special Tax Fund Balance	(\$2)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 18. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 18. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 18.

Community Facilities District No. 93-1 Improvement Area 19A 2015 Local Agency Refunding, Series B

Location

Community Facilities District No. 93-1 Improvement Area 19A (the “CFD No. 93-1 IA 19A”) is comprised of 546 single family homes and approximately 140.94 gross acres. CFD No. 93-1 IA 19A is generally located south of the Interstate 10 Freeway and west of Tukwet Canyon Pkwy.

Authorized Facilities and Bonds

CFD No. 93-1 IA 19A was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Domestic and Recycled Water System, Facility Fees, Plans, Studies and Permits); **First Priority Joint Facilities** - (San Timoteo Sewer No. 1A – Lower Oak Valley and San Timoteo Sewer No. 3 – Beaumont Mesa); **Second Priority Joint Facilities** – (Oak Valley Pkwy, Cherry Valley Blvd, Champions Dr., and Palmer Ave.); **Individual Facilities** - (Transportation Facilities, Domestic Water, Recycled Water, Sewer Transmission and Treatment, Traffic Signals and Street Lighting, Public Safety, Public Works and Administrative, Watershed Management and Storm Drain, Facility Fees, Plans, Studies and Permits, Planning, Engineering and Environmental Reports, Community Parks, and Multipurpose Trails Maintenance). CFD No. 93-1 IA 19A has one series of bonds, the 2015 Local Agency Refunding, Series B.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 19A from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$1,529,656
Less: Delinquency as of 6/30/2023	\$6,501
Total Special Taxes Collected	\$1,523,155
2023 Expenditures	
Bond Interest – 3/1/2023	\$324,831
Bond Interest – 9/1/2023	\$324,831
Bond Principal – 9/1/2023	\$850,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$1,529,662
Ending Special Tax Fund Balance	(\$6,507)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 19A. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 19A. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 19A.

Community Facilities District No. 93-1 Improvement Area 19C
 Special Tax Refunding Bonds, Series 2017A
 Local Agency Refunding Bonds, Series 2021A

Location

Community Facilities District No. 93-1 Improvement Area 19C (the “CFD No. 93-1 IA 19C”) is comprised of 669 single family homes and approximately 283.47 gross acres. CFD No. 93-1 IA 19C is generally located northeast of Oak Valley Pkwy and west of Harmon Heights.

Authorized Facilities and Bonds

CFD No. 93-1 IA 19C was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, TUMF Facilities, Non-TUMF Transportation Facilities, San Timoteo Watershed Management Facilities, Engineering and Environmental Reports, Sewage Treatment Facilities, Recycled Water Facilities, Hannon Tank, Domestic Water Well, Facility Engineering, Fees and Permits, Transportation Facilities, and Wastewater and Recycled Water Facilities); **Individual Facilities** - (BCVWD Fees, Oak Valley Pkwy Improvements, Palmer Ave. Improvements, Storm Drain and Water Quality Facilities, BCVWD Frontage Fees, Prepaid Engineering and Formation Costs, Prepaid Citywide Fees, Traffic Signals, Bridges and Overpasses, Police and Administrative Facilities, General Plan Update, Wastewater Administration, Regional Park Facilities, and Emergency Preparedness Facilities). CFD No. 93-1 IA 19C has two series of bonds, the Special Tax Refunding Bonds, Series 2017A and the Local Agency Refunding Bonds, Series 2021A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 19C from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$1,665,653
Less: Delinquency as of 6/30/2023	\$8,108
Total Special Taxes Collected	\$1,657,545
2023 Expenditures	
Bond Interest – 3/1/2023	\$256,328
Bond Interest – 9/1/2023	\$256,328
Bond Principal – 9/1/2023	\$1,123,004
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$1,665,660
Ending Special Tax Fund Balance	(\$8,115)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 19C. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 19C. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 19C.

Community Facilities District No. 93-1 Improvement Area 20

Local Agency Refunding Bonds, Series 2021A

Location

Community Facilities District No. 93-1 Improvement Area 20 (the “CFD No. 93-1 IA 20”) is comprised of 106 single family homes and approximately 30.04 gross acres. CFD No. 93-1 IA 20 is generally located south of Potrero Blvd and west of Manzanita Park Rd.

Authorized Facilities and Bonds

CFD No. 93-1 IA 20 was formed to finance major public improvements which include, but not limited to the following: **Critical Facilities** - (City Program, Potrero Boulevard and Fourth Street Extension, Sewer Treatment Facilities, San Timoteo Recovery Wells, High School Bike and Pedestrian Facilities, and Facilities Fees and Permits); **Joint Facilities** - (Lower Potrero Sewer and Southern Truck Main). CFD No. 93-1 IA 20 has one series of bonds, the Local Agency Refunding Bonds, Series 2021A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 93-1 IA 20 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$250,316
Less: Delinquency as of 6/30/2023	\$0
Total Special Taxes Collected	\$250,316
2023 Expenditures	
Bond Interest – 3/1/2023	\$22,659
Bond Interest – 9/1/2023	\$22,659
Bond Principal – 9/1/2023	\$175,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$250,318
Ending Special Tax Fund Balance	(\$2)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 93-1 IA 20. All improvements funded by these bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 93-1 IA 20. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 93-1 IA 20.

Community Facilities District No. 2016-1 2019 Special Tax Bonds

Location

Community Facilities District No. 2016-1 (the "CFD No. 2016-1") is comprised of 372 single family homes and approximately 101.85 gross acres. CFD No. 2016-1 is located southwest of the Interstate 10 Fwy and is divided into two non-contiguous areas. The southern area is generally located west of Tukwet Canyon Pkwy and north of Oak Valley Pkwy. The northern area is located east of Tukwet Canyon Pkwy and north of Champions Dr.

Authorized Facilities and Bonds

CFD No. 2016-1 was formed to finance major public improvements which include, but not limited to the following: Sewer System Improvements; Storm Drain Improvements; Dry Utilities Infrastructure; Street Improvements; and Gas Line Relocation. CFD No. 2016-1 has one series of bonds, the 2019 Special Tax Bonds.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 2016-1 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$576,534
Less: Delinquency as of 6/30/2023	\$6,408
Total Special Taxes Collected	\$570,126
2023 Expenditures	
Bond Interest – 3/1/2023	\$185,769
Bond Interest – 9/1/2023	\$185,769
Bond Principal – 9/1/2023	\$175,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$576,538
Ending Special Tax Fund Balance	(\$6,412)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement Fund of CFD No. 2016-1. The following table shows the initial amount deposited to the Improvement Fund, the amount expended, the June 30, 2023 Improvement Fund balance, and the project status. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 2016-1.

District	Series	Initial Deposit Amount to Improvement Fund	Expended Amount	June 30, 2023 Balance ⁽²⁾	Project Status
CFD No. 2016-1	2019	\$8,637,028.95	\$8,624,379.75	\$12,649.20	Ongoing

⁽²⁾ Balance includes interest.

Community Facilities District No. 2016-2 2019 Special Tax Bonds

Location

Community Facilities District No. 2016-2 (the "CFD No. 2016-2") is comprised of 527 single family homes and approximately 109.40 gross acres. CFD No. 2016-2 is generally located east of Cherry Ave, south of Cougar Way, and west of Starlight Ave.

Authorized Facilities and Bonds

CFD No. 2016-2 was formed to finance major public improvements which include, but not limited to the following: Development Impact Fees ("DIF"); DIF Facilities; and Cherry Avenue Facilities. CFD No. 2016-2 has one series of bonds, the 2019 Special Tax Bonds.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 2016-2 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$669,095
Less: Delinquency as of 6/30/2023	\$3,018
Total Special Taxes Collected	\$666,077
2023 Expenditures	
Bond Interest – 3/1/2023	\$217,050
Bond Interest – 9/1/2023	\$217,050
Bond Principal – 9/1/2023	\$205,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$669,100
Ending Special Tax Fund Balance	(\$3,023)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement Fund of CFD No. 2016-2. The following table shows the initial amount deposited to the Improvement Fund, the amount expended, the June 30, 2023 Improvement Fund balance, and the project status. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 2016-2.

District	Series	Initial Deposit Amount to Improvement Fund	Expended Amount	June 30, 2023 Balance ⁽²⁾	Project Status
CFD No. 2016-2	2019	\$10,410,089.99	\$10,366,065.51	\$44,024.48	Ongoing

⁽²⁾ Balance includes interest.

Community Facilities District No. 2016-3 2023 Special Tax Bonds

Location

Community Facilities District No. 2016-3 (the "CFD No. 2016-3") development is expected to include 704 single family homes and comprises approximately 152.92 gross acres. CFD No. 2016-3 is generally east of Starlight Ave., west of Highland Springs Ave., and south of Cougar Way.

Authorized Facilities and Bonds

CFD No. 2016-3 was formed to finance major public improvements which include, but not limited to the following: Development Impact Fees ("DIF") and DIF Facilities. CFD No. 2016-3 has one series of bonds, the 2023 Special Tax Bonds.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 2016-3 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$598,869
Less: Delinquency as of 6/30/2023	\$3,674
Total Special Taxes Collected	\$595,195
2023 Expenditures	
Bond Interest – 3/1/2023	\$0
Bond Interest – 9/1/2023	\$118,556
Bond Principal – 9/1/2023	\$0
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$148,556
Ending Special Tax Fund Balance	\$446,639

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement Fund of CFD No. 2016-3. The following table shows the initial amount deposited to the Improvement Fund, the amount expended, the June 30, 2023 Improvement Fund balance, and the project status. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 2016-3.

District	Series	Initial Deposit Amount to Improvement Fund	Expended Amount	June 30, 2023 Balance ⁽²⁾	Project Status
CFD No. 2016-3	2023	\$8,250,000.00	\$0.00	\$8,687,756.00	Ongoing

⁽²⁾ Balance includes interest.

Community Facilities District No. 2016-4 2019 Special Tax Bonds

Location

Community Facilities District No. 2016-4 (the "CFD No. 2016-4") is comprised of 346 single family homes and approximately 86.52 gross acres. CFD No. 2016-4 is generally located northwest of the intersection of Breckenridge Ave. and Highland Springs Ave.

Authorized Facilities and Bonds

CFD No. 2016-4 was formed to finance major public improvements which include, but not limited to the following: Lower Potrero System Improvements, including Lift Station; Lower Potrero Sewer No. 2, including Southern Trunk Main; Potrero Blvd. Bridge and Road Improvements; and Highland Springs Ave. Bridge and Road Improvements. CFD No. 2016-4 has one series of bonds, the 2019 Special Tax Bonds.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 2016-4 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$272,472
Less: Delinquency as of 6/30/2023	\$1,279
Total Special Taxes Collected	\$271,193
2023 Expenditures	
Bond Interest – 3/1/2023	\$81,238
Bond Interest – 9/1/2023	\$81,238
Bond Principal – 9/1/2023	\$80,000
Administrative Expenses ⁽¹⁾	\$30,000
Total Expenditures	\$272,476
Ending Special Tax Fund Balance	(\$1,283)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement Fund of CFD No. 2016-4. The following table shows the initial amount deposited to the Improvement Fund, the amount expended, the June 30, 2023 Improvement Fund balance, and the project status. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 2016-4.

District	Series	Initial Deposit Amount to Improvement Fund	Expended Amount	June 30, 2023 Balance ⁽²⁾	Project Status
CFD No. 2016-4	2019	\$4,077,629.35	\$4,053,450.33	\$24,179.02	Ongoing

⁽²⁾ Balance includes interest.

Community Facilities District No. 2019-1 2020 Special Tax Bonds

Location

Community Facilities District No. 2019-1 (the "CFD No. 2019-1") is comprised of 118 single family homes and approximately 30.32 gross acres. CFD No. 2019-1 is divided into two non-contiguous zones. Zone 1 is generally located southwest of the intersection of Carnation Ln. and Xenia Ave. Zone 2 is generally located northeast of the intersection of Cherry Ave. and Mary Ln.

Authorized Facilities and Bonds

CFD No. 2019-1 was formed to finance major public improvements which include, but not limited to the following: Design and Construction of Highland Springs Ave and related Street Improvements; Design and Construction of Cherry Ave. and related Street Improvements; Design and Construction of Storm Drain Improvements along Cherry Ave.; and Design and Construction of Sewer Improvements along Cherry Ave. CFD No. 2019-1 has one series of bonds, the 2020 Special Tax Bonds.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 2019-1 from July 1, 2022 through June 30, 2023.

Description	Amount
FY 2022-23 Revenues	
Special Taxes Levied	\$143,286
Less: Delinquency as of 6/30/2023	\$647
Total Special Taxes Collected	\$142,639
2023 Expenditures	
Bond Interest – 3/1/2023	\$39,144
Bond Interest – 9/1/2023	\$39,144
Bond Principal – 9/1/2023	\$45,000
Administrative Expenses ⁽¹⁾	\$20,000
Total Expenditures	\$143,288
Ending Special Tax Fund Balance	(\$649)

⁽¹⁾ Amount allocated to Administrative Expenses and may not have been expended in its entirety.

Project Status

The requirements of the Act apply to the Improvement Fund of CFD No. 2019-1. The following table shows the initial amount deposited to the Improvement Fund, the amount expended, the June 30, 2023 Improvement Fund balance, and the project status. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 2019-1.

District	Series	Initial Deposit Amount to Improvement Fund	June 30, 2023 Balance	Project Status
CFD No. 2019-1	2020	\$2,119,549.25	\$0.00	Complete



SPICER CONSULTING
G R O U P



Staff Report

TO: City Council
FROM: Nicole Wheelwright, Deputy City Clerk
DATE December 19, 2023
SUBJECT: Request for Destruction of Retention Met Records

Description Authorization to dispose of records that have met retention per the adopted retention schedule.

Background and Analysis:

As set forth in the Records Retention Schedule, adopted by City Council on October 2, 2018, certain records have met their retention and are no longer required to be kept on file. An on-going audit of records is being conducted, in which each file of records is being evaluated for retention status based on the contents. Records retention of each file is based on the document with the longest retention. Once a file has met its retention requirement it can be submitted for request of destruction and must be approved by the City Attorney, City Manager, City Clerk and brought to Council for final approval by way of resolution.

The attached request of destruction of certain records has met all approval requirements and is being presented for final approval by Council.

Fiscal Impact:

City staff estimates the cost to prepare this report was \$85.

Recommended Action:

Waive the full reading and adopt by title only, "A Resolution of the City of Beaumont Authorizing Destruction of Certain Records in Accordance with the Records Retention Schedule Adopted by City Council."

Attachments:

- A. Resolution
- B. Exhibit A to Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF BEAUMONT AUTHORIZING
DESTRUCTION OF CERTAIN RECORDS IN ACCORDANCE
WITH THE RECORDS RETENTION SCHEDULE ADOPTED BY
CITY COUNCIL**

WHEREAS, on October 2, 2018 the City Council of the City of Beaumont (“City”) adopted Resolution No. 2018-51 entitled A Resolution of the City Council of the City of Beaumont, California, adopting a Records Retention Schedule, Authorizing Destruction of Certain City Records and Rescinding Resolutions 2012-01 and 1997-24; and

WHEREAS, the City’s Records Retention Schedule (“Schedule”) establishes a records management system which is a systematic control over the creation, acquisition, processing, use, protection, storage, and final disposition of all recorded information required by a municipal government to effectively conduct its business; and

WHEREAS, as set forth in the Schedule, City staff recommends that the documents described in Exhibit “A” attached hereto be authorized for destruction.

NOW, THEREFORE, BE IT RESOLVED, that the City of Beaumont authorizes that staff dispose of the documents described in Exhibit “A” attached hereto as authorized in the City of Beaumont’s Records Retention Schedule.

MOVED, PASSED AND ADOPTED this 19th day of December 2023.

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

David Fenn, Mayor

ATTEST:

Elaine Morgan, City Clerk

APPROVED AS TO FORM:

John O. Pinkney, City Attorney

Exhibit A

Request for Destruction of Records



CITY OF BEAUMONT

To: City Clerk
 From: Department Head
 Subject: Request for Destruction of Records

I am requesting approval to destroy the records listed below because they have met the retention as specified in the City of Beaumont Retention Schedule. The records are not the subject of any claim, litigation, investigation, or audit.


 Department Head


Dec 4, 2023
 Date

DATE OF LAST ACT COMPLETED IN FOLDER	DESCRIPTION OF RECORD(S)	TOTAL RETENTION	RETENTION CODE NO.
2014-2016	Community Service: Work Release Program log/sign-in sheets/ hours worked	2 years	CS-004
2016-2019	Special Event Service Agreement: Freedom Festival	Comp. +2 years	CS-007
2003-2020	Program Development Files: Day Camp Incident Reports	Min 2 years	CS-010
2013-2014	Accounts Receivable: Swim Lesson Receipts	5 years	FIN-003
2016—2017	Sign in/Sign Out Sheets: Day Camp	2 years	CS-013
2019-2020	Sign in/ Sign Out Sheets: Day Camp	2 years	CS-013
2014-2017	Registration Applications: Recreation Center Pass	2 years	CS-011
2018	Sign in/Sign out Sheets: Day Camp	2 years	CS-013
2019	Registration Applications re: Day Camp Waivers of Liability, permission forms, Allergies/Medications forms	2 years	CS-011
2017	Registration Applications re: Day Camp waivers of liability, allergies/meds	2 years	CS-011
2018-2020	Registrations Applications re: Day Camp	2 years	CS-011
2013-2018	Training: CPR/First Aid	5 years	AD-022
2017-2018	Special Event Service Agreement re: Freedom Festival	2 years	CS-007

2013-2020	Facility Use Rental Contracts: Parks, pool, community center	2 years	CS-008
2020	Community Service: Work Release Program log/sign-in sheet/hours worked	2 years	CS-004
2020	Special Event Service Agreements: Holiday Extravaganza	Comp. +2 years	CS-007
2013-2015	Special Event Service Agreement: Summer Concert Series	Comp. +2 years	CS-007
2017	Sports Organizations: Little League	When no longer needed	CS-015
2019	Sign-in/Sign out Sheets: Day Camp sign in sheets	2 years	CS-013
12/2019	Sign in/Sign out Sheets: Day Camp sign in sheets	2 years	CS-013
2016-2019	Community Service: Work Release Program log/sign in sheet/hours worked	2 years	CS-004
2016-2018	Special Event Service Agreement	2 years	CS-007
2012-2013	Sign in/Sign out Sheets: Day Camp	2 years	CS-013
2013-2013	Registration Applications: Day Camp	2 years	CS-011
2010-2011	Registration Applications: Day Camp	2 years	CS-011
2010-2011	Sign in/Sign out Sheets: Day Camp	2 years	CS-013
2015-2017	Accounts Receivable: Receipts for pool admission fee/end of day till receipt	5 years	FIN-003
			CRC

(If additional space is needed to describe records, please add additional fields or attach additional pages)

APPROVALS:



City Attorney

November 20, 2023

Date

City Manager

Date

I certify that such destruction meets the requirements of the City's Records Retention Schedule and all applicable requirements of State and Federal law and have been approved by City Council by Resolution No. _____

City Clerk

Date of Records Destruction



CITY OF BEAUMONT

To: City Clerk
 From: Department Head
 Subject: Request for Destruction of Records

I am requesting approval to destroy the records listed below because they have met the retention as specified in the City of Beaumont Retention Schedule. The records are not the subject of any claim, litigation, investigation, or audit.

Mark Whelan
 Department Head

Dec 4, 2023
 Date

DATE OF LAST ACT COMPLETED IN FOLDER	DESCRIPTION OF RECORD(S)	TOTAL RETENTION	RETENTION CODE NO.
2018	Public Notices	2 years	CC-002
2016	Public Records Request	2 years	CC-041
2001	Owner Participation Agreement w/Howard & Hag-Project not developed	Completion +10 years	CC-007
2001	Negotiating Agreement w/Bret John LLC	Completion +10 years	CC-007
1999-2019	Loan agreement w/County of Riverside for Block Grant Funds	Completion +10 years	PW-005
1999	Unsigned agreements and correspondence re: conversion of pipeline to fiber optic	2 years	AD-007
1999	Negotiating agreement w/Palm Springs Studio and Theme Park	Completion +10 years	CC-007
1999	Negotiating Agreement w/Risco Inc.-exp. April 1999	Completion +10 years	CC-007
1995	Correspondence re: exchange of land w/Inland Commercial Investments for Bean Industrial Park Project (original agreement attached to RDA reso 1995-08)	2 years	AD-007
1996	Correspondence and copies of RDA agreement w/Ace Hardware development (original agreement attached to RDA reso 95-07)	2 years	AD-007
1996	Correspondence for negotiating agreement w/Pima Gro (original agreement attached to	2 years	AD-007

	RDA reso 95-02		
1994	Correspondence re: negotiating agreement w/Inland Commercial Investment (original agreement attached to RDA reso 94-08	2 years	AD-007
1995	Correspondence and copies of McDonalds development (original agreement attached to RDA reso 95-03	2 years	AD-007
1995	Negotiating agreement w/EM Caplow	Completion +10 years	CC-007
1995	Negotiating agreement w/Jeff Loder regarding development	Completion +10 years	CC-007
1995	Correspondence: unsigned agreement w/Pima Gro	2 years	AD-007
1995	Professional Services agreement for general contracting services w/Pass Developers Inc	Completion +10 years	CC-006
			Box 13

(If additional space is needed to describe records, please add additional fields or attach additional pages)

APPROVALS:



City Attorney

November 20, 2023

Date

City Manager

Date

I certify that such destruction meets the requirements of the City's Records Retention Schedule and all applicable requirements of State and Federal law and have been approved by City Council by Resolution No. _____

City Clerk

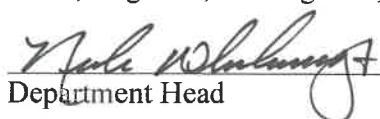
Date of Records Destruction



CITY OF BEAUMONT

To: City Clerk
 From: Department Head
 Subject: Request for Destruction of Records

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 Department Head

Dec 4, 2023
 Date

DATE OF LAST ACT COMPLETED IN FOLDER	DESCRIPTION OF RECORD(S)	TOTAL RETENTION	RETENTION CODE NO.
2004	Correspondence: Copy of agreement w/Progressive Mapping Consultants, Inc C0231	Completion +10 years	CC-006
2005	Agreement w/Three Rings Ranch, LLC for payment of emergency preparedness center fee (Expired 2005) C0131	Completion +10 years	AD-001
10/22/2004	Amendment to agreement for services by independent contractor Pacific Alarm C9534	Completion +10 years	AD-001
11/28/1995	Correspondence: Los Angeles Co. Regional Criminal Information Clearinghouse Participation Agreement C9535	Completion +10 years	AD-001
06/30/2006	Supplemental agreement for the use of community development block grant funds C0439	Min 5 years	AD-012
03/31/2005	Lease agreement w/Dispatch Trucking Inc. for Potrero Blvd C0438	Completion +10 years	CC-016
12/31/2006	Agreement for services by independent contractor road repair, maintenance and rehabilitation Nelson Paving & Sealing C0430	Completion +10 years	CC-006
07/20/2004	Final map for Parcel Map No. 31865 Sun Cal Oak Valley C0424	2 years	AD-007
06/30/2006	Xerox renewal parks & recreation machine C0420	Completion +10 years	CC-006
05/28/2004	Correspondence re: Property Citations issued	2 years	AD-007

	to Mao Family, LP C0419		
06/20/2004	Traffic signal design at I-10, highway 60 on/off ramps and Sixth St. at Viele Ave RK Engineering Group, Inc. C0412	Completion +10 years	CC-006
04/29/2005	Agreement for services by independent contractor, project name Bus Graphics by Fleet Refinishing C0411	Completion +10 years	CC-006
04/26/2004	Traffic signal design Highland Springs Ave & 8 th St. RK Engineering Group, Inc. C049	Completion +10 years	CC-006
04/26/2004	Traffic signal design modification Beaumont Ave at Oak Valley Pkwy RK Engineering Group, Inc. C048	Completion +10 years	CC-006
02/17/2004	Unsigned Emergency preparedness fee credit agreement Pardee Home C046	2 years	AD-007
05/04/2004	Memorandum of Understanding between the City of Beaumont and SHHH Self Help for the Hard of Hearing C0326	Completion +10 years	CC-006
11/24/2004	Professional service agreement Adrianus Resources, Inc. C0325	Completion +10 years	CC-006
2006	Union Pacific Railroad Co. rail project near milepost 562.6 Yuma Subdivision C0117	Completion +10 years	CC-006
2003	Beaumont Ave. at 6 th St. RK Engineering Group, Inc C0230	Completion +10 years	CC-006
06/30/2004	Master Agreement State Funded Transit Projects California Dept of Transportation C0227	Min. 5 years	AD-012
2006	Roberti-Z' Berg-Harris-Block grant contract C0128	Min. 5 years	AD-012
2001	Palm Elementary School Detention Basin Project No. 5-0-0185 cooperative agreement C0125	Completion +10 years	CC-006
10/2002	City Council Sound System Estimate only, not a contract C032	7 years	FIN-002
2004	DPR contract number C0207330 C0254	Min. 5 years	AD-012
02/19/2003	Review of Beaumont Unified School District schools RK Engineering Group, Inc. C0251	Completion +10 years	CC-006
06/30/2002	Installment payment agreement by and between Saxony & Associates, Inc and City of Beaumont C0242	7 years	FIN-002
10/15/2003	Property Disposition services agreement Property Bureau.Com Inc. C0239	Completion +10 years	CC-006
10/20/2002	Sixth St.-Euclid Ave to Maple Ave Restriping RK Engineering Group, Inc. C0236	Completion +10 years	CC-006
06/30/2004	Supplemental agreement 2003-2004 Community Development Block grant C0321	Completion +10 years	AD-002
07/01/2003	Correspondence: Memorandum of Understanding Allied Riverside Cities Narcotics Enforcement Team C0310	2 years	AD-007

03/13/2004	All Flow Solutions Inc after action report completion of project unknown insurance. Expired 03/13/2004 C0307	Completion +10 years	CC-006
03/2003	Beaumont Ave x 6 th St. Potential parking turnouts C0304	Completion +10 years	CC-006
2004	Highland Springs at Sundance Dr. Traffic signal design RK Engineering Group, Inc. C0323	Completion +10 years	CC-006
2003	Commercial agreement Seacore Industrial Inc. C0322	Completion +10 years	CC-006
08/08/1996	Resolution No. 1996-38, Eligibility Renewal application Federal Surplus property program C9620	Completion +10 years	AD-001
11/02/2009	On-site Shredding Proposal Shred-It California, Inc. C9519	Completion +10 years	AD-001
12/11/1995	Building Industry Association Subdivision Directional sign program: Sign locations and design C9530	Completion +10 years	AD-001
09/13/1995	Operational agreement between the Victim/Witness Assistance Center and the Beaumont Police Dept C9529	Completion +10 years	AD-001
1997	General agreement w/Pacific Alarm Service, Inc. C9512	Completion +10 years	AD-001
06/30/1995	Agreement between the City of Beaumont and the county of Riverside through its Health Services Agency, Dept. Environmental Health C9447	Completion +10 years	AD-001
1959-1968	Requests and Status of Expenditures of Gas Tax C601	Completion +10 years or after audit	PW-005
10/27/1997	Correspondence: Proposed Ordinance to Regulate the Land Application of Sewage Sludge 80437	2 years	CC-011
08/14/1995	Correspondence: Resolution approving the Master Plan for Beaumont Sports Park RAR956	2 years	CC-011
			Box 12

(If additional space is needed to describe records, please add additional fields or attach additional pages)

APPROVALS:


City Attorney

November 20, 2023
Date

City Manager

Date

I certify that such destruction meets the requirements of the City's Records Retention Schedule and all applicable requirements of State and Federal law and have been approved by City Council by Resolution No. _____

City Clerk

Date of Records Destruction



CITY OF BEAUMONT

To: City Clerk
 From: Department Head
 Subject: Request for Destruction of Records

I am requesting approval to destroy the records listed below because they have met the retention as specified in the City of Beaumont Retention Schedule. The records are not the subject of any claim, litigation, investigation, or audit.

Nicole Williams
 Department Head

Dec 4, 2023
 Date

DATE OF LAST ACT COMPLETED IN FOLDER	DESCRIPTION OF RECORD(S)	TOTAL RETENTION	RETENTION CODE NO.
2012	Campaign Filings PACS	7 years	CC-026
07/03/1985	Correspondence: Between Nottingham Mini-Storage property owner, city engineer, and city attorney at Burkhart & Ryskamp Law Offices	Project approval or denial +2 years	PL-003.1
2006-2010	Candidate File Successful Candidate: Nomination forms/Candidate statements (original 400/500 forms in permanent file)	Term +4 years	CC-027
2006-2010	Candidate File Successful Candidate: Nomination forms/Candidate statement (Original 400/500 forms in Permanent file)	Term +4 years	CC-027
2010-2014	Candidate File Successful Candidate: Nomination Forms/Candidate statement (Original 400/500 forms in Permanent file)	Term +4 years	CC-027
2006-2010	Candidate File Successful Candidate: Nomination Forms/Candidate Statements (700/400/500 in Permanent File)	Term +4 years	CC-027
2008-2012	Candidate File Successful Candidate: Nomination form/Candidate statement (original 400/500 forms in permanent file)	Term +4 years	CC-027
2006-2010	Candidate File Successful Candidate: Nomination forms/Candidate statement (original 400/500 forms in permanent file)	Term +4 years	CC-027
2006	700 form/Candidate Statement: Unsuccessful Candidate	7 years	CC-014

2018	Public Records Requests	2 years	CC-041
2008	700 form/Candidate Statement: Unsuccessful Candidate	7 years	CC-014
2014	700 form/Candidate Statement: Unsuccessful Candidate	7 years	CC-014
2019	Elections File: Treasurer Applications	2 years	CC-029
2001	Capital Improvement Project-Cougar Way extension	5 years	PW-004
2018	Board & Commission Applications: FAC committee applications	2 years	CC-009
2019	Board & Commission Applications: FAC & EDC Committee Applications	2 years	CC-009
2019	Board & Commission Applications: Standing Financial committee applications	2 years	CC-009
2015	Board & Commission Applications: Board of Administrative Appeals application	2 years	CC-009
1993	Bonds-Improvements: Community Facilities Release of Lien Parcel 414-070-007	Release of Bond/Letter of Credit	PW-003
1984	Code Enforcement/ Abatement Case Files: Abatement of 60 Michigan Ave	When no longer required/Min 2 years	PD-026
1999	Bonds-Improvements: Release of Lien 862 Wellwood Ave	Release of Bond/Letter of Credit	PW-003
1983	Code Enforcement/Abatement Case Files: 525 Xenia Ave	When no longer required/Min 2 years	PD-026
1994	Bonds-Improvement: Warranty Bond Tract 22793/ Bond No. 561 2191	Release of Bond/Letter of Credit	PW-003
2005	Form 700: Economic Interest Filings: 700 form Sarah Eberhart	7 years	CC-014
2001	Code Enforcement/Abatement Case Files: 832 Magnolia Ave	When no longer required/Min 2 years	PD-026
1988	Planning Project Files: Property Exchange School District and City (Ok to destroy after imaging)	Permanent: Ok to destroy after imaging	PL-001
2015	Board & Commission Applications: Standing Financial Committee applications	2 years	CC-009
			Box 10

(If additional space is needed to describe records, please add additional fields or attach additional pages)

APPROVALS:



City Attorney

November 20, 2023

Date

City Manager

Date

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City Clerk

Date of Records Destruction



CITY OF BEAUMONT

To: City Clerk
From: Department Head
Subject: Request for Destruction of Records

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Department Head

Dec 4, 2023
Date

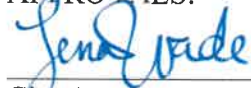
DATE OF LAST ACT COMPLETED IN FOLDER	DESCRIPTION OF RECORD(S)	TOTAL RETENTION	RETENTION CODE NO.
05/01/2014	Public Records Request	2 years	CC-041
09/19/2006	Correspondence Stetson Community	Min 2 years	CC-011
01/22/2015	Facility use permit Freedom in Christ Church 500 Grace Ave	2 years	CS-014
1979-1985	Performance Bonds	Release of Bond/2 years	CC-010
1958-1971	Correspondence Engineering services Manning & Hartwick/Hicks & Hartwick	2 years	CC-011
11/09/1970- 11/08/1995	Lease agreement City of Beaumont & Arnold Stensland/Steve Silos 1977	Completion +10 years	CC-006
07/1967-1977	Lease agreement City of Beaumont & Friedrich Giljum & Irene	Completion +10 years	CC-006
01/31/1970	Lease for fence- Beaumont Unified School district and city expires 01/1980	Completion +10 years	CC-006
10/05/1980	Exxon Lease expires 07/31/1986	Completion +10 years	CC-006
12/07/1981	Proposal & contract Banning Plumbing Contractor Manhole installed re: Abby Animal Clinic	Completion +10 years	CC-006
03/03/1983	Sixth Street Median Improvements Labor for installing A.C. Paving Terry Latham Contractor	Completion +10 years	CC-006
03/03/1983	Sixth Street Median Improvements Labor for	Completion	CC-006

	installing class II Terry Latham Contractor	+10 years	
05/01/1981	Maple St Rehabilitation & Overlay 12 St. to 13 th St.	Completion +10 years	CC-006
05/12/1971	Contract Slurry Seal Anderson Bros. Engineering	Completion +10 years	CC-006
04/12/1971-04/1996	Lease (fence) yearly, Sal Valdivia	Completion +10 years	CC-006
03/27/1980	FAU Project Preliminary Engineering Agreement CJ Engineering	Completion +10 years	CC-006
07/01/1981	FAU Project Preliminary Engineering Agreement CJ Engineering	Completion +10 years	CC-006
02/1929	Sewer Papers	5 years	FIN-003
06/30/1962	Correspondence re: Closing of streets by Board of Supervisors opinion of City Attorney David Berk declares action void	2 years	AD-007
08/03/1970	Correspondence Escrow statements from First Western Bank for lot 24 & 25 Blk 115	2 years	AD-007
05/03/1946	Correspondence re: County of Riverside Letter Garbage Dump	2 years	AD-007
04/30/1970	Correspondence re: Purchase alley right-of-way blk 178	2 years	AD-007
10/17/1949	Correspondence re: City Dump County Planning Commission	2 years	AD-007
06/30/1982	Performance Bond Baldi Const. Industrial Park California Ave x First St.	Completion +10 years	AD-001
1984	Field Cable American Cable of Redlands Southland Cablevision	Completion +10 years	AD-001
07/19/1979	Certificate of Insurance Alan M. Hess & Sons Const. Co. Paving & Grading at E. 6 th x Highland Springs Rd	Completion +10 years	AD-001
01/19/1982	Certificate of Insurance DVY Const. Co.	Completion +10 years	AD-001
04/24/1975	Permit for gasoline storage & dispensing facility	5 years	PW-042
04/29/1970	Permit-Dig at Dump Edwin Owens	Min. 2 years	PL-014
05/08/1974	Appraisal Lot NE Corner Intersection of 6 th St x Orange Ave lots 10, 12, 14 & 16 block 87 amended map	5 years	ED-004
1967	Lease-Leroy Gross	Completion +10 years	CC-006
1924-1974	Oaths of Office	Term +4 years	CC-038
05/09/2003	Unsuccessful Proposal Power Resource Managers, LLP	2 years	AD-003
05/10/2003	Unsuccessful Proposal MSE Power Systems, Inc.	2 years	AD-003
1938-1939	Elections File re: Recall petition public notice/Special Election absentee ballots requests/Ballot order completion letter	2 years	CC-029

05/12/2003	Unsuccessful Proposal AMT Applied Metering Technologies, Inc	2 years	AD-003
05/07/2003	Unsuccessful Proposal SRM-ENCO Utility Services	2 years	AD-003
05/13/2003	Unsuccessful Proposal Beaumont Utility Services	2 years	AD-003
2004-2007	Recycling Reports	10 years	CC-048
			Box 5

(If additional space is needed to describe records, please add additional fields or attach additional pages)

APPROVALS:



City Attorney

November 20, 2023

Date

City Manager

Date

I certify that such destruction meets the requirements of the City's Records Retention Schedule and all applicable requirements of State and Federal law and have been approved by City Council by Resolution No. _____

City Clerk

Date of Records Destruction



Staff Report

TO: City Council
FROM: Robert Vestal, Public Works Director
DATE December 19, 2023
SUBJECT: Amendment to TUMF Reimbursement Agreement

Description Amendment No. 1 to Transportation Uniform Mitigation Fee Program Agreement to Reimburse TUMF funds Potrero Boulevard Interchange PS&E Phase.

Background and Analysis:

On July 29, 2021, the Pass Zone 5-year Transportation Improvement Program (TIP) allocated \$6,500,000 to the Potrero Interchange Phase II project.

On September 7, 2021, City Council approved a Reimbursement Agreement with the Western Riverside Council of Governments (WRCOG) to use \$250,000 from the TIP to recoup the cost associated with a revised traffic analysis for Potrero Interchange Phase II.

City staff is requesting that City Council approve an amendment to the reimbursement agreement with WRCOG in order to recoup additional costs associated with the design of Potrero Interchange Phase II. The anticipated cost to complete the design and be Ready to List (RTL) is approximately \$2.7M. Subsequently, City staff is recommending increasing the reimbursement agreement to \$3,000,000 total.

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$350. Cost associated with a future Professional Service Agreement for design will be reimbursed to the City via the reimbursement agreement with WRCOG.

Recommended Action:

Authorize the Mayor to execute Amendment No. 1 to Transportation Uniform Mitigation Fee Program Agreement to Reimburse TUMF funds Potrero Boulevard Interchange PS&E Phase.

Attachments:

- A. Amendment No 1
- B. Original Agreement

**AMENDMENT NO. 1 TO TRANSPORTATION UNIFORM MITIGATION FEE
PROGRAM AGREEMENT**

POTRERO BOULEVARD INTERCHANGE

This Amendment No. 1 to Transportation Uniform Mitigation Fee Program Agreement (“Amendment No. 1”) is entered into this _____ day of _____, 202_, by and between the WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS (“WRCOG”) and **City of Beaumont** (“AGENCY”). WRCOG and the AGENCY are sometimes referred to individually as “Party” and collectively as “Parties.”

RECITALS

A. WRCOG and AGENCY have entered into an agreement titled “Transportation Uniform Mitigation Fee Program Agreement” that is dated **August 3, 2022** (“Agreement”). The Agreement provides the terms and conditions, scope of work, schedule and funding amount for the construction of the **Potrero Boulevard Interchange** (hereinafter the “Project”).

B. The Parties desire to amend the Agreement by increasing the funding amount pursuant to Sections 6 and 33 of the Agreement.

C. Funds are being increased for this Project to complete the PS&E phase and will decrease the funds available for the construction phase.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and subject to the conditions contained herein, the Parties hereby agree as follows:

1. The Funding Amount contained in Section 2 of the Agreement is hereby increased by \$2,750,000 from “\$250,000” to an amount not to exceed “\$3,000,000”

2. The foregoing increase in the Funding Amount is within the Maximum TUMF Share.

3. Exhibits “A”, “A-1”, and “A-2” of the Agreement are hereby replaced in their entirety by Exhibits “A”, “A-1”, and “A-2” of this Amendment No. 1, which are attached hereto and incorporated by reference.

4. The above-stated Recitals are hereby fully incorporated into this Amendment No. 1.

6. Except to the extent specifically modified or amended hereunder, all of the terms, covenants and conditions of the Agreement shall remain in full force and effect between the Parties hereto.

IN WITNESS WHEREOF, the Parties have caused this Amendment No. 1 to be executed by their duly authorized representatives to be effective on the day and year first written above.

WESTERN RIVERSIDE COUNCIL
OF GOVERNMENTS

CITY OF BEAUMONT

By: _____
Dr. Kurt Wilson, Executive Director

By: _____
David Fenn, Mayor

Approved to Form:

Approved to Form:

By: _____

Steven C. DeBaun
General Counsel

By: _____

Attest:

By: _____

Exhibit A

SCOPE OF SERVICES

1. SCOPE OF WORK:

The SR-60/Portero Boulevard Interchange project in the City of Beaumont will construct a six ramp, partial cloverleaf interchange in the City of Beaumont between Jack Rabbit Trail and the I-10/SR-60 junction. This is the second phase of a two-part project, where the first phase built the overcrossing of the SR-60 freeway.

EXHIBIT “A-1”
ESTIMATE OF COST

Phase	TUMF	LOCAL	TOTAL
PA&ED	COMPLETED		
PS&E	\$3,000,000		\$3,000,000
RIGHT OF WAY*		\$4,553,000	\$4,553,000
CONSTRUCTION*	\$11,500,000	\$33,077,000	\$44,577,000
TOTAL	\$14,500,000	\$37,630,000	\$52,130,000

- *Not included in current agreement. Agreement is only for the PS&E phase.

EXHIBIT “A-2”**PROJECT SCHEDULE****TIMETABLE:**

Phase	Estimated Completion Date	Estimated Cost	Comments
PA&ED	Completed		
PS&E	2/14/2025	\$3,000,000	
RIGHT OF WAY	2/14/2025	\$4,553,000	
CONSTRUCTION	11/15/2057	\$44,577,000	
TOTAL		\$52,130,000	

**TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM
AGREEMENT TO REIMBURSE TUMF FUNDS
POTRERO BOULEVARD INTERCHANGE
PS&E PHASE**

THIS REIMBURSEMENT AGREEMENT (“Agreement”) is entered into as of this day of ____, 20__, by and between the Western Riverside Council of Governments (“WRCOG”), a California joint powers authority and the City of Beaumont (“AGENCY”). WRCOG and AGENCY are sometimes hereinafter referred to individually as “Party” and collectively as “Parties”.

RECITALS

A. WRCOG is the Administrator of the Transportation Uniform Mitigation Fee Program of Western Riverside County (“TUMF Program”).

B. WRCOG has identified and designated certain transportation improvement projects throughout Western Riverside County as projects of regional importance (“Qualifying Projects” or “Projects”). The Qualifying Projects are more specifically described in that certain WRCOG study titled “TUMF Nexus Study”, as may be amended from time to time. Qualifying Projects can have Regional or Zonal significance as further described in the TUMF Nexus Study.

C. The TUMF Program is funded by TUMF fees paid by new development in Western Riverside County (collectively, “TUMF Program Funds”). TUMF Program Funds are held in trust by WRCOG for the purpose of funding the Qualifying Projects.

D. The AGENCY proposes to implement a Qualifying Project, and it is the purpose of this Agreement to identify the project and to set forth the terms and conditions by which WRCOG will release TUMF Program Funds.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and subject to the conditions contained herein, the Parties hereby agree as follows:

1. Description of the Qualifying Project. This Agreement is intended to distribute TUMF Program Funds to the AGENCY for the Potrero Interchange Phase II (the “Project”), a Qualifying Project. The Work, including a timetable and a detailed scope of work, is more fully described in Exhibit “A” attached hereto and incorporated herein by reference and, pursuant to Section 20 below, is subject to modification if requested by the AGENCY and approved by WRCOG. The work shall be consistent with one or more of the defined WRCOG Call for Projects phases detailed herein as follows:

- 1) PA&ED – Project Approvals & Environmental Document
- 2) PS&E – Plans, Specifications and Estimates
- 3) R/W – Right of Way Acquisition and Utility Relocation
- 4) CON – Construction

2. WRCOG Funding Amount. WRCOG hereby agrees to distribute to AGENCY, on the terms and conditions set forth herein, a sum not to exceed **Two Hundred Fifty Thousand Dollars (\$250,000)** to be used for reimbursing the AGENCY for eligible Project expenses as described in Section 3 herein (“Funding Amount”). The Parties acknowledge and agree that the Funding Amount may be less than the actual cost of the Project. Nevertheless, the Parties acknowledge and agree that WRCOG shall not be obligated to contribute TUMF Program Funds in excess of the maximum TUMF share identified in the TUMF Nexus Study (“Maximum TUMF Share”), as may be amended from time to time.

3. Project Costs Eligible for Advance/Reimbursement. The total Project costs (“Total Project Cost”) may include the following items, provided that such items are included in the scope of work attached hereto as Exhibit “A” (“Scope of Work”): (1) AGENCY and/or consultant costs associated with direct Project coordination and support; (2) funds expended in preparation of preliminary engineering studies; (3) funds expended for preparation of environmental review documentation for the Project; (4) all costs associated with right-of-way acquisition, including right-of-way engineering, appraisal, acquisition, legal costs for condemnation procedures if authorized by the AGENCY, and costs of reviewing appraisals and offers for property acquisition; (5) costs reasonably incurred if condemnation proceeds; (6) costs incurred in the preparation of plans, specifications, and estimates by AGENCY or consultants; (7) AGENCY costs associated with bidding, advertising and awarding of the Project contracts; (8) construction costs, including change orders to construction contract approved by the AGENCY; (9) construction management, field inspection and material testing costs; and (10) any AGENCY administrative cost to deliver the Project.

4. Ineligible Project Costs. The Total Project Cost shall not include the following items which shall be borne solely by the AGENCY without reimbursement: (1) any AGENCY administrative fees attributed to the reviewing and processing of the Project; and (2) expenses for items of work not included within the Scope of Work in Exhibit “A”.

5. Procedures for Distribution of TUMF Program Funds to AGENCY.

(a) Initial Payment by the AGENCY. The AGENCY shall be responsible for initial payment of all the Project costs as they are incurred. Following payment of such Project costs, the AGENCY shall submit invoices to WRCOG requesting reimbursement of eligible Project costs. Each invoice shall be accompanied by detailed contractor invoices, or other demands for payment addressed to the AGENCY, and documents evidencing the AGENCY’s payment of the invoices or demands for payment. Documents evidencing the AGENCY’S payment of the invoices shall be retained for four (4) years and shall be made available for review by WRCOG. The AGENCY shall submit invoices not more often than monthly and not less often than quarterly.

(b) Review and Reimbursement by WRCOG. Upon receipt of an invoice from the AGENCY, WRCOG may request additional documentation or explanation of the Project costs for which reimbursement is sought. Undisputed amounts shall be paid by WRCOG to the AGENCY within thirty (30) days. In the event that WRCOG disputes the eligibility of the AGENCY for reimbursement of all or a portion of an invoiced amount, the Parties shall meet

and confer in an attempt to resolve the dispute. If the meet and confer process is unsuccessful in resolving the dispute, the AGENCY may appeal WRCOG's decision as to the eligibility of one or more invoices to WRCOG's Executive Director. The WRCOG Executive Director shall provide his/her decision in writing. If the AGENCY disagrees with the Executive Director's decision, the AGENCY may appeal the decision of the Executive Director to the full WRCOG Executive Committee, provided the AGENCY submits its request for appeal to WRCOG within ten (10) days of the Executive Director's written decision. The decision of the WRCOG Executive Committee shall be final. Additional details concerning the procedure for the AGENCY's submittal of invoices to WRCOG and WRCOG's consideration and payment of submitted invoices are set forth in Exhibit "B", attached hereto and incorporated herein by reference.

(c) Funding Amount/Adjustment. If a post Project audit or review indicates that WRCOG has provided reimbursement to the AGENCY in an amount in excess of the Maximum TUMF Share of the Project, or has provided reimbursement of ineligible Project costs, the AGENCY shall reimburse WRCOG for the excess or ineligible payments within 30 days of notification by WRCOG.

6. Increases in Project Funding. The Funding Amount may, in WRCOG's sole discretion, be augmented with additional TUMF Program Funds if the TUMF Nexus Study is amended to increase the maximum eligible TUMF share for the Project. Any such increase in the Funding Amount must be approved in writing by WRCOG's Executive Director. In no case shall the amount of TUMF Program Funds allocated to the AGENCY exceed the then-current maximum eligible TUMF share for the Project. No such increased funding shall be expended to pay for any Project already completed. For purposes of this Agreement, the Project or any portion thereof shall be deemed complete upon its acceptance by WRCOG's Executive Director which shall be communicated to the AGENCY in writing.

7. No Funding for Temporary Improvements. Only segments or components of the construction that are intended to form part of or be integrated into the Project may be funded by TUMF Program Funds. No improvement which is temporary in nature, including but not limited to temporary roads, curbs, tapers or drainage facilities, shall be funded with TUMF Program Funds, except as needed for staged construction of the Project.

8. AGENCY's Funding Obligation to Complete the Project. In the event that the TUMF Program Funds allocated to the Project represent less than the total cost of the Project, the AGENCY shall provide such additional funds as may be required to complete the Project.

9. AGENCY's Obligation to Repay TUMF Program Funds to WRCOG; Exception For PA&ED Phase Work. Except as otherwise expressly excepted within this paragraph, in the event that: (i) the AGENCY, for any reason, determines not to proceed with or complete the Project; or (ii) the Project is not timely completed, subject to any extension of time granted by WRCOG pursuant to the terms of this Agreement; the AGENCY agrees that any TUMF Program Funds that were distributed to the AGENCY for the Project shall be repaid in full to WRCOG, and the Parties shall enter into good faith negotiations to establish a reasonable repayment schedule and repayment mechanism. If the Project involves work pursuant to a PA&ED phase,

AGENCY shall not be obligated to repay TUMF Program Funds to WRCOG relating solely to PA&ED phase work performed for the Project.

10. AGENCY's Local Match Contribution. AGENCY local match funding is not required, as shown in Exhibit "A" and as called out in the AGENCY's Project Nomination Form submitted to WRCOG in response to its Call for Projects.

11. Term/Notice of Completion. The term of this Agreement shall be from the date first herein above written until the earlier of the following: (i) the date WRCOG formally accepts the Project as complete, pursuant to Section 6; (ii) termination of this Agreement pursuant to Section 15; or (iii) the AGENCY has fully satisfied its obligations under this Agreement. All applicable indemnification provisions of this Agreement shall remain in effect following the termination of this Agreement.

12. Representatives of the Parties. WRCOG's Executive Director, or his or her designee, shall serve as WRCOG's representative and shall have the authority to act on behalf of WRCOG for all purposes under this Agreement. The AGENCY hereby designates **Jeff Hart, Public Works Director** or his or her designee, as the AGENCY's representative to WRCOG. The AGENCY's representative shall have the authority to act on behalf of the AGENCY for all purposes under this Agreement and shall coordinate all activities of the Project under the AGENCY's responsibility. The AGENCY shall work closely and cooperate fully with WRCOG's representative and any other agencies which may have jurisdiction over or an interest in the Project.

13. Expenditure of Funds by AGENCY Prior to Execution of Agreement. Nothing in this Agreement shall be construed to prevent or preclude the AGENCY from expending funds on the Project prior to the execution of the Agreement, or from being reimbursed by WRCOG for such expenditures. However, the AGENCY understands and acknowledges that any expenditure of funds on the Project prior to the execution of the Agreement is made at the AGENCY's sole risk, and that some expenditures by the AGENCY may not be eligible for reimbursement under this Agreement.

14. Review of Services. The AGENCY shall allow WRCOG's Representative to inspect or review the progress of the Project at any reasonable time in order to determine whether the terms of this Agreement are being met.

15. Termination.

(a) Notice. Either WRCOG or AGENCY may, by written notice to the other party, terminate this Agreement, in whole or in part, in response to a material breach hereof by the other Party, by giving written notice to the other party of such termination and specifying the effective date thereof. The written notice shall provide a 30 day period to cure any alleged breach. During the 30 day cure period, the Parties shall discuss, in good faith, the manner in which the breach can be cured.

(b) Effect of Termination. In the event that the AGENCY terminates this Agreement, the AGENCY shall, within 180 days, repay to WRCOG any unexpended TUMF

Program Funds provided to the AGENCY under this Agreement and shall complete any portion or segment of work for the Project for which TUMF Program Funds have been provided. In the event that WRCOG terminates this Agreement, WRCOG shall, within 90 days, distribute to the AGENCY TUMF Program Funds in an amount equal to the aggregate total of all unpaid invoices which have been received from the AGENCY regarding the Project at the time of the notice of termination; provided, however, that WRCOG shall be entitled to exercise its rights under Section 5(b), including but not limited to conducting a review of the invoices and requesting additional information. Upon such termination, the AGENCY shall, within 180 days, complete any portion or segment of work for the Project for which TUMF Program Funds have been provided. This Agreement shall terminate upon receipt by the non-terminating Party of the amounts due to it hereunder and upon completion of the segment or portion of Project work for which TUMF Program Funds have been provided.

(c) Cumulative Remedies. The rights and remedies of the Parties provided in this Section are in addition to any other rights and remedies provided by law or under this Agreement.

16. Prevailing Wages. The AGENCY and any other person or entity hired to perform services on the Project are alerted to the requirements of California Labor Code Sections 1770 et seq., which would require the payment of prevailing wages were the services or any portion thereof determined to be a public work, as defined therein. The AGENCY shall ensure compliance with these prevailing wage requirements by any person or entity hired to perform the Project. The AGENCY shall defend, indemnify, and hold harmless WRCOG, its officers, employees, consultants, and agents from any claim or liability, including without limitation attorneys' fees, arising from its failure or alleged failure to comply with California Labor Code Sections 1770 et seq.

17. Progress Reports. WRCOG may request the AGENCY to provide WRCOG with progress reports concerning the status of the Project.

18. Indemnification.

(a) AGENCY Responsibilities. In addition to the indemnification required under Section 16, the AGENCY agrees to indemnify and hold harmless WRCOG, its officers, agents, consultants, and employees from any and all claims, demands, costs or liability arising from or connected with all activities governed by this Agreement including all design and construction activities, due to negligent acts, errors or omissions or willful misconduct of the AGENCY or its subcontractors. The AGENCY will reimburse WRCOG for any expenditures, including reasonable attorneys' fees, incurred by WRCOG, in defending against claims ultimately determined to be due to negligent acts, errors or omissions or willful misconduct of the AGENCY.

(b) WRCOG Responsibilities. WRCOG agrees to indemnify and hold harmless the AGENCY, its officers, agents, consultants, and employees from any and all claims, demands, costs or liability arising from or connected with all activities governed by this Agreement including all design and construction activities, due to negligent acts, errors or omissions or willful misconduct of WRCOG or its sub-consultants. WRCOG will reimburse the

AGENCY for any expenditures, including reasonable attorneys' fees, incurred by the AGENCY, in defending against claims ultimately determined to be due to negligent acts, errors or omissions or willful misconduct of WRCOG.

(c) Effect of Acceptance. The AGENCY shall be responsible for the professional quality, technical accuracy and the coordination of any services provided to complete the Project. WRCOG's review, acceptance or funding of any services performed by the AGENCY or any other person or entity under this Agreement shall not be construed to operate as a waiver of any rights WRCOG may hold under this Agreement or of any cause of action arising out of this Agreement. Further, the AGENCY shall be and remain liable to WRCOG, in accordance with applicable law, for all damages to WRCOG caused by the AGENCY's negligent performance of this Agreement or supervision of any services provided to complete the Project.

19. Insurance. The AGENCY shall require, at a minimum, all persons or entities hired to perform the Project to obtain, and require their subcontractors to obtain, insurance of the types and in the amounts described below and satisfactory to the AGENCY and WRCOG. Such insurance shall be maintained throughout the term of this Agreement, or until completion of the Project, whichever occurs last.

(a) Commercial General Liability Insurance. Occurrence version commercial general liability insurance or equivalent form with a combined single limit of not less than \$1,000,000.00 per occurrence. If such insurance contains a general aggregate limit, it shall apply separately to the Project or be no less than two times the occurrence limit. Such insurance shall:

(i) Name WRCOG and AGENCY, and their respective officials, officers, employees, agents, and consultants as insured with respect to performance of the services on the Project and shall contain no special limitations on the scope of coverage or the protection afforded to these insured;

(ii) Be primary with respect to any insurance or self-insurance programs covering WRCOG and AGENCY, and/or their respective officials, officers, employees, agents, and consultants; and

(iii) Contain standard separation of insured provisions.

(b) Business Automobile Liability Insurance. Business automobile liability insurance or equivalent form with a combined single limit of not less than \$1,000,000.00 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.

(c) Professional Liability Insurance. Errors and omissions liability insurance with a limit of not less than \$1,000,000.00 Professional liability insurance shall only be required of design or engineering professionals.

(d) Workers' Compensation Insurance. Workers' compensation insurance with statutory limits and employers' liability insurance with limits of not less than \$1,000,000.00 each accident.

20. Project Amendments. Changes to the characteristics of the Project, including the deadline for Project completion, and any responsibilities of the AGENCY or WRCOG may be requested in writing by the AGENCY and are subject to the approval of WRCOG's Representative, which approval will not be unreasonably withheld, provided that extensions of time for completion of the Project shall be approved in the sole discretion of WRCOG's Representative. Nothing in this Agreement shall be construed to require or allow completion of the Project without full compliance with the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*; "CEQA") and the National Environmental Policy Act of 1969 (42 USC 4231 *et seq.*), if applicable, but the necessity of compliance with CEQA and/or NEPA shall not justify, excuse, or permit a delay in completion of the Project.

21. Conflict of Interest. For the term of this Agreement, no member, officer or employee of the AGENCY or WRCOG, during the term of his or her service with the AGENCY or WRCOG, as the case may be, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

22. Limited Scope of Duties. WRCOG's and the AGENCY's duties and obligations under this Agreement are limited to those described herein. WRCOG has no obligation with respect to the safety of any Project performed at a job site. In addition, WRCOG shall not be liable for any action of AGENCY or its contractors relating to the condemnation of property undertaken by AGENCY or construction related to the Project.

23. Books and Records. Each party shall maintain complete, accurate, and clearly identifiable records with respect to costs incurred for the Project under this Agreement. They shall make available for examination by the other party, its authorized agents, officers or employees any and all ledgers and books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or related to the expenditures and disbursements charged to the other party pursuant to this Agreement. Further, each party shall furnish to the other party, its agents or employees such other evidence or information as they may require with respect to any such expense or disbursement charged by them. All such information shall be retained by the Parties for at least four (4) years following termination of this Agreement, and they shall have access to such information during the four-year period for the purposes of examination or audit.

24. Equal Opportunity Employment. The Parties represent that they are equal opportunity employers and they shall not discriminate against any employee or applicant of reemployment because of race, religion, color, national origin, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination.

25. Governing Law. This Agreement shall be governed by and construed with the laws of the State of California.

26. Attorneys' Fees. If either party commences an action against the other party arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and costs of suit.

27. Time of Essence. Time is of the essence for each and every provision of this Agreement.

28. Headings. Article and Section Headings, paragraph captions or marginal headings contained in this Agreement are for convenience only and shall have no effect in the construction or interpretation of any provision herein.

29. Public Acknowledgement. The AGENCY agrees that all public notices, news releases, information signs and other forms of communication shall indicate that the Project is being cooperatively funded by the AGENCY and WRCOG TUMF Program Funds.

30. No Joint Venture. This Agreement is for funding purposes only and nothing herein shall be construed to make WRCOG a party to the construction of the Project or to make it a partner or joint venture with the AGENCY for such purpose.

31. Compliance With the Law. The AGENCY shall comply with all applicable laws, rules and regulations governing the implementation of the Qualifying Project, including, where applicable, the rules and regulations pertaining to the participation of businesses owned or controlled by minorities and women promulgated by the Federal Highway Administration and the Federal Department of Transportation.

32. Notices. All notices hereunder and communications regarding interpretation of the terms of this Agreement or changes thereto shall be provided by the mailing thereof by registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to AGENCY: City of Beaumont
500 E. 6th Street
Beaumont, California 92223
Attention: Jeff Hart, Director of Public Works
Telephone: 951-769-8522
Facsimile: 951-769-8526

If to WRCOG: Western Riverside Council of Governments
3390 University Avenue; Suite 200
Riverside, California 92501
Attention: Christopher Gray, Deputy Executive Director
Telephone: (951) 405-6710
Facsimile: (951) 223-9720

Any notice so given shall be considered served on the other party three (3) days after deposit in the U.S. mail, first class postage prepaid, return receipt requested, and addressed to the

party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred regardless of the method of service.

33. Integration; Amendment. This Agreement contains the entire agreement between the Parties. Any agreement or representation respecting matters addressed herein that are not expressly set forth in this Agreement is null and void. This Agreement may be amended only by mutual written agreement of the Parties.

34. Severability. If any term, provision, condition or covenant of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall not be affected thereby.

35. Conflicting Provisions. In the event that provisions of any attached appendices or exhibits conflict in any way with the provisions set forth in this Agreement, the language, terms and conditions contained in this Agreement shall control the actions and obligations of the Parties and the interpretation of the Parties' understanding concerning the Agreement.

36. Independent Contractors. Any person or entities retained by the AGENCY or any contractor shall be retained on an independent contractor basis and shall not be employees of WRCOG. Any personnel performing services on the Project shall at all times be under the exclusive direction and control of the AGENCY or contractor, whichever is applicable. The AGENCY or contractor shall pay all wages, salaries and other amounts due such personnel in connection with their performance of services on the Project and as required by law. The AGENCY or consultant shall be responsible for all reports and obligations respecting such personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance and workers' compensation insurance.

37. Effective Date. This Agreement shall not be effective until executed by both Parties. The failure of one party to execute this Agreement within forty-five (45) days of the other party executing this Agreement shall render any execution of this Agreement ineffective.

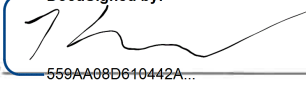
38. No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

[SIGNATURES ON FOLLOWING PAGE]


[PROJECT 19-PS-BEA-1204]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives to be effective on the day and year first above-written.

WESTERN RIVERSIDE COUNCIL
OF GOVERNMENTS

DocuSigned by:

By: 559AA08D610442A... Date: 8/4/2022
Kurt Wilson
Executive Director

CITY OF BEAUMONT

By:  Date: 10/19/21
Mike Lara
Mayor

Approved to Form:

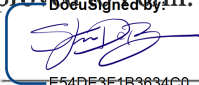
DocuSigned by:

By: E54DE3F1B3634C0... Date: 8/3/2022
Steven C. DeBaun
General Counsel

EXHIBIT “A”

SCOPE OF WORK

SCOPE OF WORK:

The SR-60/Portero Boulevard Interchange project in the City of Beaumont will construct a six ramp, partial cloverleaf interchange in the City of Beaumont between Jack Rabbit Trail and the I-10/SR-60 junction. This is the second phase of a two-part project, where the first phase built the overcrossing of the SR-60 freeway.

EXHIBIT “A-1”**ESTIMATE OF COST**

Phase	TUMF	LOCAL	TOTAL
PA&ED	Complete	--	
PS&E	\$250,000	\$1,694,743	\$1,944,743
RIGHT OF WAY	Complete	--	
CONSTRUCTION	\$6,250,000*	--	\$6,250,000
TOTAL	\$6,500,000	--	\$8,194,743

- ***Not included in the current agreement. Agreement is only for the PS&E phase.**

EXHIBIT “A-2”**PROJECT SCHEDULE****TIMETABLE:**

Phase	Estimated Completion Date	Estimated Cost	Comments
PA&ED	Complete		
PS&E	March 2023	\$1,944,743	
RIGHT OF WAY	Complete		
CONSTRUCTION	July 2024	\$25,000,000	
TOTAL		\$26,944,743	

Elements of Compensation

EXHIBIT “B”

PROCEDURES FOR SUBMITTAL, CONSIDERATION AND PAYMENT OF INVOICES

1. For professional services, WRCOG recommends that the AGENCY incorporate this Exhibit “B-1” into its contracts with any subcontractors to establish a standard method for preparation of invoices by contractors to the AGENCY and ultimately to WRCOG for reimbursement of AGENCY contractor costs.
2. Each month the AGENCY shall submit an invoice for eligible Project costs incurred during the preceding month. The original invoice shall be submitted to WRCOG’s Executive Director with a copy to WRCOG’s Project Coordinator. Each invoice shall be accompanied by a cover letter in a format substantially similar to that of Exhibit “B-2”.
3. For jurisdictions with large construction projects (with the total construction cost exceeding \$10 million) under construction at the same time, may with the approval of WRCOG submit invoices to WRCOG for payment at the same time they are received by the jurisdiction. WRCOG must receive the invoice by the 5th day of the month in order to process the invoice within 30 days. WRCOG will retain 10% of the invoice until all costs have been verified as eligible and will release the balance at regular intervals not more than quarterly and not less than semi-annually. If there is a discrepancy or ineligible costs that exceed 10% of the previous invoice WRCOG will deduct that amount from the next payment.
4. Each invoice shall include documentation from each contractor used by the AGENCY for the Project, listing labor costs, subcontractor costs, and other expenses. Each invoice shall also include a monthly progress report and spreadsheets showing the hours or amounts expended by each contractor or subcontractor for the month and for the entire Project to date. Samples of acceptable task level documentation and progress reports are attached as Exhibits “B-4” and “B-5”. All documentation from the Agency’s contractors should be accompanied by a cover letter in a format substantially similar to that of Exhibit “B-3”.
5. If the AGENCY is seeking reimbursement for direct expenses incurred by AGENCY staff for eligible Project costs, the AGENCY shall provide the same level of information for its labor and any expenses as required of its contractors pursuant to Exhibit “B” and its attachments.
6. Charges for each task and milestone listed in Exhibit “A” shall be listed separately in the invoice.
7. Each invoice shall include a certification signed by the AGENCY Representative or his or her designee which reads as follows:

"I hereby certify that the hours and salary rates submitted for reimbursement in this invoice are the actual hours and rates worked and paid to the contractors or subcontractors listed.

Signed _____

Title _____

Date _____

Invoice No. _____

8. WRCOG will pay the AGENCY within 30 days after receipt by WRCOG of an invoice. If WRCOG disputes any portion of an invoice, payment for that portion will be withheld, without interest, pending resolution of the dispute, but the uncontested balance will be paid.
9. The final payment under this Agreement will be made only after: (I) the AGENCY has obtained a Release and Certificate of Final Payment from each contractor or subcontractor used on the Project; (ii) the AGENCY has executed a Release and Certificate of Final Payment; and (iii) the AGENCY has provided copies of each such Release to WRCOG.

EXHIBIT “B-1”
[Sample for Professional Services]

For the satisfactory performance and completion of the Services under this Agreement, Agency will pay the Contractor compensation as set forth herein. The total compensation for this service shall not exceed (____INSERT WRITTEN DOLLAR AMOUNT____) (\$__INSERT NUMERICAL DOLLAR AMOUNT__) without written approval of Agency’s City Manager [or applicable position] (“Total Compensation”).

1. ELEMENTS OF COMPENSATION.

Compensation for the Services will be comprised of the following elements: 1.1 Direct Labor Costs; 1.2 Fixed Fee; and 1.3 Additional Direct Costs.

1.1 DIRECT LABOR COSTS.

Direct Labor costs shall be paid in an amount equal to the product of the Direct Salary Costs and the Multiplier which are defined as follows:

1.1.1 DIRECT SALARY COSTS

Direct Salary Costs are the base salaries and wages actually paid to the Contractor's personnel directly engaged in performance of the Services under the Agreement. (The range of hourly rates paid to the Contractor's personnel appears in Section 2 below.)

1.1.2 MULTIPLIER

The Multiplier to be applied to the Direct Salary Costs to determine the Direct Labor Costs is _____, and is the sum of the following components:

1.1.2.1 Direct Salary Costs _____

1.1.2.2 Payroll Additives _____

The Decimal Ratio of Payroll Additives to Direct Salary Costs. Payroll Additives include all employee benefits, allowances for vacation, sick leave, and holidays, and company portion of employee insurance and social and retirement benefits, all federal and state payroll taxes, premiums for insurance which are measured by payroll costs, and other contributions and benefits imposed by applicable laws and regulations.

1.1.2.3 Overhead Costs _____

The Decimal Ratio of Allowable Overhead Costs to the Contractor Firm's Total Direct Salary Costs. Allowable Overhead Costs include general, administrative and overhead costs of maintaining and operating established offices, and consistent with established firm policies, and as defined in the Federal Acquisitions Regulations, Part 31.2.

Total Multiplier
(sum of 1.1.2.1, 1.1.2.2, and 1.1.2.3) _____

1.2 FIXED FEE.

1.2.1 The fixed fee is \$ _____.

1.2.2 A pro-rata share of the Fixed Fee shall be applied to the total Direct Labor Costs expended for services each month, and shall be included on each monthly invoice.

1.3 ADDITIONAL DIRECT COSTS.

Additional Direct Costs directly identifiable to the performance of the services of this Agreement shall be reimbursed at the rates below, or at actual invoiced cost.

Rates for identified Additional Direct Costs are as follows:

<u>ITEM</u>	<u>REIMBURSEMENT RATE</u>
	<u>[__insert charges__]</u>
Per Diem	\$ /day
Car mileage	\$ /mile
Travel	\$ /trip
Computer Charges	\$ /hour
Photocopies	\$ /copy
Blueline	\$ /sheet
LD Telephone	\$ /call
Fax	\$ /sheet
Photographs	\$ /sheet

Travel by air and travel in excess of 100 miles from the Contractor's office nearest to Agency's office must have Agency's prior written approval to be reimbursed under this Agreement.

2. DIRECT SALARY RATES

Direct Salary Rates, which are the range of hourly rates to be used in determining Direct Salary Costs in Section 1.1.1 above, are given below and are subject to the following:

- 2.1 Direct Salary Rates shall be applicable to both straight time and overtime work, unless payment of a premium for overtime work is required by law, regulation or craft agreement, or is otherwise specified in this Agreement. In such event, the premium portion of Direct Salary Costs will not be subject to the Multiplier defined in Paragraph 1.1.2 above.
- 2.2 Direct Salary Rates shown herein are in effect for one year following the effective date of the Agreement. Thereafter, they may be adjusted annually to reflect the Contractor's adjustments to individual compensation. The Contractor shall notify Agency in writing prior to a change in the range of rates included herein, and prior to each subsequent change.

<u>POSITION OR CLASSIFICATION</u>	<u>RANGE OF HOURLY RATES</u>
-----------------------------------	------------------------------

[__sample__]

Principal	\$.00 - \$.00/hour
Project Manager	\$.00 - \$.00/hour
Sr. Engineer/Planner	\$.00 - \$.00/hour
Project Engineer/Planner	\$.00 - \$.00/hour
Assoc. Engineer/Planner	\$.00 - \$.00/hour
Technician	\$.00 - \$.00/hour
Drafter/CADD Operator	\$.00 - \$.00/hour
Word Processor	\$.00 - \$.00/hour

- 2.3 The above rates are for the Contractor only. All rates for subcontractors to the Contractor will be in accordance with the Contractor's cost proposal.

3. INVOICING.

- 3.1 Each month the Contractor shall submit an invoice for Services performed during the preceding month. The original invoice shall be submitted to Agency's Executive Director with two (2) copies to Agency's Project Coordinator.
- 3.2 Charges shall be billed in accordance with the terms and rates included herein, unless otherwise agreed in writing by Agency's Representative.
- 3.3 Base Work and Extra Work shall be charged separately, and the charges for each task and Milestone listed in the Scope of Services, shall be listed separately. The charges for each individual assigned by the Contractor under this Agreement shall be listed separately on an attachment to the invoice.

- 3.4 A charge of \$500 or more for any one item of Additional Direct Costs shall be accompanied by substantiating documentation satisfactory to Agency such as invoices, telephone logs, etc.
- 3.5 Each copy of each invoice shall be accompanied by a Monthly Progress Report and spreadsheets showing hours expended by task for each month and total project to date.
- 3.6 If applicable, each invoice shall indicate payments to DBE subcontractors or supplies by dollar amount and as a percentage of the total invoice.
- 3.7 Each invoice shall include a certification signed by the Contractor's Representative or an officer of the firm which reads as follows:

I hereby certify that the hours and salary rates charged in this invoice are the actual hours and rates worked and paid to the employees listed.

Signed _____
Title _____
Date _____
Invoice No. _____

4. PAYMENT

- 4.1 Agency shall pay the Contractor within four to six weeks after receipt by Agency of an original invoice. Should Agency contest any portion of an invoice, that portion shall be held for resolution, without interest, but the uncontested balance shall be paid.
- 4.2 The final payment for Services under this Agreement will be made only after the Contractor has executed a Release and Certificate of Final Payment.

EXHIBIT B-2
Sample Cover Letter to WRCOG

Date
 Western Riverside Council of Governments
 3390 University Avenue; Suite 450
 Riverside, California 92501
 Attention: Deputy Executive Director
 ATTN: Accounts Payable

Re: Project Title - Invoice #__

Enclosed for your review and payment approval is the AGENCY's invoice for professional and technical services that was rendered by our contractors in connection with the 2002 Measure "A" Local Streets and Roads Funding per Agreement No. _____ effective (Month/Day/Year) . The required support documentation received from each contractor is included as backup to the invoice.

Invoice period covered is from Month/Date/Year to Month/Date/Year .

Total Authorized Agreement Amount:	\$0,000,000.00
Total Invoiced to Date:	\$0,000,000.00
Total Previously Invoiced:	\$0,000,000.00
Balance Remaining:	\$0,000,000.00

Amount due this Invoice:	\$0,000,000.00 =====
---------------------------------	--------------------------------

I certify that the hours and salary rates charged in this invoice are the actual hours and rates worked and paid to the contractors listed.

By: _____
 Name
 Title

cc:

EXHIBIT B-3
Sample Letter from Contractor to AGENCY

Month/Date/Year

Western Riverside Council of Governments
 3390 University Avenue; Suite 200
 Riverside, California 92501
 Attention: Deputy Executive Director
 Attn: Accounts Payable

Invoice # _____

For **[type of services]** rendered by **[contractor name]** in connection with **[name of project]**
 This is per agreement No. XX-XX-XXX effective Month/Date/Year .

Invoice period covered is from Month/Date/Year to Month/Date/Year .

Total Base Contract Amount:	\$000,000.00
Authorized Extra Work (if Applicable)	\$000,000.00

TOTAL AUTHORIZED CONTRACT AMOUNT:	\$000,000.00
-----------------------------------	--------------

Total Invoice to Date:	\$000,000.00
Total Previously Billed:	\$000,000.00
Balance Remaining:	\$000,000.00

Amount Due this Invoice:	\$000,000.00
--------------------------	--------------

I certify that the hours and salary rates charged in this invoice are the actual hours and rates worked and paid to the employees listed,

By: _____
 Name
 Title

EXHIBIT B-4
SAMPLE TASK SUMMARY SCHEDULE
(OPTIONAL)

EXHIBIT B-5
Sample Progress Report

REPORTING PERIOD: Month/Date/Year to Month/Date/Year
PROGRESS REPORT: #1

A. Activities and Work Completed during Current Work Periods

TASK 01 – 100% PS&E SUBMITTAL

1. Responded to Segment 1 comments from Department of Transportation
2. Completed and submitted Segment 1 final PS&E

B. Current/Potential Problems Encountered & Corrective Action

Problems	Corrective Action
None	None

C. Work Planned Next Period

TASK 01 – 100% PS&E SUBMITTAL

1. Completing and to submit Traffic Signal and Electrical Design plans
2. Responding to review comments



Staff Report

TO: City Council
FROM: Lisa Leach, CPA Assistant Finance Director
DATE December 19, 2023
SUBJECT: Fiscal Year 2023 Popular Annual Financial Report

Description Receive and file the City's Fiscal Year End 2023 Popular Annual Financial Report.

Background and Analysis:

On November 30th, the Finance and Audit Committee was presented with the draft FY2023 Annual Comprehensive Financial Report (ACFR). The Finance and Audit Committee recommended the ACFR be presented to Council on December 19, 2023, in final form. The ACFR presents the financial statements of the City in accordance with generally accepted accounting principles (GAAP) and audited in accordance with governmental auditing standards (GAS). To meet the diverse information needs of different users, an ACFR typically presents voluminous data at a high level of detail.

Due to the high level of detail and technical language within the ACFR it is recommended that governments produce a Popular Annual Financial Report (PAFR) to supplement the ACFR. This allows readers to receive selected information provided within the ACFR in a manner that is engaging and easy to understand for all users.

The Government Finance Officers Association (GFOA) provides guidance within its PAFR program that governments can use to create reports that show a government's commitment to increase the involvement of citizens and other interested parties. The report presented follows the GFOA guidance and criteria established within PAFR awards program.

Fiscal Impact:

The following report provides data that has already occurred and does not have fiscal impact to the current budget. Staff estimates the cost to prepare this staff report is approximately \$350.

Recommended Action:

Receive and file the City's Fiscal Year End 2023 Popular Annual Financial Report.

Attachments:

- A. FY 2023 Popular Annual Financial Report



City of Beaumont



2023

POPULAR ANNUAL FINANCIAL REPORT

Prepared By:

Lisa Leach, CPA
Assistant Finance Director

MESSAGE FROM THE FINANCE DIRECTOR JENNIFER USTATION



To the Citizens of the City of Beaumont:

Welcome to the City of Beaumont's Popular Annual Financial Report (PAFR), for the fiscal year ending June 30, 2023. Our PAFR provides an overview of the City's financial position in a manner that is easy to understand and provides a brief analysis of where the City's revenues are derived and where those dollars are spent. The information in this report is based on the audited results presented in the City's Annual Comprehensive Financial Report (ACFR).

It is important to note, this PAFR is unaudited and is presented on a non-GAAP basis*. This means the presentation of financial data in this report differs from the GAAP basis presentation in the City's ACFR.

I hope you find this report helpful and encourage you to access the City's website (www.beaumontca.gov) or contact Finance at (951) 572-3236 for more detailed information about the City's finances.

A stylized, handwritten signature in black ink, appearing to read 'J. Ustation'.

Jennifer Ustation

*Generally Accepted Accounting Principles (GAAP) is a combination of authoritative standards and the commonly accepted way of recording and reporting accounting information. To review the audited GAAP-based, full disclosure financial statements, please refer to the City's ACFR, which is available on the City's website at www.beaumontca.gov.

www.beaumontca.gov

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"Beaumont is a vibrant city whose charm is exceeded only by the remarkable people who call it home. While times have changed, the friendliness and hospitality that recall a simpler era have not. In Beaumont, residents enjoy a way of life that includes not only the charming characteristics of a small town but all the amenities of a dynamic suburban environment."

About the City



Beaumont has a rich history and is nestled in the foothills of the San Bernardino National Forest. Originally settled in the mid-1800s as a stop along the Southern Pacific Railroad, people drawn to the beautiful mountain views, crisp air and abundance of apple orchards remained in the area and City of Beaumont was incorporated on November 18, 1912.

Beaumont's continued growth can be attributed to its desirable location and its reputation as an affordable community that offers a high quality of life. Local officials, supported by engaged community members, have worked tirelessly to prepare for a sustainable future and a vibrant community. Exceptional public services that are provided for the community include community-oriented public safety, an excellent school system, and 18 scenic parks and recreation areas, ensuring that Beaumont is a great place to live, work and explore.

Elected and Appointed Officials



Lloyd White



Julio Martinez
Mayor



Mike Lara



David Fenn
Mayor Pro Tem



Jessica Voigt

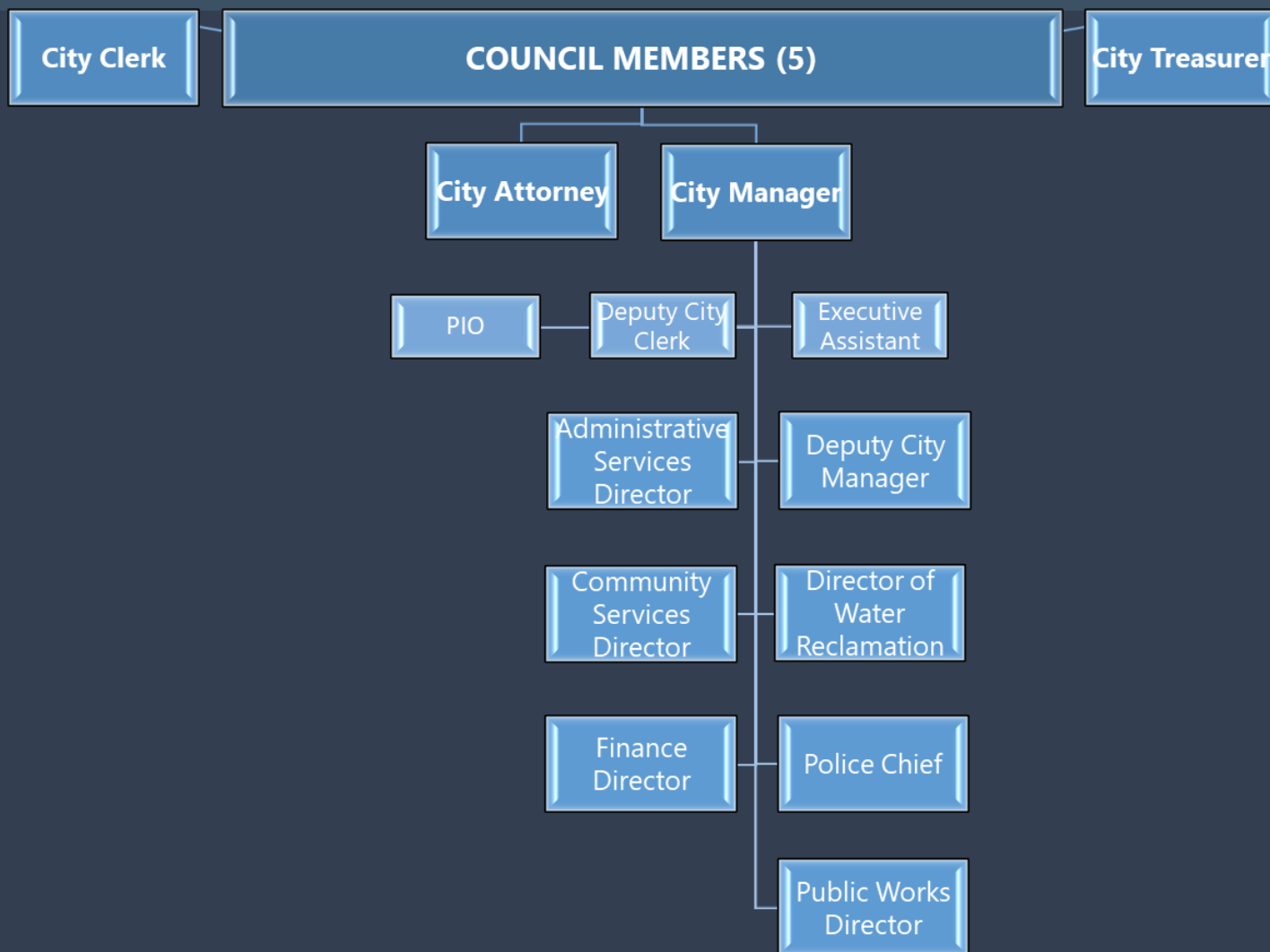
Appointed Officials

Elizabeth Gibbs
City Manager

John Pinkney
City Attorney

Elaine Morgan.....	City Clerk
Nicole Wheelwright.....	Deputy City Clerk
AJ Patel.....	City Treasurer
Siomara Giroux.....	Executive Assistant
Christina Taylor.....	Deputy City Manager
Kari Mendoza.....	Administrative Services Director
Sean Thuilliez.....	Chief of Police
Jennifer Ustation.....	Finance Director
Robert Vestal.....	Public Works Director
Doug Story.....	Community Services Director
Thaxton VanBelle.....	General Manager of Utilities

City-Wide Organizational Chart



CITY DEMOGRAPHICS AND KEY STATISTICS

SOURCE: US CENSUS BUREAU



POPULATION

56,987



MEDIAN HOME
PRICE

\$535,000



MEDIAN HOUSEHOLD
INCOME

\$92,797

Source: Riverside County Recorder



MEDIAN AGE

37



AVERAGE HOUSEHOLD SIZE

3.08

PRINCIPAL EMPLOYERS 2023

Employer	Employees	Rank	% of Total City Employment
Amazon	6,300	1	77.20%
Beaumont Unified School District	1,377	2	16.87%
CJ Foods	630	3	7.72%
Walmart	526	4	6.45%

CITY DEMOGRAPHICS AND KEY STATISTICS

Parks & Recreation



18 Parks and
playgrounds

9,579 City
Trees



2,200 Class
Registrations

Police



54 Sworn
officers

2 K-9 Officers



14,512 911 calls
49,545 service calls

Public Works



286 street
lights repaired



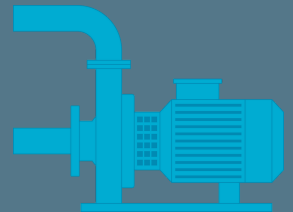
688 lineal feet
sidewalk, curb
and gutter
repairs



640 lane miles
rehabilitated

Wastewater

31 Sewer lift
pumps



12 Lift
stations

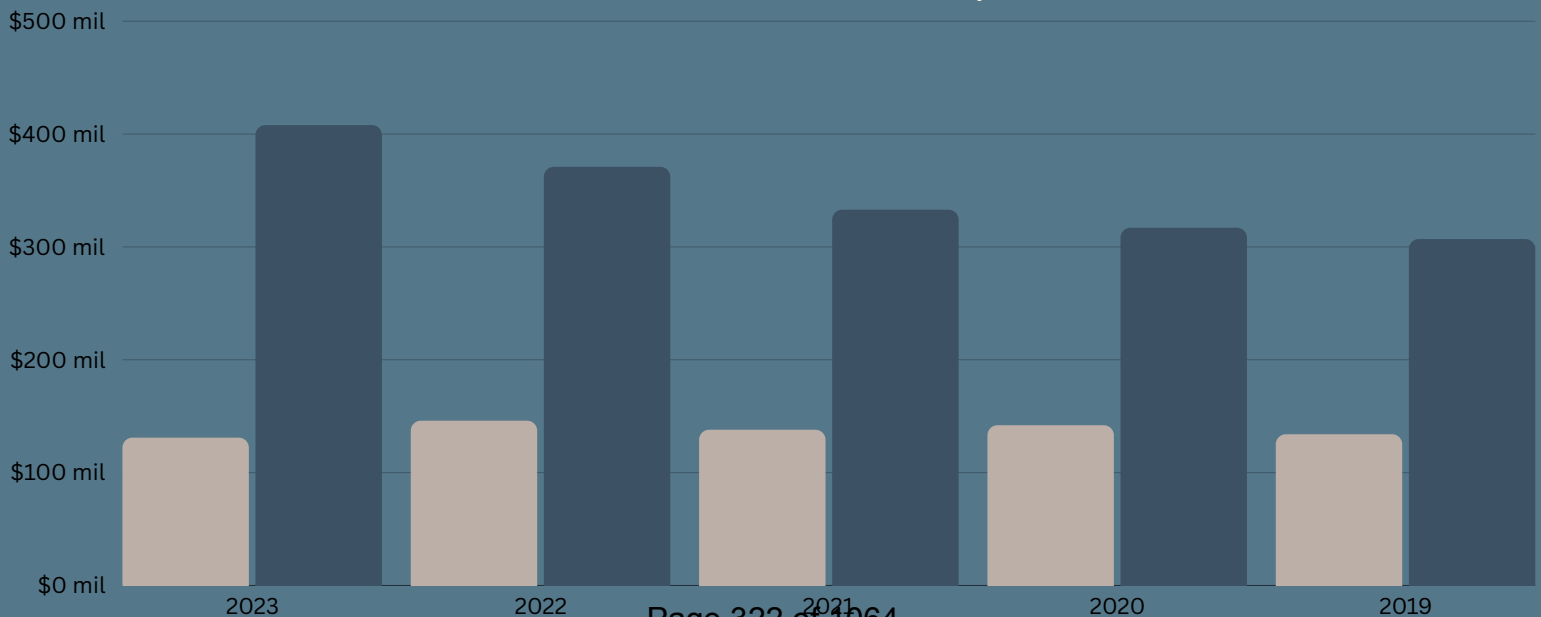
THE CITY'S FINANCIAL POSITION

The Statement of Net Position presents information about the financial position of the City; much like a balance sheet does for a corporation. It represents the difference between all of its assets (what the City owns) and its liabilities (what the City owes) on an accrual basis. It is an indication of the City's financial health at the end of the fiscal year. Over time, increases or decreases in the City's net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. For the fiscal year ended June 30, 2023, the Citywide net position improved by \$20.5 million. The assets of the City exceeded its liabilities by \$538.2 million (net position). The five-year history presented below, indicates positive growth for the City's net position

Statement of Net Position - Citywide (in thousands)

	2023	2022	2021	2020	2019
Assets - What We Own	\$772,766	\$751,313	\$716,413	\$708,167	\$698,079
Deferred Outflows	\$13,410	\$6,237	\$5,999	\$5,873	\$6,221
Liabilities - What We Owe	\$245,733	\$231,828	\$251,420	\$253,563	\$262,302
Deferred Inflows	\$2,252	\$8,032	(\$881)	\$278	\$576
Total Net Position	\$538,192	\$517,690	\$471,873	\$460,199	\$441,422

Net Position - 5 Year Comparison



STATEMENT OF ACTIVITIES

More formally referred to as the Statement of Activities, the City's income statements reflect all the financial activity for the City during the fiscal year ended June 30, 2023. This statement presents information to illustrate how the City's net position changed during the year as a result of the financial activity (i.e. revenues and expenses). This is a summarized version of the more detailed statement found in the City's complete ACFR. For fiscal year ended June 30, 2023, the City's revenues exceeded expenses by \$45.5 million.

Statement of Activities - Citywide (in thousands)

	2023	2022	2021	2020	2019
Revenues	\$94,341	\$103,415	\$79,975	\$76,877	\$86,397
Expenses	\$73,839	\$57,836	\$67,960	\$58,099	\$64,694
Change in Net Position	\$20,502	\$45,579	\$12,015	\$18,778	\$21,703
Restatement of Net Position	\$0	\$239	(\$343)	\$0	(\$1,527)
Beginning Net Position	\$517,690	\$471,872	\$460,200	\$441,422	\$421,245
Ending Net Position	\$538,192	\$517,690	\$471,872	\$460,200	\$441,422

* Restatement noted above was for accounting corrections

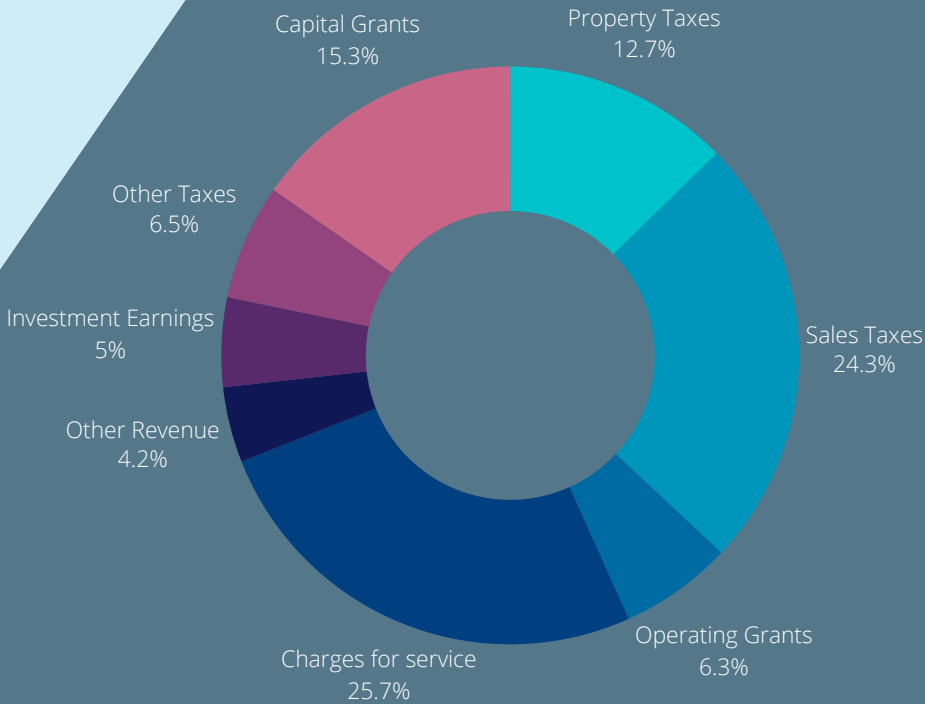


Where Money Came From All Revenue Sources (Statement of Activities)

Page 8

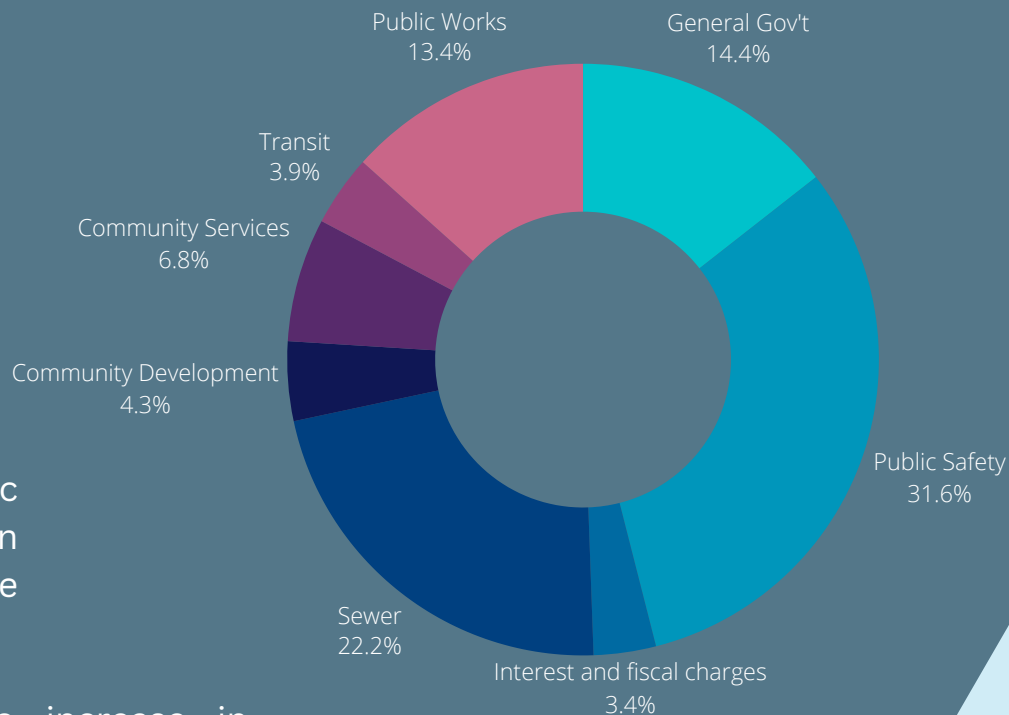
The City's revenues decreased by \$9.07 million, with the majority due to the following:

- \$23 million loss on sale of assets due to the disposal of wastewater plant equipment, replaced by the wastewater plant expansion.
- \$5.9 million increase in investment earnings
- \$3 million increase in operating grants
- \$1.6 million increase in sales tax revenue
- \$3.4 million increase in all other revenues.



The City's expenses increased by \$16.0 million, with the majority due to the following:

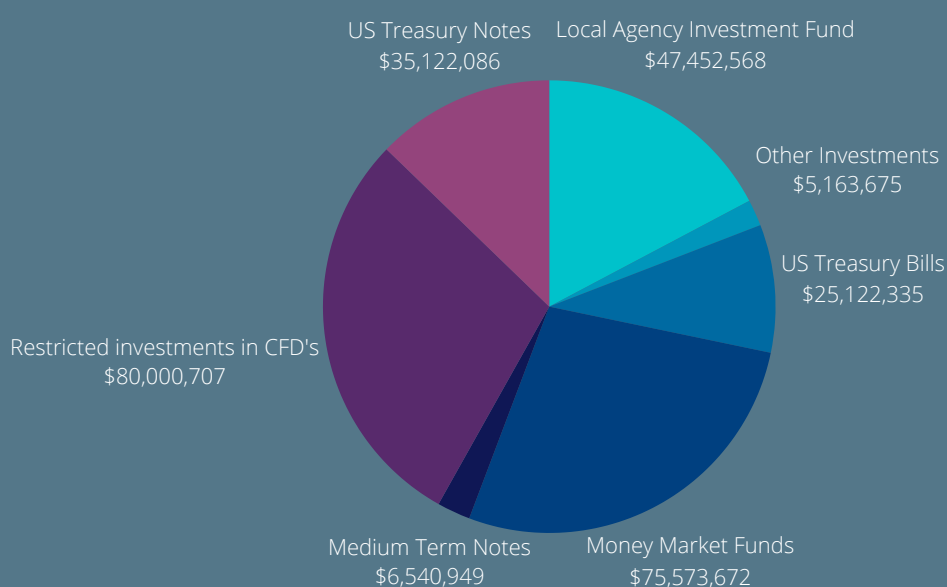
- \$4.0 million increase in public safety, due to increase in personnel and fire service contract with Riverside County.
- \$12.0 million increase due to increase in personnel for General Government and Public Works, plus an increase in depreciation.



THE CITY'S ASSETS AND INVESTMENTS

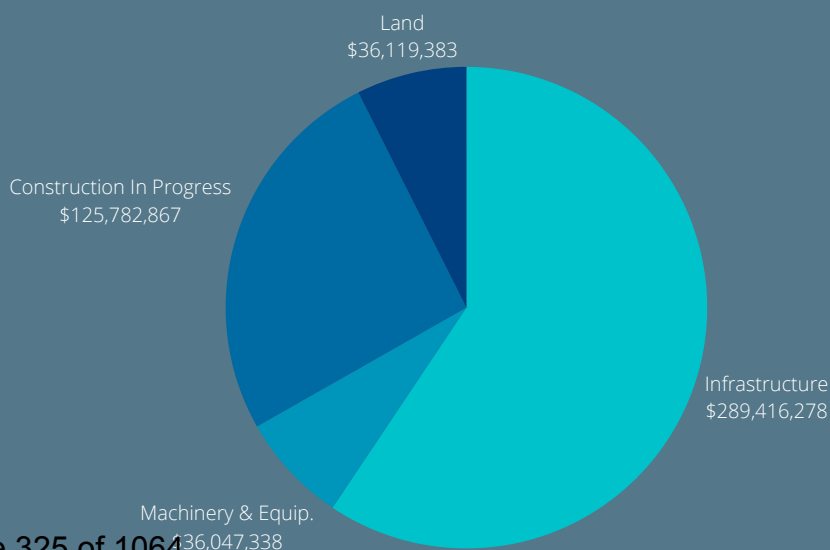
The City revised its investment policy at the end of Fiscal Year 2021 and was certified by the California Municipal Treasurers Association in March 2022. The intent of the policy is to formalize the framework for the investment activities that shall be exercised to ensure the effective and judicious fiscal and investment management of the City's funds. The City's portfolio shall be designed and managed in such a manner as to comply with state and local laws, provide for daily cash flow requirements, ensure consistency with the prioritized objectives of safety, liquidity, and return, and in a manner consistent with prudent investment management and worthy of the public trust. The chart below reflects the types of investments held by the City as of June 30, 2023.

INVESTMENT TYPE - \$274,975,992



Capital Assets, Net of Depreciation

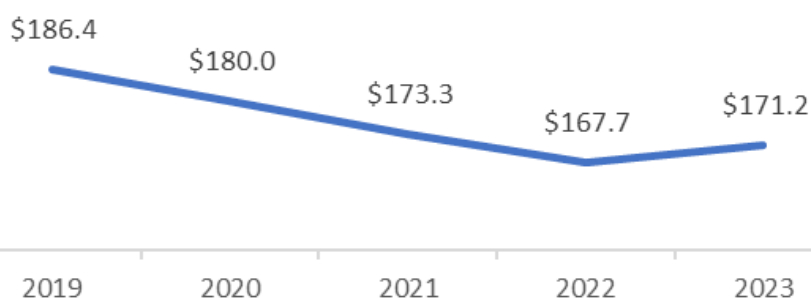
The city develops a five-year Capital Improvement Program (CIP) that projects capital needs with a focus on public safety, street repair and maintenance, machinery and equipment, sewer, parks and general infrastructure. In fiscal year 2023, major capital improvements included parks (\$1.0 million), projects for roads (\$6.2 million), vehicles and equipment (\$1.9 million) and sewer infrastructure (\$4.0 million).



WHAT THE CITY OWES

As of June 30, 2023, the City had outstanding long-term debt totaling \$171.2 million. The debt increased by \$3.5 million due to a combination of a decrease of \$5.3 million from the scheduled debt-service payment and an increase of \$8.8 million from CFD 2013-3 Revenue Bonds issued in Fiscal Year 2023. A five-year history of the long-term debt for governmental and business-type activities shows the City has been reducing debt levels over time since 2019. In fiscal year 2019, the Beaumont Public Improvement Authority issued \$81,105,000 of revenue bonds, to finance the acquisition and construction of certain improvements to the City's Wastewater system.

Long Term Debt of Bonds, Compensated Absences, Claims and Judgements (In millions)



COMPENSATED ABSENCES

\$3,943,673

Assigned liability related to unused employee earned vacation and compensatory leave time.

CLAIMS AND JUDGEMENTS

\$2,301,856

Actuarial estimates of current and potential insurance claims and settlements.

WASTEWATER REVENUE BONDS

\$82,840,347

Bonds issued to finance the acquisition and construction of certain improvements to the City's Wastewater system.

LOCAL AGENCY REVENUE BONDS

\$80,000,707

Bonds issued to purchase District bonds to design or acquire certain public improvements relating to the District.

LEASE LIABILITIES

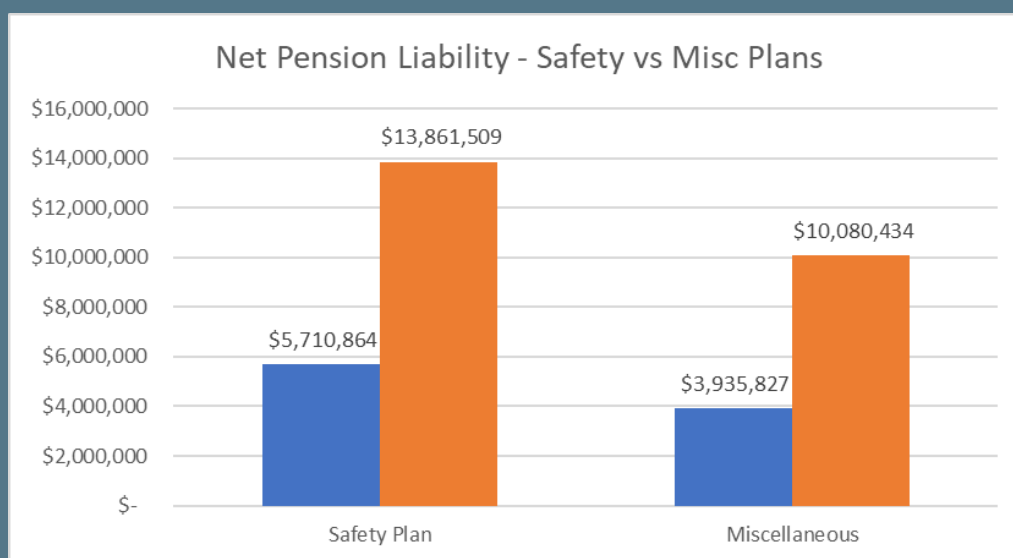
\$760,266

Lease payments for the right to use various equipment and vehicles.

NET PENSION LIABILITY

Substantially all City employees working the equivalent of 1,000 hours per fiscal year are eligible to participate in multiple-employer defined benefits plans administered by California Public Employees Retirement System (CalPERS). The City currently offers two plans: the Safety Plan for public safety employees (i.e., Police employees) and the Miscellaneous Plan for all other city employees.

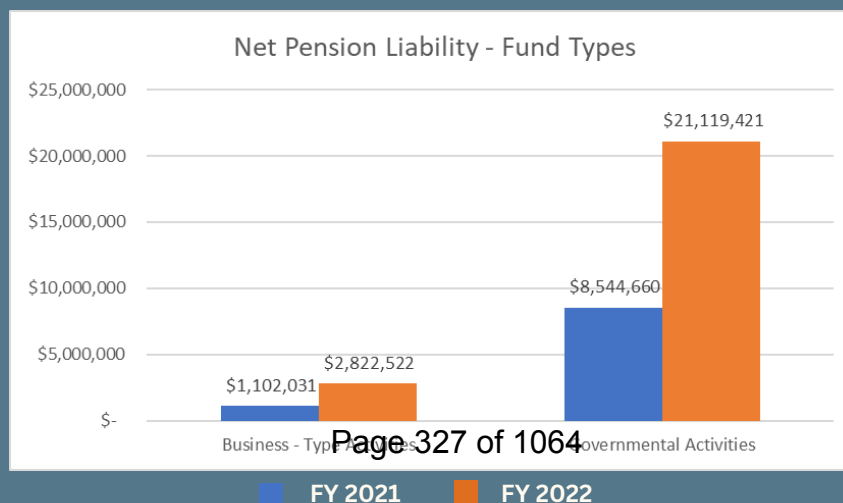
The largest impact on the City's long-term financial stability relates to the increase in pension costs from CalPERS. Per the most recent CalPERS annual valuation report, the funded status (the percentage of assets available to meet the total projected benefits payments) for the Safety and Miscellaneous Plans was 77.49% and 89.57%, respectively. The total net pension liability as of June 30, 2023 totaled \$23.9 million. The net pension liability for each plan as of the last two fiscal year end dates is shown below:



Note: Pers investment returns ending June 30, 2021 created a large decrease in net pension liability, due to gains on investments. Pers investment returns ending June 30, 2022 resulted in losses creating large increases at the end of Fiscal year 2023.

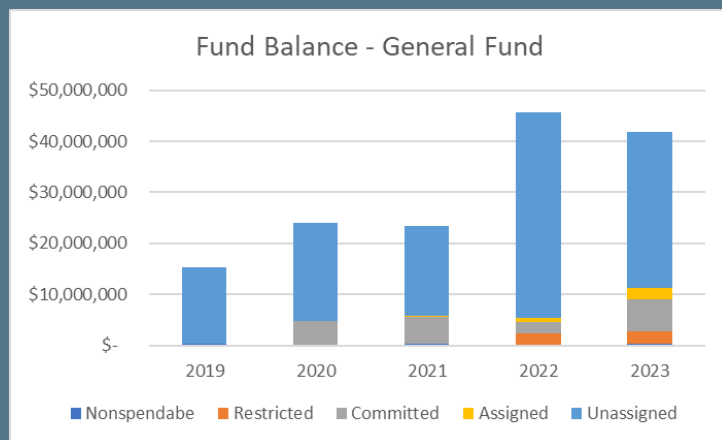
■ FY 2021 ■ FY 2022

The City further allocates the total net pension liability by fund (i.e., Business-Type funds related to the activities of the Wastewater and Transit funds and Governmental funds related primarily to the City's General Fund activities). The distribution of the net pension liability by fund type is shown below:



CITY ACTIVITIES: HIGHLIGHTS

The General Fund is the government's primary operating fund and the most discretionary. It accounts for all financial resources of the general government, except those required to be recorded in another fund. A five-year history of the fund balance and its designations is below. The fund balance of the General Fund at June 30, 2023 was \$41.8 million, a \$3.8 million decrease from 2022 due to planned spend down of General Fund for projects.



Fund Balance Components

Nonspendable - Inherently non-spendable (e.g., receivables and prepaids items)

Restricted - Externally enforceable limitations on use (e.g., Investment in Section 115 Trust)

Committed - Self-imposed limitations on use (e.g., Self-Insurance and re-appropriation)

Assigned - Limitation resulting from intended use (e.g., capital assets)

Unassigned - Residual net resources (e.g., discretionary)

Functions of the City can be separated into two categories, those primarily supported by taxes and intergovernmental revenues (governmental activities) and those intended to recover all or a significant portion of its costs through user fees and charges (business-type).

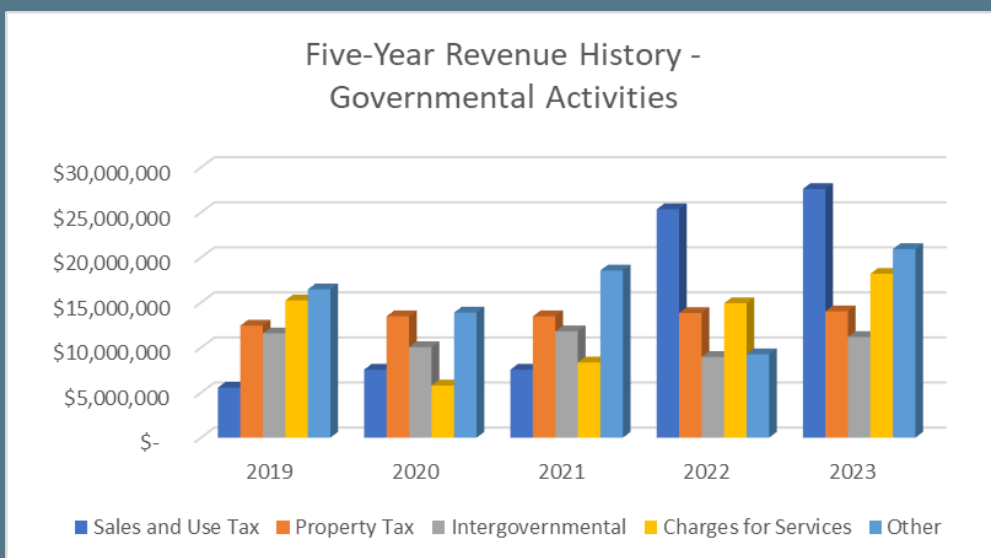
Sales and Use Tax - consumable tax levied at the point of sale.

Property Tax - legally enforceable liens on property as of January 1.

Intergovernmental - motor vehicle in lieu taxes and vehicle license collections.

Charges for Services - revenue from charges to customers, applicants, or others who purchase, use or directly benefits from the goods, services, or privileges provided, or are otherwise directly affected by the service.

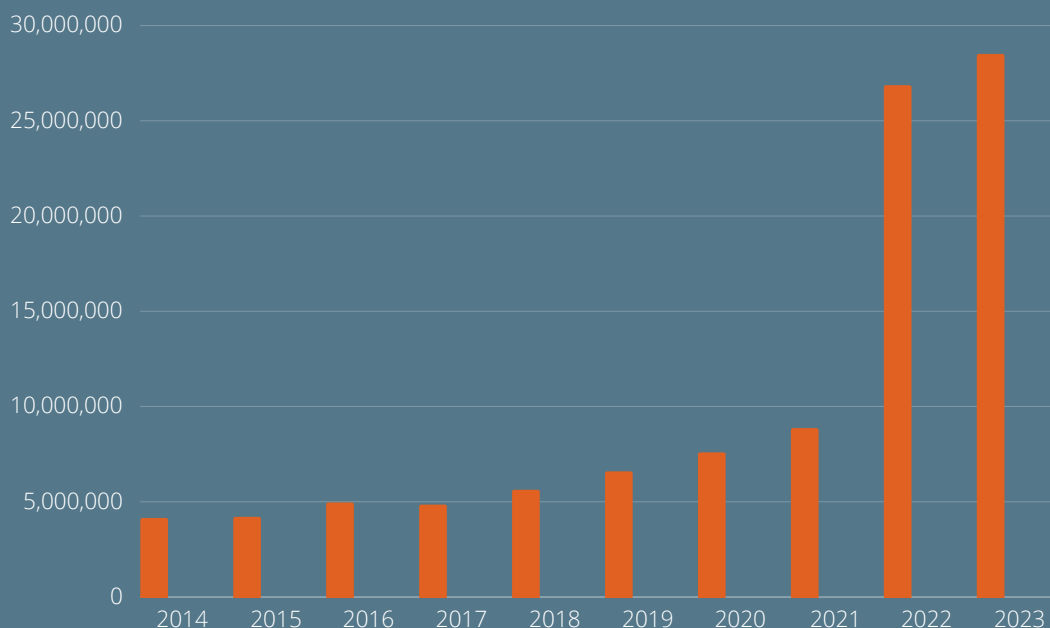
Other - includes transient occupancy tax, utility users tax, franchise fees and investment income.



SALES TAX HIGHLIGHTS

Sales Tax is now the largest revenue source for the General Fund and is levied at the point-of sale. The amount of money collected through sales tax is contingent upon dollars spent on goods and services throughout the year. For Fiscal year 2023, the City of Beaumont's sales tax rate was 7.75%. The sales tax rate is set and imposed at the County level. Fiscal year 2022 saw an increase of \$18 million from the previous year, an increase of 203%. This was due to a reporting change in the commercial/industrial sector. Fiscal year 2023 saw an increase of \$1.6 million from the previous year, an increase of 6.1%

SALES TAX COLLECTED - 10 YEAR COMPARISON



CITY PROJECTS COMPLETED



In Fiscal Year 2022/2023, Beaumont Police Department successfully completed a comprehensive communications system upgrade. Preparations for this project spanned prior years and culminated in 2023 with the transition of user groups to the countywide Public Safety Enterprise Communications (PSEC) system. With enhanced coverage and functionality this is highly essential communication equipment.



At the end of Fiscal Year 2023, Beaumont Parks and Recreation achieved a significant milestone in elevating the facilities at the Beaumont Sports Park. These upgrades include 160 sprinklers replaced, 150 yards of topsoil added, and the installation of 42 lights. These thoughtful improvements not only reflect the department's dedication to maintaining high-quality recreational spaces while increasing public safety, but directly benefits youth sports by providing optimal conditions for training and competition.

CONTACT US



951-572-3236



finance@beaumontca.gov





www.beaumontca.gov



550 E. 6th Street, Beaumont,
CA 92223

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Staff Report

TO: City Council
FROM: Elizabeth Gibbs, City Manager
DATE December 19, 2023
SUBJECT: Resolution Authorizing the Issuance of Community Facilities District No. 2021-1 (Fairway Canyon) Special Tax Bonds, Series 2024 (the “2024 Bonds”)

Description Adopt a resolution authorizing the issuance of its Special Tax Bonds, Series 2024 in a principal amount not to exceed sixteen million dollars (\$16,000,000) and approving certain documents and taking certain other actions in connection therewithin.

Background and Analysis:

The City of Beaumont (“City”) formed Community Facilities District No. 2021-1 (Fairway Canyon) (“District”) on June 1, 2021, for the purpose of financing various public improvements and services required in connection with the proposed development within the District. On June 1, 2021, an election was held within the District at which the landowners eligible to vote approved the issuance of bonds in an amount not-to-exceed \$19,500,000. Such bonds are secured by special taxes levied on property within the District.

The District comprises a portion of a master-planned community known as “Fairway Canyon.” At buildout, Fairway Canyon is expected to consist of 3,300 residential units with 46 acres of commercial and industrial land uses and the balance set aside for public and quasi-public uses. As of November 1, 2023, the master developer of the property within Fairway Canyon, SDC Fairway Canyon, LLC (“Developer”), estimates that approximately 2,350 homes within Fairway Canyon have been completed and sold to individual homeowners.

The District, which is located west of the 10 freeway, east of Tukwet Canyon Parkway and north of Oak Valley Parkway, is planned for 529 single family homes at buildout. The Developer has sold all property within the District to three merchant builders: Woodside 05S LP (“Woodside”), D.R. Horton of Los Angeles Holding Company, Inc. (“DR Horton”), and Richmond American Homes of Maryland, Inc. (“Richmond American”). As of November 1, 2023, building permits (i.e. “Developed Property”) had

been issued for 520 homes within the District. As of such date, 419 homes have been completed and conveyed to individual homeowners and Woodside, DR Horton and Richmond American owned 40, 23 and 47 lots, respectively.

Development and Ownership Status¹

Developed Property

Individually Owned	419
DR Horton	23
Woodside	40
Richmond American	<u>38</u>
Total Developed Property²	520

Final Map Property

Richmond American	9
Total Final Map Property³	<u>9</u>
TOTALS	529

¹As of November 1, 2023

²Building permit has been issued

³Property has a recorded final map but no building permit issued

The aggregate value of the property within the District subject to the Special Tax levy is \$240,762,396. Based on the estimated principal amount of the bonds (\$14,190,000), the District-wide value-to-lien ratio is approximately 13.45 to 1.

Discussion

Based on market conditions as of November 29, 2023, the 2024 Bonds are expected to be issued in a par amount of \$14,190,000. Proceeds from the 2024 Bonds will be used primarily to reimburse the Developer for the cost of completing facilities within the District. A description of such facilities, which include but are not limited to sewer system improvements, storm drain improvements, dry utilities infrastructure, street improvements, and park improvements, is provided in the Preliminary Official Statement. After the issuance of the 2024 Bonds, future parity bonds may be issued only for refunding purposes.

Assuming City Council approves the resolution this evening, the 2024 Bonds are expected to price on or around January 10, 2024, and close approximately two weeks later. Provided in the table below are estimated financing statistics relating to the 2024 Bonds, as well as the projected special tax levy on homes within the District. As required under Section 5852.1 of the California Government Code, good faith estimates have been provided to the City by Urban Futures, Inc., the Municipal Advisor in

consultation with Stifel, Nicolaus & Company, Incorporated, as underwriter of the 2024 Bonds as Attachment A.

Select Financing and Levy Statistics

Par Amount	\$14,190,000
True Interest Rate	5.32%
Average Annual Debt (Principal and Interest) Payments	\$932,808
Total Debt (Principal and Interest) Payments	\$28,549,119
Fiscal Year 2024-25 Special Tax Levy Rate Per Developed Property	\$1,401 to \$2,159

Based on market conditions as of November 29, 2023

The Fiscal Year 2024-25 special tax levy rate per developed property ranges from \$1,408 to \$2,169, depending on the size of the home. Such tax will not increase over time.

In addition to authorizing the issuance of the 2024 Bonds, the Resolution approves forms of the Preliminary Official Statement, the Bond Indenture, the Bond Purchase Agreement, and the Continuing Disclosure Certificate.

- **Preliminary Official Statement:** The Preliminary Official Statement (the “POS”) is the “offering document” for the 2024 Bonds. It provides a description of the District, the 2024 Bonds, the proposed development within District, and any other information that would be material to a prospective investor’s decision on whether to purchase the 2024 Bonds. The POS also contains the SEC mandated disclosure related to the Cease and Desist Order and the Beaumont Financing Authority’s compliance history with its continuing disclosure undertakings. While the City’s financing team (bond and disclosure counsel, consultants, and the underwriter) have participated in preparing the POS, City Council and staff are ultimately responsible for ensuring that the offering document is accurate, contains no misleading information and does not omit any information necessary to make the document not misleading to investors. As part of its obligations under federal securities laws, Council should review the Preliminary Official Statement.
- **Bond Indenture:** The Bond Indenture contains terms of the 2024 Bonds including, but not limited to, the payment and redemption provisions, the pledge of revenues to pay the 2024 Bonds, rights and duties of the Trustee, remedies upon a default in the payment of the 2024 Bonds, and other related matters. The agreement is entered into between the District and Zions Bancorporation, National Association, as the appointed Trustee for the 2024 Bonds.

- **Continuing Disclosure Certificate:** Executed for the benefit of bondholders, the Continuing Disclosure Certificate obligates the District to file an annual report each Fiscal Year which includes, among other things, the most recent audited financial statements of the City and financial data relating to the District. The District is also required to report certain events which are significant to bondholders if and when they occur.
- **Bond Purchase Agreement:** Pursuant to the Bond Purchase Agreement, the City agrees to sell the 2024 Bonds to the underwriter and the underwriter agrees to purchase the 2024 Bonds, subject to typical closing conditions. City staff, the City's municipal advisor, and bond counsel will sign off on the final pricing of the 2024 Bonds prior to the execution of the Bond Purchase Agreement.

Bond Counsel and the City Attorney have reviewed the attached financing documents on behalf of the City. If the Resolution is approved, City staff will continue to work with the financing team to finalize all of the aforementioned documents. As previously mentioned, the 2024 Bonds are expected to price on or around January 10, 2024 and close two weeks later.

Fiscal Impact:

The 2024 Bonds are paid from special taxes levied in the District. There is no fiscal impact to the City's General Fund. The City will, however, be required to provide administration for the District, which is funded as part of the annual special tax levy.

As previously mentioned, the Fiscal Year 2024-25 special tax levy rate per developed property ranges from \$1,401 to \$2,159, depending on the square footage of the home. Such tax will not increase over time.

All figures herein are preliminary and subject to prevailing market conditions at the time of sale.

Recommended Action:

Waive the full reading and adopt by title only, "A Resolution of the City Council of the City of Beaumont, Acting as the Legislative Body of the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon), Authorizing the Issuance of Its 2024 Special Tax Bonds, in an Aggregate Principal Amount Not to Exceed Sixteen Million Dollars (\$16,000,000) and Approving Certain Documents and Taking Certain Other Actions in Connection Therewith".

Attachments:

- A. Authorizing Resolution
- B. Preliminary Official Statement
- C. Bond Indenture
- D. Continuing Disclosure Certificate
- E. Bond Purchase Agreement
- F. Appraisal Report

Good Faith Estimates follows this staff report.

GOOD FAITH ESTIMATES

The good faith estimates set forth herein are provided with respect to the 2024 Bonds in accordance with California Government Code Section 5852.1. Such good faith estimates have been provided to the City by Urban Futures, Inc., the City's Municipal Advisor (the "Municipal Advisor") in consultation with Stifel Nicolaus, the Underwriter of the 2024 Bonds.

Principal Amount. The Municipal Advisor has informed the City that, based on the City's financing plan, its good faith estimate of the aggregate principal amount of the 2024 Bonds to be sold is \$14,190,000 (the "Estimated Principal Amount").

True Interest Cost of the Bonds. The Municipal Advisor has informed the City that, assuming that the respective Estimated Principal Amount of the 2024 Bonds is sold, and based on market interest rates prevailing at the time of preparation of such estimate, its good faith estimate of the true interest cost of the 2024 Bonds, which means the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the 2024 Bonds, is 5.32%.

Finance Charge of the Bonds. The Municipal Advisor has informed the City that, assuming that the Estimated Principal Amount of the 2024 Bonds is sold, and based on market interest rates prevailing at the time of preparation of such estimate, its good faith estimate of the finance charge for the 2024 Bonds, which means the sum of all fees and charges paid to third parties (or costs associated with the 2024 Bonds), is \$412,850. Additionally, there will be an annual Trustee fee of \$2,000 for as long as the 2024 Bonds are outstanding.

Amount of Proceeds to be Received. The Municipal Advisor has informed the City that, assuming the Estimated Principal Amounts of the 2024 Bonds is sold, and based on market interest rates prevailing at the time of preparation of such estimate, its good faith estimate of the amount of proceeds expected to be received by the City for sale of the 2024 Bonds, less the finance charge of the 2024 Bonds, as estimated above, and any reserves or capitalized interest paid or funded with proceeds of the 2024 Bonds, is \$12,905,397.

Total Payment Amount. The Municipal Advisor has informed the City that, assuming that the Estimated Principal Amount of the 2024 Bonds is sold, and based on market interest rates prevailing at the time of preparation of such

estimate, its good faith estimate of the total payment amount, which means the sum total of all payments the City will make to pay debt service on the 2024 Bonds, plus the finance charge for the 2024 Bonds, as described above, not paid with the respective proceeds of the 2024 Bonds, calculated to the final maturity of the 2024 Bonds, is \$28,549,119. Additionally, there will be an annual Trustee fee of \$2,000 for as long as the 2024 Bonds are outstanding.

The foregoing estimates constitute good faith estimates only and are based on market conditions prevailing at the time of preparation of such estimates. The actual principal amount of the 2024 Bonds issued and sold, the true interest cost thereof, the finance charges thereof, the amount of proceeds received therefrom and total payment amount with respect thereto may differ from such good faith estimates due to (a) the actual date of the sale of the 2024 Bonds being different than the date assumed for purposes of such estimates, (b) the actual principal amount of 2024 Bonds sold being different from the respective Estimated Principal Amount, (c) the actual amortization of the 2024 Bonds being different than the amortization assumed for purposes of such estimates, (d) the actual market interest rates at the time of sale of the 2024 Bonds being different than those estimated for purposes of such estimates, (e) other market conditions, or (f) alterations in the City's financing plan, or a combination of such factors. The actual date of sale of the 2024 Bonds and the actual principal amount of 2024 Bonds sold will be determined by the City based on various factors. The actual interest rates borne by the 2024 Bonds will depend on market interest rates at the time of sale thereof. The actual amortization of the 2024 Bonds will also depend, in part, on market interest rates at the time of sale thereof. Market interest rates are affected by economic and other factors beyond the control of the City.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BEAUMONT, ACTING AS THE LEGISLATIVE BODY OF CITY
OF BEAUMONT COMMUNITY FACILITIES DISTRICT NO.
2021-1 (FAIRWAY CANYON), AUTHORIZING THE ISSUANCE
OF ITS 2024 SPECIAL TAX BONDS IN AN AGGREGATE
PRINCIPAL AMOUNT NOT TO EXCEED \$16,000,000 AND
APPROVING CERTAIN DOCUMENTS AND TAKING CERTAIN
OTHER ACTIONS IN CONNECTION THEREWITH**

WHEREAS, the City Council (the “City Council,” and sometimes referred to as the “legislative body of the District”) of the City of Beaumont, California (the “City”), located in Riverside County, California, has heretofore undertaken proceedings and declared the necessity to issue bonds by the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) (the “District”) pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the “Act”); and

WHEREAS, pursuant to resolutions adopted by the City Council on June 1, 2021 and the Act, the City formed the District; and

WHEREAS, pursuant to a resolution adopted by the City Council on June 1, 2021, a bond proposition was submitted to the qualified electors within the District and was approved by more than two-thirds of the votes cast at the elections held within the District on such date; and

WHEREAS, based upon the aforesaid resolutions and election, the District is authorized pursuant to the Act to issue bonds in an aggregate principal amount not to exceed \$19,500,000; and

WHEREAS, in order to effect the issuance of bonds in an aggregate principal amount not to exceed \$16,000,000 to be designated as the “City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) 2024 Special Tax Bonds” (the “Bonds”), the legislative body of the District desires to approve the forms, and authorize the execution and delivery, of a Bond Indenture, a Continuing Disclosure Certificate and a Bond Purchase Agreement for the Bonds; and

WHEREAS, in accordance with Government Code Section 53360.4, the legislative body of the District determines that a negotiated sale of the Bonds to Stifel, Nicolaus & Company, Incorporated (the “Underwriter”) in accordance with the terms of the Bond Purchase Agreement for the Bonds to be entered into by the District and the Underwriter (the “Bond Purchase Agreement”) will result in a lower overall cost to the District than a competitive sale; and

WHEREAS, the legislative body of the District determines that it is prudent in the management of its fiscal affairs to issue the Bonds; and

WHEREAS, based on the appraisal prepared by Integra Realty Resources, Inc. (the “Appraisal”), a state-certified real estate appraiser, as defined in Section 11340 of the California Business and Professions Code, of property within the District and the Fiscal Year 2023-24 assessed value of the property in the District that was not subject to the Appraisal, the value of the real property in the District subject to the special tax to pay debt service on the Bonds is more than three times the sum of the principal amount of the Bonds and the principal amount of all other bonds outstanding that are secured by a special tax levied pursuant to the Act or a special assessment levied on property within the District as calculated in the manner set forth in Section 53345.8(a) of the Act; and

WHEREAS, the legislative body of the District desires to authorize the preparation of an appraisal of the taxable real property within the District (the “Appraisal”) which shall be prepared for the District by Integra Realty Resources, a state-certified real estate appraiser, as defined in Section 11340 of the California Business and Professions Code, in order for the legislative body of the District to make the above determination; and

WHEREAS, the legislative body of the District further wishes to approve the form of the Preliminary Official Statement with respect to the Bonds (the “Preliminary Official Statement”), presented at this meeting; and

NOW, THEREFORE, the City Council of the City of Beaumont acting as the legislative body of City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) does hereby resolve as follows:

SECTION 1. Each of the above recitals is true and correct, as is each of the findings and determinations set forth therein, and each of said recitals, findings and determinations is adopted by the legislative body of the District.

SECTION 2. The issuance of the Bonds in an aggregate principal amount not to exceed \$16,000,000 is hereby authorized; and the exact principal amount to be issued shall be determined by the officer signing the Bond Purchase Agreement in accordance with Section 5 below. The Bonds shall mature on the dates and bear interest at the rates set forth in the Bond Purchase Agreement to be executed on behalf of the District in accordance with Section 5 hereof. The Bonds shall be governed by the terms and conditions of the Bond Indenture between the District and Zions Bancorporation, National Association, as trustee, presented at this meeting (the “Bond Indenture”). The Bond Indenture shall be executed by one or more of the Mayor, the City Manager, the Administrative Services Director, or the Finance Director of the City or the written designee of one of the foregoing (collectively, the “Authorized Officers”) and attested to by the City Clerk, substantially in the form presented at this meeting, with such additions thereto and changes therein as the officer or officers executing the same deem necessary (a) to cure any ambiguity or defect therein, if such addition or change does not materially alter the substance or content thereof, (b) to insert the offering price(s), interest rate(s), selling compensation, principal amount per maturity, redemption dates and prices and such other related terms and provisions as limited by Section 5 hereof, or (c) to conform any provisions therein to the Bond Purchase Agreement or the Official Statement delivered to the purchasers of the Bonds. Approval of such changes shall be conclusively evidenced by the execution and delivery of the Bond Indenture by

one or more Authorized Officers. Capitalized terms used in this Resolution which are not defined herein have the meanings ascribed to them in the Bond Indenture.

SECTION 3. The Bonds shall be executed on behalf of the District by the manual or facsimile signature of the Mayor and attested with the manual or facsimile signature of the City Clerk, and by the trustee to be selected by the City (the "Trustee") to act as Trustee for the Bonds.

SECTION 4. The covenants set forth in the Bond Indenture above are hereby approved and shall be deemed to be covenants of the City Council, in its capacity as the legislative body of the District, and shall be complied with by the District and its officers.

SECTION 5. The form of the Bond Purchase Agreement presented at this meeting and the sale of the Bonds pursuant thereto are hereby approved, provided that the true interest cost on the Bonds does not exceed 6.00% and the discount at which the Underwriter purchases the Bonds (exclusive of original issue discount) does not exceed 1.20% of the principal amount thereof. Any one of the Authorized Officers is hereby authorized to execute the Bond Purchase Agreement, with such additions thereto and changes therein as the officer executing it may approve, such approval to be conclusively evidenced by the execution and delivery of the Bond Purchase Agreement. Each of the Mayor, the City Manager, the Administrative Services Director, and the Finance Director, or the designee of each of the foregoing, is authorized to determine the day on which the Bonds are to be priced in order to attempt to produce the lowest borrowing cost for the District and may reject any terms presented by the Underwriter if determined not to be in the best interest of the District.

SECTION 6. The form of the Continuing Disclosure Certificate presented at this meeting is hereby approved; and any one of the Authorized Officers is hereby authorized and directed to execute the Continuing Disclosure Certificate in the form hereby approved, with such additions therein and changes thereto as the Authorized Officer or Authorized Officers executing the same deem necessary to cure any defect or ambiguity therein if such change does not materially alter the substance or content thereof, with such approval to be conclusively evidenced by the execution and delivery of such Continuing Disclosure Certificate.

SECTION 7. In accordance with the requirements of Section 53345.8 of the Act, based on the Appraisal and the Fiscal Year 2023-24 assessed value of the property in the District that was not subject to the Appraisal, the legislative body of the District hereby determines that the value of the real property in the District subject to the special tax to pay debt service on the Bonds is more than three times the principal amount of the Bonds and the principal amount of all other bonds outstanding that are secured by a special tax levied pursuant to the Act or a special assessment levied on property within the District, all as calculated in the manner provided in Section 53345.8(a) of the Act.

SECTION 8. The Preliminary Official Statement, in substantially the form presented to this meeting and made a part hereof is hereby approved, with such changes, insertions and omissions therein as may be approved by any of the Authorized Officers, acting alone, and the use of the Preliminary Official Statement in connection with the offering and sale of the Bonds is hereby authorized and approved. The Authorized Officers are each hereby authorized to certify

on behalf of the District that the Preliminary Official Statement is deemed final as of its date, within the meaning of Rule 15c2-12 (except for the omission of certain final pricing, rating and related information as permitted by Rule 15c2-12).

SECTION 9. The preparation and delivery of the Official Statement, and its use in connection with the offering and sale of the Bonds is hereby authorized and approved. The Official Statement shall be in substantially the form of the Preliminary Official Statement, with such changes, insertions and omissions as may be approved by an Authorized Officer, such approval to be conclusively evidenced by the execution and delivery thereof. Each of the Authorized Officers is hereby authorized, and any one of the Authorized Officers is hereby directed, for and in the name of the District, to execute the final Official Statement and any amendment or supplement thereto.

SECTION 10. Each of the Authorized Officers is authorized to provide for all services necessary to effect the issuance of the Bonds. Such services shall include, but not be limited to, obtaining legal services, municipal advisor services, special tax consultant services, trustee services and any other services deemed appropriate by an Authorized Officer. Any one of the Authorized Officers is authorized to pay for the cost of such services, together with other costs of issuance for the Bonds from the proceeds of the Bonds.

SECTION 11. The City Council hereby finds and declares that the issuance of the Bonds complies with the Debt Issuance and Management Policy adopted by the City with respect to debt financings (the "Debt Policy").

SECTION 12. The City Council acknowledges that the good faith estimates required by Section 5852.1 of the California Government Code are disclosed in the staff report and are available to the public at the meeting at which this Resolution is approved.

SECTION 13. Each of the Authorized Officers and the other officers and staff of the City of Beaumont and the District responsible for the fiscal affairs of the District are hereby authorized and directed to take any actions and to execute and deliver any and all documents as are necessary to accomplish the issuance, sale and delivery of the Bonds in accordance with the provisions of this Resolution and the fulfillment of the purposes of the Bonds as described in the Bond Indenture, including, but not limited to, amendments to the Acquisition Agreement dated as of June 1, 2021, by and between the City, the District and SDC Fairway Canyon, LLC. Any document authorized herein to be signed by the City Clerk may be signed by a duly-appointed deputy city clerk or assistant city clerk.

SECTION 14. The City Council hereby approves the execution and delivery of all agreements, documents, certificates and instruments referred to herein with electronic signatures as may be permitted under the California Uniform Electronic Transactions Act and digital signatures as may be permitted under Section 16.5 of the California Government Code using DocuSign.

PASSED AND ADOPTED by the City Council of the City of Beaumont, California, this 19th day of December, 2023, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

MAYOR OF THE CITY OF BEAUMONT

ATTEST:

CITY CLERK

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold, nor may offers to buy them be accepted, prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of, these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful.

PRELIMINARY OFFICIAL STATEMENT DATED JANUARY __, 2024

NEW ISSUE—BOOK-ENTRY-ONLY

NO RATING

In the opinion of Stradling Yocca Carlson & Rauth, a Professional Corporation, Newport Beach, California (“Bond Counsel”), under existing statutes, regulations, rulings and judicial decisions, and assuming the accuracy of certain representations and compliance with certain covenants and requirements described herein, interest (and original issue discount) on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of calculating the federal alternative minimum tax imposed on individuals. In the further opinion of Bond Counsel, interest (and original issue discount) on the Bonds is exempt from State of California personal income tax. See “TAX MATTERS” with respect to tax consequences relating to the Bonds, including with respect to the alternative minimum tax imposed on certain large corporations for tax years beginning after December 31, 2022.

\$14,190,000*

CITY OF BEAUMONT

**COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
2024 SPECIAL TAX BONDS**

Dated: Delivery Date

Due: September 1, as shown on the inside cover page

This Official Statement describes bonds that are being issued by the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) (the “District”). The City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) 2024 Special Tax Bonds (the “Bonds”) are being issued by the District to (a) pay the cost and expense of certain public facilities; (b) fund a reserve account securing the Bonds; and (c) pay costs of issuance of the Bonds.

The Bonds are authorized to be issued pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (Sections 53311 *et seq.* of the Government Code of the State of California), and pursuant to a resolution adopted by the City Council of the City of Beaumont (the “City”), acting as the legislative body of the District, and a Bond Indenture, dated as of January 1, 2024 (the “Indenture”), by and between the District and Zions Bancorporation, National Association, as trustee (the “Trustee”).

The Bonds are limited obligations of the District and are payable solely from revenues derived from certain annual Special Taxes (as defined herein) to be levied on and collected from the owners of parcels within the District subject to the Special Taxes and from certain other funds pledged under the Indenture, all as further described herein. The Special Taxes are to be levied according to the rate and method of apportionment approved by the City Council of the City and the qualified electors within the District. See “SOURCES OF PAYMENT FOR THE BONDS—Special Taxes.” The City Council of the City is the legislative body of the District.

The Bonds are issuable in fully registered form and when issued will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”). Individual purchases of the Bonds may be made in principal amounts of \$5,000 and integral multiples thereof and will be in book-entry form only. Purchasers of Bonds will not receive certificates representing their beneficial ownership of the Bonds but will receive credit balances on the books of their respective nominees. Interest on the Bonds will be payable semiannually on each March 1 and September 1, commencing September 1, 2024. The Bonds will not be transferable or exchangeable except for transfer to another nominee of DTC or as otherwise described herein. Principal of and interest on the Bonds will be paid by the Trustee to DTC for subsequent disbursement to DTC Participants who will remit such payments to the beneficial owners of the Bonds. See “THE BONDS—General Provisions” and APPENDIX F—“BOOK-ENTRY ONLY SYSTEM” herein.

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE DISTRICT, THE CITY, THE COUNTY OF RIVERSIDE, THE STATE OF CALIFORNIA, OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. EXCEPT FOR THE NET TAXES, NO OTHER REVENUES OR TAXES ARE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS ARE NOT GENERAL OR SPECIAL OBLIGATIONS OF THE CITY OR GENERAL OBLIGATIONS OF THE DISTRICT BUT ARE LIMITED OBLIGATIONS OF THE DISTRICT PAYABLE SOLELY FROM NET TAXES TO BE LEVIED IN THE DISTRICT AND CERTAIN OTHER AMOUNTS HELD UNDER THE BOND INDENTURE AS MORE FULLY DESCRIBED HEREIN.

The Bonds are subject to redemption prior to maturity as set forth herein. See “THE BONDS—Redemption” herein.

THE BONDS ARE NOT RATED BY ANY RATING AGENCY, AND INVESTMENT IN THE BONDS INVOLVES SIGNIFICANT RISKS THAT ARE NOT APPROPRIATE FOR CERTAIN INVESTORS. CERTAIN EVENTS COULD AFFECT THE ABILITY OF THE DISTRICT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS WHEN DUE. SEE THE SECTION OF THIS OFFICIAL STATEMENT ENTITLED “SPECIAL RISK FACTORS” FOR A DISCUSSION OF CERTAIN RISK FACTORS THAT SHOULD BE CONSIDERED, IN ADDITION TO THE OTHER MATTERS SET FORTH HEREIN, IN EVALUATING THE INVESTMENT QUALITY OF THE BONDS.

This cover page contains certain information for general reference only. It is not intended to be a summary of the security or terms of this issue. Investors are advised to read the entire Official Statement to obtain information essential to the making of an informed investment decision.

MATURITY SCHEDULE
(See Inside Cover Page)

The Bonds are offered when, as and if issued and accepted by the Underwriter, subject to approval as to their legality by Stradling Yocca Carlson & Rauth, a Professional Corporation, Newport Beach, California, Bond Counsel, and subject to certain other conditions. Stradling Yocca Carlson & Rauth, a Professional Corporation, Newport Beach, California is serving as Disclosure Counsel to the District with respect to the Bonds. Certain legal matters will be passed on for the City and the District by Slovak, Baron, Empey, Murphy & Pinkney LLP, Palm Springs, California, and for the Underwriter by its counsel, Kutak Rock LLP, Irvine, California. It is anticipated that the Bonds in book-entry form will be available for delivery through the facilities of DTC on or about January __, 2024.

[STIFEL LOGO]

Dated: January __, 2024

* Preliminary, subject to change.

\$14,190,000*
CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
2024 SPECIAL TAX BONDS

MATURITY SCHEDULE

Base CUSIP No.[†]: _____

Serial Bonds

<i>Maturity Date</i> <i>(September 1)</i>	<i>Principal</i> <i>Amount</i>	<i>Interest Rate</i>	<i>Yield</i>	<i>Price</i>	<i>CUSIP No.[†]</i>
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Term Bonds

\$ _____ % Term Bonds due September 1, 20__, Yield: _____% Price: _____ CUSIP No.[†] _____

\$ _____ % Term Bonds due September 1, 20__, Yield: _____% Price: _____ CUSIP No.[†] _____

\$ _____ % Term Bonds due September 1, 20__, Yield: _____% Price: _____ CUSIP No.[†] _____

^{*} Preliminary, subject to change.

[†] CUSIP® is a registered trademark of the American Bankers Association. CUSIP Global Services (CGS) is managed on behalf of the American Bankers Association by S&P Global Market Intelligence. Copyright© 2023 CUSIP Global Services. All rights reserved. CUSIP® data herein is provided by CUSIP Global Services. This data is not intended to create a database and does not serve in any way as a substitute for the CGS database. CUSIP® numbers are provided for convenience of reference only. None of the Underwriter or the District or their agents or counsel assume responsibility for the accuracy of such numbers.

**CITY OF BEAUMONT
COUNTY OF RIVERSIDE**

CITY COUNCIL
Serving as the Legislative Body of
City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon)

David Fenn, Mayor
Mike Lara, Mayor Pro Tem
Julio Martinez III, Council Member
Jessica Voigt, Council Member
Lloyd White, Council Member

CITY OFFICIALS

Elizabeth Gibbs, City Manager
Jennifer Ustation, Finance Director
Elaine Morgan, City Clerk
John Pinkney, City Attorney
AJ Patel, City Treasurer

BOND COUNSEL AND DISCLOSURE COUNSEL

Stradling Yocca Carlson & Rauth,
a Professional Corporation,
Newport Beach, California

MUNICIPAL ADVISOR

Urban Futures, Inc.
Walnut Creek, California

SPECIAL TAX CONSULTANT

Spicer Consulting Group, LLC
Murrieta, California

REAL ESTATE APPRAISER

Integra Realty Resources
Rocklin, California

TRUSTEE

Zions Bancorporation, National Association
Costa Mesa, California

Except where otherwise indicated, all information contained in this Official Statement has been provided by the City and the District. No dealer, broker, salesperson or other person has been authorized by the City, the District, the Trustee or the Underwriter to give any information or to make any representations in connection with the offer or sale of the Bonds other than those contained in this Official Statement and, if given or made, such other information or representations must not be relied upon as having been authorized by the City, the District, the Trustee or the Underwriter. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the Bonds by a person in any jurisdiction in which it is unlawful for such person to make such an offer, solicitation or sale.

This Official Statement is not to be construed as a contract with the purchasers or owners of the Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described in this Official Statement, are intended solely as such and are not to be construed as representations of fact. This Official Statement, including any supplement or amendment to this Official Statement, is intended to be deposited with the Electronic Municipal Market Access System of the Municipal Securities Rulemaking Board, which can be found at www.emma.msrb.org.

The information set forth in this Official Statement which has been obtained from third party sources is believed to be reliable, but such information is not guaranteed as to accuracy or completeness by the City or the District. The information and expressions of opinion in this Official Statement are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City or the District or any other parties described in this Official Statement since the date of this Official Statement. All summaries of the Indenture or other documents are made subject to the provisions of such documents respectively and do not purport to be complete statements of any or all of such provisions. Reference is made by this Official Statement to such documents on file with the City for further information. While the City maintains an internet website for various purposes, none of the information on that website is incorporated by reference herein or intended to assist investors in making any investment decision or to provide any continuing information with respect to the Bonds or any other bonds or obligations of the City. Any such information that is inconsistent with the information set forth in this Official Statement should be disregarded.

The Underwriter has provided the following sentence for inclusion in this Official Statement:

The Underwriter has reviewed the information in this Official Statement in accordance with, and as a part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

Certain statements included or incorporated by reference in this Official Statement constitute “forward-looking statements” within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used such as “plan,” “expect,” “estimate,” “project,” “budget” or other similar words. Such forward-looking statements include, but are not limited to, certain statements contained in the information under the caption “THE COMMUNITY FACILITIES DISTRICT.”

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE CITY DOES NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THE FORWARD-LOOKING STATEMENTS SET FORTH IN THIS OFFICIAL STATEMENT.

IN CONNECTION WITH THE OFFERING OF THE BONDS, THE UNDERWRITER MAY OVERALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF SUCH BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

THE BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, IN RELIANCE UPON AN EXEMPTION CONTAINED IN SUCH ACT. THE BONDS HAVE NOT BEEN REGISTERED OR QUALIFIED UNDER THE SECURITIES LAWS OF ANY STATE.

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\$14,190,000*
CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
2024 SPECIAL TAX BONDS

INTRODUCTION

The purpose of this Official Statement, which includes the cover page, the table of contents and the appendices (collectively, the “Official Statement”), is to provide certain information concerning the issuance by the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) (the “District”) of its 2024 Special Tax Bonds (the “Bonds”) in the aggregate principal amount of \$14,190,000*. The proceeds of the Bonds will be used to (a) pay the cost and expense of certain public facilities; (b) fund a reserve account securing the Bonds; and (c) pay costs of issuance of the Bonds. See “ESTIMATED SOURCES AND USES OF FUNDS.”

The Bonds are authorized to be issued pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (Section 53311 *et seq.* of the Government Code of the State of California) (the “Act”), and pursuant to a resolution adopted by the City Council of the City of Beaumont (the “City Council”), acting as the legislative body of the District, on December 19, 2023, and a Bond Indenture dated as of January 1, 2024 (the “Indenture”), by and between the District and Zions Bancorporation, National Association, as trustee (the “Trustee”).

The Bonds are secured under the Indenture by a pledge of and lien upon Net Taxes (as defined herein) levied on parcels within the District and all moneys in the Special Tax Fund as described in the Indenture. See “SOURCES OF PAYMENT FOR THE BONDS.”

The Bonds are being issued and delivered pursuant to the provisions of the Act and the Indenture. The Bonds are being sold pursuant to a Bond Purchase Agreement between the Underwriter (defined below) and the District. For more complete information, see “THE BONDS—General Provisions” and “UNDERWRITING” herein.

This introduction is not a summary of this Official Statement. It is only a brief description of and guide to, and is qualified by, more complete and detailed information contained in the entire Official Statement and the documents summarized or described herein. A full review should be made of the entire Official Statement. The sale and delivery of Bonds to potential investors is made only by means of the entire Official Statement. All capitalized terms used in this Official Statement and not defined shall have the meaning set forth in APPENDIX D—“SUMMARY OF CERTAIN PROVISIONS OF THE BOND INDENTURE—DEFINITIONS” herein.

The District

General. The District is located in the northwestern portion of the City of Beaumont (the “City”) and is located to the west of the Interstate 10 freeway, east of Tukwet Canyon Parkway and north of Oak Valley Parkway. The development in the District is part of the master-planned community in the City known as “Fairway Canyon.”

SDC Fairway Canyon, LLC, a Delaware limited liability company (the “Developer”), is the master developer of the property within Fairway Canyon, including the District. The Developer has sold all of the property planned for residential development within the District to three merchant builders: Woodside 05S, LP, a California limited partnership (“Woodside”); D.R. Horton Los Angeles Holding Company, Inc., a California corporation (“D.R. Horton”); and Richmond American Homes of Maryland, Inc., a Maryland corporation

* Preliminary, subject to change.

(“Richmond American”). The Developer no longer owns any property in the District that is subject to the Special Tax (as defined herein) levy.

The property in the District is planned for 529 single family homes at buildout. As of November 1, 2023, 419 homes within the District have been completed and conveyed to individual homeowners. As of such date, Woodside, D.R. Horton and Richmond American owned 40, 23 and 47 lots, respectively, in the District in various stages of construction. As of November 1, 2023, building permits had been issued for 520 of the 529 planned homes in the District.

The backbone infrastructure necessary to complete the development in the District has been completed and the in-tract infrastructure has been substantially completed. The merchant builders within the District expect to complete the remaining in-tract infrastructure for their respective projects commensurate with the timing for completion of the remaining planned homes. See the captions “PROPERTY OWNERSHIP AND THE DEVELOPMENTS—The Project—*The Developer*” for more information regarding Argent Management, and see the captions “PROPERTY OWNERSHIP AND THE DEVELOPMENT—The Developments” and “—The Merchant Builders” for more information regarding the merchant builders.

The District is part of “Fairway Canyon.” At buildout, Fairway Canyon is expected to consist of approximately 3,300 residential units on approximately 1,556 acres of land, with 46.4 acres of commercial/industrial land uses and the balance set aside for public/quasi/public uses. As of November 1, 2023, the Developer estimates that approximately 2,350 homes within Fairway Canyon have been completed and sold to individual homeowners.

Formation Proceedings. The District was formed by the City pursuant to the Act and constitutes a governmental entity separate and apart from the City.

The Act was enacted by the California legislature to provide an alternative method of financing certain public capital facilities and services, especially in developing areas of the State. Any local agency (as defined in the Act) may establish a community facilities district to provide for and finance the cost of eligible public facilities and services. Generally, the legislative body of the local agency which forms a community facilities district acts on behalf of such district as its legislative body. Subject to approval by two-thirds of the votes cast at an election and compliance with the other provisions of the Act, a legislative body of a local agency may issue bonds for a community facilities district and may levy and collect a special tax within such district to repay such indebtedness.

Pursuant to the Act, the City formed the District on June 1, 2021. Subsequent to a noticed public hearing on June 1, 2021, the City Council adopted resolutions which established the District, authorized the levy of special taxes within the District, determined the necessity to incur bonded indebtedness within the District, and called an election within the District on the proposition of incurring bonded indebtedness, levying special taxes and setting an appropriations limit within the District.

On June 1, 2021, an election was held within the District at which the landowners eligible to vote approved the issuance of bonds for the District in an amount not to exceed \$19,500,000 and approved a rate and method of apportionment of special tax for the District (the “Rate and Method”). A copy of the Rate and Method is attached hereto as Appendix A.

Forward Looking Statements

Certain statements included or incorporated by reference in this Official Statement constitute “forward-looking statements” within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used such as a “plan,” “expect,” “estimate,” “project,” “budget” or similar words. Such forward-looking statements

include, but are not limited to certain statements contained in the information under the “THE COMMUNITY FACILITIES DISTRICT” and “PROPERTY OWNERSHIP AND THE DEVELOPMENT.”

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE DISTRICT DOES NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THE FORWARD-LOOKING STATEMENTS SET FORTH IN THIS OFFICIAL STATEMENT.

Sources of Payment for the Bonds

General. The Bonds and any Parity Bonds are limited obligations of the District, and the interest on and principal of and redemption premiums, if any, on the Bonds and any Parity Bonds are payable solely from the Special Taxes to be levied annually against the property in the District. To the extent necessary, the interest on and principal of and redemption premiums, if any, on the Bonds may be paid from the moneys on deposit in the 2024 Bonds Reserve Subaccount. As described herein, the Special Taxes are collected along with *ad valorem* property taxes on the tax bills mailed by the Treasurer-Tax Collector of the County of Riverside (the “County”). Although the Special Taxes will constitute a lien on the property subject to taxation in the District, they will not constitute a personal indebtedness of the owners of such property. There is no assurance that such owners will be financially able to pay the annual Special Taxes or that they will pay such taxes even if they are financially able to do so.

Limited Obligations. Except for the Special Taxes, no other taxes are pledged to the payment of the Bonds and any Parity Bonds. The Bonds and any Parity Bonds are not general or special obligations of the City nor general obligations of the District, but are special obligations of the District payable solely from Special Taxes collected in the District and amounts held under the Indenture as more fully described herein.

Special Tax. As used in this Official Statement, the term “Special Tax” refers to the “Special Tax for Facilities” (as defined in the Rate and Method) which has been authorized pursuant to the Act to be levied against certain land within the District pursuant to the Act and in accordance with the Rate and Method, including any scheduled payments and any Prepayments thereof, the net proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes to the amount of said lien and penalties and interest thereon; excluding, however, any delinquent Special Tax sold to an independent third-party or to the City for 100% of the delinquent amount. See “SOURCES OF PAYMENT FOR THE BONDS—Special Taxes” and APPENDIX A—“RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX.” Under the Indenture, the District will pledge to repay the Bonds and any Parity Bonds from the Special Tax revenues remaining after the payment of annual Administrative Expenses of the District up to the Administrative Expenses Cap (the “Net Taxes”) and from amounts on deposit in the Special Tax Fund established under the Indenture.

The Special Taxes are the primary security for the repayment of the Bonds and any Parity Bonds. In the event that the Special Taxes are not paid when due, the only sources of funds available to pay the debt service on the Bonds and any Parity Bonds are amounts held by the Trustee in the Special Tax Fund, and with respect to the Bonds, the amounts held in the 2024 Bonds Reserve Subaccount. See “SOURCES OF PAYMENT FOR THE BONDS—2024 Bonds Reserve Subaccount of the Reserve Account of the Special Tax Fund.”

The Special Tax was first levied in Fiscal Year 2022-23. See Table 7 herein under the caption “THE COMMUNITY FACILITIES DISTRICT—Delinquency History” for more information related to the Fiscal Years 2022-23 and 2023-24 Special Tax levies. No assurances can be made that Special Taxes will be collected in an amount required to make debt service payments on the Bonds. See “THE COMMUNITY FACILITIES

DISTRICT—Delinquency History” and “SPECIAL RISK FACTORS—Special Tax Delinquencies” and “SPECIAL RISK FACTORS —Insufficiency of Special Taxes.”

2024 Bonds Reserve Subaccount. The Indenture creates a 2024 Bonds Reserve Subaccount in the Reserve Account for the Bonds. In order to secure further the payment of principal of and interest on the Bonds, the District is required, upon delivery of the Bonds, to deposit in the 2024 Bonds Reserve Subaccount an amount equal to the 2024 Bonds Reserve Requirement and thereafter to maintain in the 2024 Bonds Reserve Subaccount an amount equal to the 2024 Bonds Reserve Requirement. The initial 2024 Bonds Reserve Requirement shall be \$_____, and the 2024 Bonds Reserve Requirement shall never exceed this amount. See “SOURCES OF PAYMENT FOR THE BONDS—2024 Bonds Reserve Subaccount of the Reserve Account of the Special Tax Fund.”

Foreclosure Proceeds. The District will covenant in the Indenture for the benefit of the owners of the Bonds and Parity Bonds that it will: (i) commence judicial foreclosure proceedings against parcels with delinquent Special Taxes in excess of \$2,500 by the December 1 following the close of each Fiscal Year in which such Special Taxes were due; (ii) commence judicial foreclosure proceedings against all parcels with delinquent Special Taxes by the December 1 following the close of each Fiscal Year in which it receives Special Taxes in an amount which is less than 95% of the total Special Tax levied; and (iii) diligently pursue such foreclosure proceedings until the delinquent Special Taxes are paid; provided that, notwithstanding the foregoing, the District may elect to defer foreclosure proceedings on any parcel so long as the amount in the 2024 Bonds Reserve Subaccount is at least equal to the 2024 Bonds Reserve Requirement and the amount in all other Subaccounts of the Reserve Account is at least equal to the applicable Reserve Requirement. See the caption “SOURCES OF PAYMENT FOR THE BONDS — Special Taxes — *Proceeds of Foreclosure Sales*.” There is no assurance that the property within the District can be sold for the appraised or assessed values described herein, or for a price sufficient to pay the principal of and interest on the Bonds in the event of a default in payment of Special Taxes by the current or future property owners within the District. See the caption “SPECIAL RISK FACTORS —Property Values.”

The District does not participate in the County’s Alternative Method of Distribution of Tax Levies and Collections and of Tax Sale Proceeds (the “Teeter Plan”); accordingly, the collection of Special Taxes is subject to delinquency. See “SOURCES OF PAYMENT FOR THE BONDS—No Teeter Plan.”

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE DISTRICT, THE CITY, THE COUNTY OF RIVERSIDE, THE STATE OF CALIFORNIA, OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. EXCEPT FOR THE SPECIAL TAXES, NO OTHER TAXES ARE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS ARE NOT GENERAL OR SPECIAL OBLIGATIONS OF THE CITY OR GENERAL OBLIGATIONS OF THE DISTRICT, BUT ARE SPECIAL OBLIGATIONS OF THE DISTRICT PAYABLE SOLELY FROM NET TAXES AND CERTAIN AMOUNTS HELD UNDER THE BOND INDENTURE AS MORE FULLY DESCRIBED HEREIN.

Additional Parity Bonds for Refunding Purposes Only. Under the Indenture, the District may issue additional indebtedness secured by the Net Taxes on a parity with the Bonds (“Parity Bonds”) only to refund all or a portion of the Bonds or Parity Bonds. See the caption “SOURCES OF PAYMENT FOR THE BONDS — Issuance of Parity Bonds.” Other taxes and/or special assessments with liens equal in priority to the continuing lien of the Special Taxes may also be levied in the future on the property within the District, which could adversely affect the willingness of the landowners to pay the Special Taxes when due. See the captions “THE COMMUNITY FACILITIES DISTRICT — Direct and Overlapping Debt” and “SPECIAL RISK FACTORS — Direct and Overlapping Indebtedness.”

Liens. Other taxes and/or special assessments with liens equal in priority to the continuing lien of the Special Taxes have been levied and may also be levied in the future on the property within the District which could adversely affect the willingness of the landowners to pay the Special Taxes when due. See “SPECIAL

RISK FACTORS—Parity Taxes and Special Assessments” herein. See Table 5 for a description of the direct and overlapping debt applicable to the parcels within the District.

Appraisal Report

Integra Realty Resources (the “Appraiser”) has conducted an appraisal (the “Appraisal Report”) with a date of value of November 1, 2023 (the “Date of Value”) of the property in the District subject to the Special Tax to provide an estimate of the market value of the such property. The Appraisal Report provides an estimate of the approximate market value of the property in the District subject to the Special Tax in its current condition, assuming that development of the property as currently planned will consist of 529 single-family detached residential units.

To arrive at the estimated value of the property in the District subject to the Special Tax, the Appraiser applied the following methodology: (i) for 291 completed single family homes owned by individual homeowners and five completed model homes owned by the merchant builders, as shown on the County Assessor’s roll as of January 1, 2023, the Appraiser used the Fiscal Year 2023-24 assessed values assigned by the County (totaling \$156,232,396); and (ii) for the property relating to the remaining 233 planned or completed homes in the District, the Appraiser appraised such property using the methodology as described under “THE COMMUNITY FACILITIES DISTRICT—Appraisal Report.” The property described in part (ii) of the foregoing sentence is referred to in this Official Statement as the “Appraised Property.” Based on the assumptions and limiting conditions in the Appraisal Report, the Appraiser concluded that the minimum market value of the Appraised Property was \$84,530,000 as of the Date of Value. The total estimated value of the property based on the foregoing assessed and appraised values is \$240,762,396.

The Appraisal Report is based upon a variety of assumptions and limiting conditions that are described in Appendix H. The City, the District and the Underwriter make no representations as to the accuracy of the Appraisal Report. See “THE COMMUNITY FACILITIES DISTRICT—Appraisal Report” and “THE COMMUNITY FACILITIES DISTRICT —Value-to-Lien Ratios.” There is no assurance that property within the District can be sold for the prices set forth in the Appraisal Report or that any parcel can be sold for a price sufficient to pay the Special Tax for that parcel in the event of a default in payment of Special Taxes by the landowner. See “THE COMMUNITY FACILITIES DISTRICT,” “SPECIAL RISK FACTORS—Property Values,” “SPECIAL RISK FACTORS —Impact of Economic Conditions on the Development in the District” and APPENDIX H—“APPRAISAL REPORT” herein.

Description of the Bonds

The Bonds will be issued and delivered as fully registered Bonds, registered in the name of Cede & Co. as nominee of The Depository Trust Company, New York, New York (“DTC”), and will be available to actual purchasers of the Bonds (the “Beneficial Owners”) in the denominations of \$5,000 or any integral multiple thereof, under the book-entry system maintained by DTC, only through brokers and dealers who are or act through DTC Participants as described herein. Beneficial Owners will not be entitled to receive physical delivery of the Bonds. In the event that the book-entry-only system described herein is no longer used with respect to the Bonds, the Bonds will be registered and transferred in accordance with the Indenture. See APPENDIX F—“BOOK-ENTRY ONLY SYSTEM.”

Principal of, premium, if any, and interest on the Bonds is payable by the Trustee to DTC. Disbursement of such payments to DTC Participants is the responsibility of DTC and disbursement of such payments to the Beneficial Owners is the responsibility of DTC Participants. In the event that the book-entry only system is no longer used with respect to the Bonds, the Beneficial Owners will become the registered owners of the Bonds and will be paid principal and interest by the Trustee, all as described in the Indenture. See APPENDIX D—“SUMMARY OF CERTAIN PROVISIONS OF THE BOND INDENTURE—GENERAL AUTHORIZATION AND BOND TERMS—Transfers Outside Book-Entry System” herein.

The Bonds are subject to optional redemption, extraordinary redemption, and mandatory sinking fund redemption as described herein. See “THE BONDS—Redemption.” For a more complete description of the Bonds and the basic documentation pursuant to which they are being sold and delivered, see “THE BONDS” and APPENDIX D—“SUMMARY OF CERTAIN PROVISIONS OF THE BOND INDENTURE” herein.

Professionals Involved in the Offering

Zions Bancorporation, National Association, Costa Mesa, California, will act as Trustee under the Indenture. Stifel, Nicolaus & Company, Incorporated, will serve as the underwriter (the “Underwriter”) of the Bonds. Certain proceedings in connection with the issuance and delivery of the Bonds are subject to the approval of Stradling Yocca Carlson & Rauth, a Professional Corporation, Newport Beach, California, Bond Counsel and Disclosure Counsel to the District in connection with the issuance of the Bonds. Certain legal matters will be passed on for the District and the City by Slovak, Baron, Empey, Murphy & Pinkney LLP, Palm Springs, California, for the Underwriter by Kutak Rock LLP, Irvine, California, as counsel to the Underwriter, and for the Trustee by its counsel. Other professional services have been performed by Integra Realty Resources, Rocklin, California, as the Appraiser, Urban Futures, Inc., Walnut Creek, California, as Municipal Advisor to the City and the District, and Spicer Consulting Group, LLC, Murrieta, California, as Special Tax Consultant.

Certain of the above-mentioned professionals, advisors, counsel and consultants may have a financial or other interest in the offering of the Bonds. See “FINANCIAL INTERESTS” herein.

Continuing Disclosure

The District has agreed to provide, or cause to be provided, pursuant to Rule 15c2-12 adopted by the Securities and Exchange Commission (the “Rule”) certain financial information and operating data on an annual basis (the “District Reports”). The District has further agreed to provide, in a timely manner, notice of certain events with respect to the Bonds (the “Listed Events”). These covenants have been made in order to assist the Underwriter in complying with the Rule. The District Reports will be filed with the Electronic Municipal Market Access System (“EMMA”) of the Municipal Securities Rulemaking Board (the “MSRB”) available on the Internet at <http://emma.msrb.org>. Notices of Listed Events will also be filed with the MSRB. The District has not previously entered into any continuing disclosure obligations. The City will assist the District in preparing the District Reports. Within the last five years, a related entity of the City has failed to comply in certain respects with prior continuing disclosure undertakings. See “CONTINUING DISCLOSURE.”

See “CONTINUING DISCLOSURE” herein and Appendix E—“FORM OF DISTRICT CONTINUING DISCLOSURE CERTIFICATE.”

SEC Order

On August 23, 2017, following an offer of settlement by the Beaumont Financing Authority (the “BFA”), the U.S. Securities and Exchange Commission (“SEC”) entered a Cease-and-Desist Order and imposed certain undertakings on the BFA (the “SEC Order”). The BFA neither admits nor denies the findings in the SEC Order. The members of the City Council of the City act as the Board of Directors of the BFA and City staff acts as the staff of the BFA. A copy of the SEC Order is attached hereto as Appendix G.

Bond Owners’ Risks

Certain events could affect the ability of the District to pay the principal of and interest on the Bonds when due. See the section of this Official Statement entitled “SPECIAL RISK FACTORS” for a discussion of certain factors which should be considered, in addition to other matters set forth herein, in evaluating an investment in the Bonds. The Bonds are not rated by any nationally recognized rating agency. The purchase of the Bonds involves significant risks, and the Bonds may not be appropriate investments for certain investors. See “SPECIAL RISK FACTORS” herein.

Other Information

This Official Statement speaks only as of its date, and the information contained herein is subject to change.

Brief descriptions of the Bonds and the Indenture are included in this Official Statement. Such descriptions and information do not purport to be comprehensive or definitive. All references herein to the Indenture, the Bonds and the constitution and laws of the State as well as the proceedings of the Board, acting as the legislative body of the District, are qualified in their entirety by references to such documents, laws and proceedings, and with respect to the Bonds, by reference to the Indenture. Capitalized terms not otherwise defined herein shall have the meanings set forth in the Indenture.

Copies of the Indenture and other documents and information are available for inspection and (upon request and payment to the District of a charge for copying, mailing and handling) for delivery from the City at 550 East 6th Street, Beaumont, California 92223.

ESTIMATED SOURCES AND USES OF FUNDS

The following table sets forth the expected sources and uses of Bond proceeds and certain Special Tax revenues collected.

Sources of Funds:	
Principal Amount of Bonds	\$
Plus Original Issue Premium	
Special Taxes	
Total Sources	\$
Uses of Funds:	
Acquisition and Construction Fund ⁽¹⁾	\$
Costs of Issuance ⁽²⁾	
2024 Bonds Reserve Subaccount	
Total Uses	\$

(1) See “THE COMMUNITY FACILITIES DISTRICT—Description of Authorized Facilities” for a list of facilities eligible to be financed with Bond proceeds deposited into the Acquisition and Construction Fund.

(2) Includes underwriter’s discount, Bond Counsel fees, Disclosure Counsel fees, Special Tax Consultant fees, Municipal Advisor fees, Trustee fees, printing costs and other issuance costs.

Source: The Underwriter.

THE BONDS

General Provisions

The Bonds will be dated their date of delivery and will bear interest at the rates per annum set forth on the inside cover page hereof, payable semiannually on each March 1 and September 1, commencing September 1, 2024 (each, an “Interest Payment Date”), and will mature in the amounts and on the dates set forth on the inside cover page of this Official Statement. Interest will be calculated on the basis of a 360-day year comprised of twelve 30-day months. The Bonds will be issued in fully registered form in denominations of \$5,000 or any integral multiple thereof.

Interest on any Bond will be payable from the Interest Payment Date next preceding the date of authentication of such Bond, unless: (i) such date of authentication is an Interest Payment Date, in which event interest will be payable from such date of authentication; (ii) the date of authentication is after the fifteenth day of the month preceding an Interest Payment Date, regardless of whether such day is a Business Day (each, a “Record Date”) but prior to the immediately succeeding Interest Payment Date, in which event interest will be

payable from the Interest Payment Date immediately succeeding the date of authentication; or (iii) the date of authentication is prior to the close of business on the first Record Date occurring after the issuance of such Bond, in which event interest will be payable from the dated date of such Bond, as applicable; provided, however, that if at the time of authentication of such Bond, interest is in default, interest on such Bond will be payable from the last Interest Payment Date to which the interest has been paid or made available for payment or, if no interest has been paid or made available for payment on such Bond, interest on such Bond will be payable from its dated date.

Interest on any Bond will be paid to the person whose name appears as its owner in the registration books held by the Trustee on the close of business on the Record Date. Principal of, and premium, if any, due upon redemption is payable upon presentation and surrender of the Bonds at the designated principal corporate trust office of the Trustee in Costa Mesa, California.

The Bonds will be issued as fully registered bonds and will be registered in the name of Cede & Co., as nominee of DTC. DTC will act as securities depository of the Bonds. Ownership interests in the Bonds may be purchased in book-entry form only in denominations of \$5,000 and any integral multiple thereof. So long as DTC is the securities depository all payments of principal and interest on the Bonds will be made to DTC and will be paid to the Beneficial Owners in accordance with DTC's procedures and the procedures of DTC's Participants. See APPENDIX F—"BOOK-ENTRY-ONLY SYSTEM."

In the event the Bonds are not held in book-entry form, interest will be paid by check of the Trustee mailed by first class mail, postage prepaid, to the Bondowner at its address on the registration books kept by the Trustee. Pursuant to a written request prior to the Record Date of a Bondowner of at least \$1,000,000 in aggregate principal amount of Bonds or of any issue of Parity Bonds, payment will be made by wire transfer in immediately available funds to a designated account in the United States.

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Debt Service Schedule

The following table presents the annual debt service on the Bonds (including sinking fund redemption), assuming there are no optional or extraordinary redemptions. See “SOURCES OF PAYMENT FOR THE BONDS” and “THE BONDS—Redemption.”

<i>Date</i> <i>(September 1)</i>	<i>Principal</i>	<i>Interest</i>	<i>Total</i>
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Total

Source: The Underwriter.

Redemption

Optional Redemption. The Bonds may be redeemed at the option of the District from any source of funds on any Interest Payment Date on or after September 1, 20__, in whole or in part, from such maturities as are selected by the District and by lot within a maturity, at the following redemption prices, expressed as a percentage of the principal amount to be redeemed, together with accrued interest to the date of redemption:

Redemption Date

Redemption Price

%

In the event that the District elects to redeem Bonds as provided above, the District will give written notice to the Trustee of its election to so redeem, the redemption date and the principal amount of the Bonds of each maturity to be redeemed. The notice to the Trustee will be given at least 30 but no more than 60 days prior to the redemption date, or by such later date as is acceptable to the Trustee.

Mandatory Sinking Fund Redemption. The Bonds maturing on September 1, 20__ (the “20__ Term Bonds”) will be called before maturity and redeemed, from the Sinking Fund Payments that have been deposited into the Redemption Account established under the Indenture, on September 1, 20__, and on each September 1 thereafter prior to maturity, in accordance with the schedule of Sinking Fund Payments set forth below. The 20__ Term Bonds so called for redemption will be selected by the Trustee by lot and will be redeemed at a redemption price for each redeemed 20__ Term Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

Term Bonds Maturing September 1, 20__

Sinking Fund Redemption Date
(September 1)

Sinking Fund Payments

\$

*

* Maturity.

The Bonds maturing on September 1, 20__ (the “20__ Term Bonds”) will be called before maturity and redeemed, from the Sinking Fund Payments that have been deposited into the Redemption Account established under the Indenture, on September 1, 20__, and on each September 1 thereafter prior to maturity, in accordance with the schedule of Sinking Fund Payments set forth below. The 20__ Term Bonds so called for redemption will be selected by the Trustee by lot and will be redeemed at a redemption price for each redeemed 20__ Term Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

Term Bonds Maturing September 1, 20__

***Sinking Fund Redemption Date
(September 1)***

Sinking Fund Payments

\$

*

* Maturity.

The Bonds maturing on September 1, 20__ (the “20__ Term Bonds”) will be called before maturity and redeemed, from the Sinking Fund Payments that have been deposited into the Redemption Account established under the Indenture, on September 1, 20__, and on each September 1 thereafter prior to maturity, in accordance with the schedule of Sinking Fund Payments set forth below. The 20__ Term Bonds so called for redemption will be selected by the Trustee by lot and will be redeemed at a redemption price for each redeemed 20__ Term Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

Term Bonds Maturing September 1, 20__

***Sinking Fund Redemption Date
(September 1)***

Sinking Fund Payments

\$

*

* Maturity.

If the District purchases Term Bonds during the Fiscal Year immediately preceding one of the sinking fund redemption dates specified above, the District will notify the Trustee at least 45 days prior to the redemption date as to the principal amount purchased, and the amount purchased will be credited at the time of purchase to the next Sinking Fund Payment for the Term Bond so purchased, to the extent of the full principal amount of the purchase. All Term Bonds purchased will be cancelled pursuant to the Indenture.

In the event of a partial optional redemption or special mandatory redemption of the Term Bonds, each of the remaining Sinking Fund Payments for such Term Bonds will be reduced, as nearly as practicable, on a pro rata basis.

Special Mandatory Redemption from Special Tax Prepayments. The Bonds are subject to special mandatory redemption as a whole or in part on a pro rata basis among maturities and by lot within a maturity, on any Interest Payment Date on or after September 1, 2024, and will be redeemed by the Trustee, from any amounts paid by the District to the Trustee and designated by the District as a prepayment of Special Taxes for one or more parcels in the District made in accordance with the Rate and Method (the “Prepayments”) deposited to the Redemption Account pursuant to the Indenture, plus amounts transferred from the 2024 Bonds Reserve Subaccount pursuant to the Indenture, at the following redemption prices, expressed as a percentage of the principal amount to be redeemed, together with accrued interest to the redemption date:

Redemption Date

Redemption Price

%

Prepayments will be allocated to the payment at maturity and redemption of Bonds and any Parity Bonds as nearly as practicable on a proportionate basis based on the outstanding principal amount of the Bonds and any Parity Bonds and such amounts shall be applied to redeem Bonds and Parity Bonds as nearly as practicable on a pro rata basis among maturities in increments of \$5,000; provided, however, that, for Prepayments of less than \$50,000, the District may specify in a Certificate of an Authorized Representative that Prepayments be applied to one or more maturities of the Bonds or Parity Bonds so long as there is delivered to the Trustee a certificate of the Independent Financial Consultant that, following such application of the Prepayments, the maximum Special Taxes that may be levied in each Fiscal Year on Taxable Property is not less than 110% of Annual Debt Service, plus the Administrative Expenses Cap, in the Bond Year that begins in such Fiscal Year.

See the caption “SPECIAL RISK FACTORS—Potential Early Redemption of Bonds from Prepayments or Other Sources” for a discussion of the potential for a lower-than-expected yield on the Bonds as a result of a special mandatory redemption from prepayment of Special Taxes or proceeds of bonds of other community facilities districts.

Notice of Redemption. So long as the Bonds are held in book-entry form, notice of redemption will be sent by the Trustee to DTC and not to the Beneficial Owners of the Bonds under the DTC book-entry only system. Neither the District nor the Trustee is responsible for notifying the Beneficial Owners, who are to be notified in accordance with the procedures in effect for the DTC book-entry system. See Appendix F—“BOOK-ENTRY ONLY SYSTEM.”

The Trustee will give notice, in the name and at the expense of the District, of the redemption of Bonds. Such notice of redemption will: (i) specify the CUSIP numbers (if any), the bond numbers and the maturity date or dates of the Bonds selected for redemption, except that where all of the Bonds are subject to redemption, or all of the Bonds of one maturity are to be redeemed, the bond numbers of such issue need not be specified; (ii) state the date fixed for redemption and surrender of the Bonds to be redeemed; (iii) state the redemption price; (iv) state the place or places where the Bonds are to be redeemed; (v) in the case of Bonds to be redeemed only in part, state the portion of such Bond which is to be redeemed; (vi) state the date of issue of the Bonds as originally issued; (vii) state the rate of interest borne by each Bond being redeemed; and (viii) state any other descriptive information needed to identify accurately the Bonds being redeemed as specified by the Trustee. Such notice will further state that on the date fixed for redemption, there will become due and payable on each Bond, or portion thereof called for redemption, the principal thereof, together with any premium, and interest accrued to the redemption date, and that from and after such date, interest thereon will cease to accrue and be payable. At least 30 days but no more than 45 days prior to the redemption date, the Trustee will mail a copy of such notice of redemption, by first class mail, postage prepaid, to the respective Owners thereof at their addresses appearing on the Bond Register, and to the original purchaser of any Bonds; provided, however, so long as the Bonds are registered in the name of the Nominee, such notice shall be given in such manner as complies with the requirements of the Depository. The actual receipt by the Owner of any Bond of notice of such redemption is not a condition precedent to redemption, and neither the failure to receive nor any defect in such notice will affect the validity of the proceedings for the redemption of such Bonds, or the cessation of interest on the redemption date. A certificate by the Trustee that notice of such redemption has been given as provided in the Indenture will be conclusive as against all parties and the Owner is not entitled to show that he or she failed to receive notice of such redemption.

In addition to the foregoing notice, further notice will be given by the Trustee as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice will in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Each further notice of redemption will be sent not later than the date that notice of redemption is given to the Owners pursuant to the Indenture by first class mail or facsimile to the Depository and to any other registered securities depositories then in the business of holding substantial amounts of obligations of types comprising the Bonds and to one or more of the national information services that are in the business of disseminating notice of redemption of obligations such as the Bonds.

Upon the payment of the redemption price of any Bonds being redeemed, each check or other transfer of funds issued for such purpose will to the extent practicable bear the CUSIP number identifying, by issue and maturity, the Bonds being redeemed with the proceeds of such check or other transfer.

With respect to any notice of optional redemption of Bonds, such notice may state that such redemption is conditional upon the receipt by the Trustee on or prior to the date fixed for such redemption of moneys sufficient to pay the principal of, premium, if any, and interest on such Bonds to be redeemed and that, if the District determines that such moneys will not be so received on or prior to the redemption date, said notice shall be of no force and effect and the Trustee shall not be required to redeem such Bonds. If any condition stated in the redemption notice for an optional redemption shall not have been satisfied on or prior to the redemption date: (i) the redemption notice shall be of no force and effect, (ii) the District shall not be required to redeem such Bonds, (iii) the redemption shall not be made, and (iv) the Trustee shall within a reasonable time thereafter give notice to the persons in the manner in which the conditional redemption notice was given that such condition or conditions were not met and that the redemption was canceled.

Selection of Bonds for Redemption. If less than all of the Bonds Outstanding are to be redeemed, the portion of any Bond of a denomination of more than \$5,000 to be redeemed will be in the principal amount of \$5,000 or an integral multiple thereof. In selecting portions of such Bonds for redemption, the Trustee will treat such Bonds, as applicable, as representing that number of Bonds of \$5,000 denominations which is obtained by dividing the principal amount of such Bonds to be redeemed in part by \$5,000. The procedure for the selection of Parity Bonds for redemption may be modified as set forth in the Supplemental Indenture for such Parity Bonds. The Trustee will promptly notify the District in writing of the Bonds, or portions thereof, selected for redemption.

Partial Redemption of Bonds. Upon surrender of any Bond to be redeemed in part only, the District will execute and the Trustee will authenticate and deliver to the Owner, at the expense of the District, a new Bond or Bonds of authorized denominations equal in aggregate principal amount to the unredeemed portion of the Bonds surrendered, with the same interest rate and the same maturity.

Effect of Notice and Availability of Redemption Money. Notice of redemption having been duly given, as provided in the Indenture, and the amount necessary for the redemption having been made available for that purpose and being available therefor on the date fixed for such redemption: (i) the Bonds, or portions thereof, designated for redemption will, on the date fixed for redemption, become due and payable at the redemption price thereof as provided in the Indenture, anything in the Indenture or in the Bonds to the contrary notwithstanding; (ii) upon presentation and surrender thereof at the designated office of the Trustee, the redemption price of such Bonds will be paid to the Owners thereof; (iii) as of the redemption date the Bonds, or portions thereof so designated for redemption will be deemed to be no longer Outstanding and such Bonds, or portions thereof, will cease to bear further interest; and (iv) as of the date fixed for redemption no Owner of any of the Bonds, or portions thereof so designated for redemption will be entitled to any of the benefits of the Indenture, or to any other rights, except with respect to payment of the redemption price and interest accrued to the redemption date from the amounts so made available.

Registration, Transfer and Exchange

Registration. The Trustee will keep sufficient books for the registration and transfer of the Bonds. The ownership of the Bonds will be established by the Bond registration books held by the Trustee.

Transfer or Exchange. Subject to the limitations set forth in the following paragraph, the registration of any Bond may, in accordance with its terms, be transferred upon the Bond Register by the person in whose name it is registered, in person or by his or her duly authorized attorney, upon surrender of such Bond for cancellation at the office of the Trustee, accompanied by delivery of written instrument of transfer in a form acceptable to the Trustee and duly executed by the Owner or his or her duly authorized attorney.

Bonds may be exchanged at the office of the Trustee for a like aggregate principal amount of Bonds for other authorized denominations of the same maturity and issue. The Trustee may not collect from the Owner any charge for any new Bond issued upon any exchange or transfer, but will require the Owner requesting such exchange or transfer to pay any tax or other governmental charge required to be paid with respect to such exchange or transfer. Whenever any Bonds are surrendered for registration of transfer or exchange, the District will execute and the Trustee will authenticate and deliver a new Bond or Bonds, as applicable, of the same issue and maturity, for a like aggregate principal amount; provided that the Trustee is not required to register transfers or make exchanges of: (i) Bonds for a period of 15 days next preceding any selection of the Bonds to be redeemed; or (ii) any Bonds chosen for redemption.

SOURCES OF PAYMENT FOR THE BONDS

Limited Obligations

The Bonds are special, limited obligations of the District payable only from amounts pledged under the Indenture and from no other sources.

The Special Taxes are the primary source of security for the repayment of the Bonds. Under the Indenture, the District has pledged to repay the Bonds from the Net Taxes (which are Special Tax revenues remaining after the payment of the annual Administrative Expenses in an amount not to exceed the Administrative Expenses Cap (as defined in the Indenture)) and from amounts held in the Special Tax Fund (other than amounts held in the Administrative Expense Account therein). Special Tax revenues include the proceeds of the annual Special Tax levy received by the District, including any scheduled payments and Prepayments thereof, and the net proceeds of the redemption of delinquent Special Taxes or sale of property sold as a result of foreclosure of the lien of delinquent Special Taxes to the amount of said lien, and penalties and interest thereon; provided that any delinquent Special Tax sold to an independent third-party or to the City for 100% of the delinquent amount will no longer be pledged under the Indenture to the payment of the Bonds or Parity Bonds.

In the event that the Special Tax revenues are not received when due, the only sources of funds available to pay the debt service on the Bonds are amounts held by the Trustee in the Special Tax Fund (other than the Administrative Expense Account therein), including amounts held in the 2024 Bonds Reserve Subaccount of the Reserve Account, to the limited extent described in the Indenture, for the exclusive benefit of the Owners of the Bonds.

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY, THE COUNTY, THE STATE OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. EXCEPT FOR THE NET TAXES, NO OTHER TAXES ARE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS ARE NOT GENERAL OR SPECIAL OBLIGATIONS OF THE CITY BUT ARE LIMITED OBLIGATIONS OF THE DISTRICT PAYABLE SOLELY FROM THE NET TAXES AND OTHER AMOUNTS PLEDGED UNDER THE INDENTURE AS MORE FULLY DESCRIBED HEREIN.

Special Taxes

Authorization and Pledge. In accordance with the provisions of the Act, the City established the District on June 1, 2021 for the purpose of financing the various public improvements and services required in connection with the proposed development within the District. On June 1, 2021, an election was held within the

District at which the landowners eligible to vote approved the issuance of bonds for the District in an amount not to exceed \$19,500,000, secured by special taxes levied on property within the District to finance Facilities (as defined herein). The landowners within the District also voted to approve the Rate and Method which authorized the Special Tax to be levied to repay indebtedness issued for the benefit of the District, including the Bonds. Pursuant to the Rate and Method, the District is authorized to levy a “Special Tax for Public Services,” a “Special Tax for Maintenance Services” and a “Special Tax for Maintenance Services (Contingent).” **None of the foregoing taxes levied for services or maintenance are pledged to or available to pay debt service on the Bonds or any Parity Bonds.** In this Official Statement, all references to the Special Tax shall refer to the amounts available from the Special Tax for Facilities (as defined in the Rate and Method).

The District will covenant in the Indenture that each year it will levy Special Taxes up to the maximum rates permitted under the Rate and Method in an amount sufficient, together with other amounts on deposit in the Special Tax Fund, to pay the principal of and interest on any Outstanding Bonds and Parity Bonds, to replenish the 2024 Bonds Reserve Subaccount to the 2024 Bonds Reserve Requirement and any other Subaccount of the Reserve Account to the applicable Reserve Requirement, and to pay Administrative Expenses.

The Special Taxes are collected in the manner and at the same time as *ad valorem* property taxes are collected and are subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for *ad valorem* property taxes. See APPENDIX A—“RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX.”

The “Net Taxes” pledged by the District to the Bonds (and any Parity Bonds) is defined in the Indenture as the “Gross Taxes” minus amounts permitted to be set aside prior to the payment of the principal of and interest on the Bonds and Parity Bonds in order to pay Administrative Expenses up to the Administrative Expenses Cap. The Administrative Expenses Cap shall be \$30,000 annually.

“Gross Taxes” is defined in the Indenture as the amount of all Special Taxes received by the District together with the proceeds collected from the sale of property pursuant to foreclosure for the delinquency of such Special Taxes remaining after the payment of all costs related to such foreclosure actions.

Except for Prepayments, which will be deposited to the Redemption Account of the Special Tax Fund, the Trustee will, on each date on which the Special Taxes are received from the District, deposit the Special Taxes in the Special Tax Fund to be held in trust for the Owners. The Trustee will transfer the Special Taxes on deposit in the Special Tax Fund on the dates, in the amounts and in the following order of priority, to:

- First: To the Administrative Expense Account in an amount up to the Administrative Expenses Cap.
- Second: To the Interest Account, an amount such that the balance in the Interest Account one Business Day prior to each Interest Payment Date is equal to the installment of interest due on the Bonds and any Parity Bonds on said Interest Payment Date and any installment of interest due on a previous Interest Payment Date which remains unpaid. Moneys in the Interest Account will be used for the payment of interest on the Bonds and any Parity Bonds as the same become due.
- Third: To the Principal Account, an amount such that the balance in the Principal Account one Business Day prior to September 1 of each year, commencing September 1, 2024, is equal to the principal payment due on the Bonds and any Parity Bonds maturing on such September 1 and any principal payment due on a previous September 1 which remains unpaid. Moneys in the Principal Account shall be used for the payment of the principal of such Bonds and any Parity Bonds as the same become due at maturity.

- Fourth: To the Redemption Account, the amount needed to make the balance in the Redemption Account one Business Day prior to each September 1 on which a Sinking Fund Payment is due equal to the Sinking Fund Payment due on any Outstanding Bonds and Parity Bonds on such September 1; provided, however, that, if amounts in the Special Tax Fund are inadequate to make the foregoing transfers, then any deficiency with respect to the Bonds shall be made up by an immediate transfer from the 2024 Bonds Reserve Subaccount and any deficiency with respect to a series of Parity Bonds shall be made up by an immediate transfer from the Subaccount of the Reserve Account for such series of Parity Bonds, if funded, pursuant to the Indenture; and thereafter, to pay the principal and premium, if any, due in connection with an optional redemption of Bonds or Parity Bonds.
- Fifth: To the Subaccounts of the Reserve Account of the Special Tax Fund, on a proportionate basis based on the outstanding principal amount of the Bonds and any Parity Bonds, to the extent necessary to replenish the 2024 Bonds Reserve Subaccount to the 2024 Bonds Reserve Requirement and the Reserve Requirement with respect to Parity Bonds, if any.
- Sixth: To the Administrative Expense Account of the Special Tax Fund the amount of any Administrative Expenses for the current Bond Year in excess of the Administrative Expenses Cap as directed by the City.
- Seventh: To the Rebate Fund established by the Indenture to the extent directed by the City pursuant to the Indenture.
- Eighth: To the Surplus Fund established by the Indenture such remaining amounts in the Special Tax Fund after making the foregoing transfers on September 1.

See APPENDIX D—“SUMMARY OF CERTAIN PROVISIONS OF THE BOND INDENTURE.”

The Special Taxes levied in any fiscal year may not exceed the maximum rates authorized pursuant to the Rate and Method. See APPENDIX A—“RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX” hereto. There is no assurance that the Special Tax proceeds will, in all circumstances, be adequate to pay the principal of and interest on the Bonds when due. See the caption “—*Limitation on Special Tax Levy and Potential Impact on Coverage*” below and “SPECIAL RISK FACTORS—Insufficiency of Special Taxes” herein.

Rate and Method of Apportionment of Special Tax. The District is legally authorized and will covenant to cause the levy of the Special Taxes in an amount determined according to a methodology, i.e., the Rate and Method which the City Council and the electors within the District have approved. The Rate and Method apportions the total amount of Special Taxes to be collected among the taxable parcels in the District as more particularly described below. Pursuant to the Rate and Method, the District is authorized to levy a “Special Tax for Public Services,” a “Special Tax for Maintenance Services” and a “Special Tax for Maintenance Services (Contingent).” **None of the foregoing taxes levied for services or maintenance are pledged to or available to pay debt service on the Bonds or any Parity Bonds.** In this Official Statement, all references to the Special Tax shall refer to the amounts available from the Special Tax for Facilities (as defined in the Rate and Method).

The following is a synopsis of the provisions of the Rate and Method for the District, which should be read in conjunction with the complete text of the Rate and Method which is attached to this Official Statement as APPENDIX A—“RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX.” The meaning of the defined terms used in this section are as set forth in Appendix A. This section provides only a summary of the Rate and Method, and is qualified by more complete and detailed information contained in the entire Rate and Method attached as Appendix A.

Maximum Special Tax. The Rate and Method imposes a different Maximum Special Tax for Facilities depending on whether such Developed Property, Final Map Property or Undeveloped Property. The Maximum Special Tax provided for in the Rate and Method is as follows:

Developed Property

The Maximum Special Tax for each Assessor's Parcel of Residential Property that is classified as Developed Property in any Fiscal Year shall be the amount determined by the greater of (i) the application of the Assigned Special Tax set forth in Table 1 below or (ii) the application of the Backup Special Tax.

Table 1 below sets forth the Assigned Special Tax per unit of Developed Property and Final Map Property by Tax Zone, the Fiscal Year 2024-25 projected Special Tax levy and the percent of such levy based on land use class. The District expects to levy the Special Tax only on Developed Property and not on Final Map Property in Fiscal Year 2024-25, however, the District has the ability to levy the Special Tax on Final Map Property under the Rate and Method if necessary to meet the Special Tax Requirement for Facilities.

**TABLE 1
CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
ASSIGNED SPECIAL TAX RATES FOR FISCAL YEAR 2024-25**

<i>Land Use Class</i>	<i>Land Use Type</i>	<i>Residential Floor Area (sq. ft.)</i>	<i>Maximum/Assigned Special Tax Rates Fiscal Year 2024-25⁽¹⁾</i>	<i>Special Tax Levy Rates Fiscal Year 2024-25</i>	<i>Percent of Assigned Rate</i>	<i>No. of Units</i>	<i>Aggregate Estimated Special Taxes Fiscal Year 2024-25⁽²⁾</i>	<i>Percent of Total</i>
Zone 1								
1	Residential Property	<1,800 sq ft	\$1,745.00	\$1,583.40	90.7%	5	\$ 7,917.01	0.8%
2	Residential Property	1,800 - 2,000 sq ft	1,845.00	0.00	0.0	0	0.00	0.0
3	Residential Property	2,001 - 2,200 sq ft	1,945.00	1,764.88	90.7	18	31,767.87	3.4
4	Residential Property	2,201 - 2,400 sq ft	2,045.00	1,855.62	90.7	23	42,679.29	4.5
5	Residential Property	2,401 - 2,600 sq ft	2,145.00	0.00	0.0	0	0.00	0.0
6	Residential Property	2,601 - 2,800 sq ft	2,245.00	2,037.10	90.7	12	24,445.20	2.6
7	Residential Property	>2,800 sq ft	2,345.00	2,127.84	90.7	10	21,278.40	2.3
8	Final Map Property	N/A	18,347.00	0.00	0.0	2	0.00	0.0
Zone 2								
1	Residential Property	<1,800 sq ft	\$1,545.00	\$1,401.92	90.7%	11	\$ 15,421.17	1.6%
2	Residential Property	1,800 - 2,000 sq ft	1,645.00	0.00	0.0	0	0.00	0.0
3	Residential Property	2,001 - 2,200 sq ft	1,745.00	1,583.40	90.7	47	74,419.94	7.9
4	Residential Property	2,201 - 2,400 sq ft	1,845.00	1,674.14	90.7	64	107,145.11	11.4
5	Residential Property	2,401 - 2,600 sq ft	1,945.00	0.00	0.0	0	0.00	0.0
6	Residential Property	2,601 - 2,800 sq ft	2,045.00	1,855.62	90.7	30	55,668.64	5.9
7	Residential Property	>2,800 sq ft	2,145.00	1,946.36	90.7	32	62,283.54	6.6
8	Final Map Property	N/A	16,210.00	0.00	0.0	7	0.00	0.0
Zone 3								
1	Residential Property	<1,400 sq ft	\$1,840.00	\$1,669.61	90.7%	20	\$ 33,392.11	3.6%
2	Residential Property	1,400 - 1,600 sq ft	1,930.00	0.00	0.0	0	0.00	0.0
3	Residential Property	1,601 - 1,800 sq ft	2,020.00	0.00	0.0	0	0.00	0.0
4	Residential Property	1,801 - 2,000 sq ft	2,110.00	1,914.60	90.7	59	112,961.51	12.0
5	Residential Property	2,001 - 2,200 sq ft	2,200.00	1,996.27	90.7	22	43,917.88	4.7
6	Residential Property	2,201 - 2,400 sq ft	2,290.00	2,077.93	90.7	17	35,324.86	3.8
7	Residential Property	>2,400 sq ft	2,380.00	2,159.60	90.7	18	38,872.77	4.1
Zone 4								
1	Residential Property	<1,400 sq ft	\$1,640.00	\$1,488.13	90.7%	23	\$ 34,226.91	3.6%
2	Residential Property	1,400 - 1,600 sq ft	1,730.00	0.00	0.0	0	0.00	0.0
3	Residential Property	1,601 - 1,800 sq ft	1,820.00	0.00	0.0	0	0.00	0.0
4	Residential Property	1,801 - 2,000 sq ft	1,910.00	1,733.12	90.7	56	97,054.89	10.3
5	Residential Property	2,001 - 2,200 sq ft	2,000.00	1,814.79	90.7	21	38,110.56	4.1
6	Residential Property	2,201 - 2,400 sq ft	2,090.00	1,896.45	90.7	15	28,446.81	3.0
7	Residential Property	>2,400 sq ft	2,180.00	1,978.12	90.7	17	33,628.03	3.6
Total						529	\$ 938,962.50	100.0%

⁽¹⁾ Reflects the Assigned Special Tax rates for Developed Property and Final Map Property. The Assigned Special Tax rates for Final Map Property in Zones 3 and 4 are not shown because there is no longer any Final Map Property in such Zones.

⁽²⁾ Includes estimated Administrative Expenses of \$30,000.

Final Map Property and Undeveloped Property

The Maximum Special Tax for each Assessor's Parcel classified as Undeveloped Property and Final Map Property in any Fiscal Year shall be the Assigned Special Tax for such property. The Assigned Special Tax for Final Map Property for any Fiscal Year shall be \$18,347 and \$16,210 for Tax Zones 1 and 2, respectively. As of November 1, 2023, assuming no additional building permits are issued, there will be nine parcels classified as Final Map Property in Tax Zones 1 and 2 in Fiscal Year 2024-25. There is no longer any Undeveloped Property in the District and there is no longer any Final Map Property in Tax Zones 3 and 4.

Backup Special Tax. Each Assessor's Parcel of Developed Property classified as Residential Property shall be subject to a Backup Special Tax. When a Final Map is recorded, the CFD Administrator shall determine which Zone the Final Map area lies within and the Backup Special Tax for a Parcel classified or to be classified as Residential Property within such Final Map shall be determined by multiplying the Undeveloped Property Maximum Special Tax rate per Acre for the applicable Zone by the total Acreage of Taxable Property within such Final Map, excluding the Acreage associated with Non-Residential Property, Public Property and/or Property Owners' Association Property that is not Exempt Property pursuant to the Rate and Method and dividing such amount by the number of Parcels within such Final Map classified as either (i) Developed Property or (ii) Final Map Property for which a Building Permit is expected to be issued for Residential Property (i.e., the number of residential lots).

Notwithstanding the forgoing, if Parcels classified or to be classified as Residential Property are subsequently changed or modified by recordation of a lot line adjustment or similar instrument, then the Backup Special Tax shall be recalculated for the area that has been changed or modified using the methodology described in the preceding paragraph.

The Backup Special Tax shall not apply to Non-Residential Property, Public Property, or Property Owners' Association Property.

Method of Apportionment of Special Tax. Pursuant to the Rate and Method the District is required to determine the "Special Tax Requirement for Facilities" for each Fiscal Year. The Special Tax Requirement for Facilities means the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs on all outstanding Bonds and Parity Bonds due in the Calendar Year that commences in such Fiscal Year, (ii) Administrative Expenses, (iii) the costs associated with the release of funds from an escrow account, (iv) any amount required to establish or replenish any reserve funds established in association with the Bonds and any Parity Bonds, (v) the collection or accumulation of funds for the acquisition or construction of facilities authorized by the District provided that the inclusion of such amount does not cause an increase in the levy of Special Tax for Facilities on Final Map Property or Undeveloped Property, less (vi) any amounts available to pay debt service or other periodic costs on the Bonds and any Parity Bonds pursuant to the Indenture.

For each Fiscal Year until terminated, the City Council will levy Special Taxes on all Taxable Property until the amount of Special Tax levied equals the Special Tax Requirement for Facilities in accordance with the following steps:

First: The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Special Tax rates as needed to satisfy the Special Tax Requirement for Facilities;

Second: If additional moneys are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Final Map Property, at up to 100% of the Assigned Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement for Facilities;

Third: If additional moneys are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, the Annual Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property, excluding any Undeveloped Property exempt from the Special Tax pursuant to Section J of the Rate and Method, at up to 100% of the Assigned Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement for Facilities (there is no longer any Undeveloped Property in the District);

Fourth: If additional moneys are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then for each Assessor's Parcel of Developed Property whose Maximum Special Tax is the Backup Special Tax shall be increased Proportionately from the Assigned Special Tax up to 100% of the Backup Special Tax as needed to satisfy the Special Tax Requirement for Facilities; and

Fifth: If additional moneys are needed to satisfy the Special Tax Requirement for Facilities after the first four steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Property Owner's Association Property and Public Property, found not to be exempt pursuant to Section K of the Rate and Method, at up to 100% of the Maximum Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement for Facilities.

Prepayment of Special Taxes. The Special Tax obligation of an Assessor's Parcel of Developed Property, an Assessor's Parcel of Final Map Property or Undeveloped Property, may be prepaid in full, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time that the Special Tax obligation would be prepaid. In addition, the Special Tax obligation of an Assessor's Parcel of Developed Property, an Assessor's Parcel of Final Map Property or Undeveloped Property for which a building permit has been issued and will be classified as Developed Property in the next Fiscal Year may be prepaid in part.

The Prepayment Amount is calculated based on the Bond Redemption Amount, the Redemption Premium, the Future Facilities Amount, the Defeasance amount, the Administrative Fees, and less a credit for the resulting reduction in the Reserve Requirement for the Bonds (if any), all as specified in APPENDIX A—"RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX—Section H." No parcel within the District has prepaid its Special Tax obligation; accordingly, all parcels will be subject to the Special Tax levy going forward, subject to future Special Tax prepayments, if any.

Exempt Property. The City shall classify as Exempt Property (i) Assessor's Parcels defined as Public Property, (ii) Assessor's Parcels which are used as places of worship and are exempt from *ad valorem* property taxes because they are owned by a religious organization, (iii) Assessor's Parcels used exclusively by a Property Owner's Association, or (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement. Notwithstanding the above, the City Council shall not classify an Assessor's Parcel as Exempt Property within a Zone if such classification would reduce the sum of the Taxable Property to less than the Minimum Acreage for that Zone, as defined in the Rate and Method. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of the Taxable Property to less than the Minimum Acreage per Zone will continue to be classified as Taxable Property, and will continue to be subject to Special Taxes accordingly.

Tax-exempt status will be assigned by the CFD Administrator in chronological order. If an Assessor's Parcel's classification is changed after the initial status is assigned, then its tax-exempt status will be revoked.

Estimated Debt Service Coverage. Based on development status as of November 1, 2023, 520 parcels within the District will be classified as Developed Property for the Fiscal Year 2024-25 Special Tax levy. Debt service for the Bond Year ending September 1, 2024 has been sized assuming that the Special Taxes are levied only on the 520 parcels with building permits issued as of November 1, 2024. Annual Debt Service for the Bonds in each Fiscal Year thereafter has been structured so that Assigned Special Taxes levied on all taxable

parcels of Developed Property at buildout (529 parcels), assuming no delinquencies, will generate in each Fiscal Year not less than 110% of debt service payable with respect to the Bonds in the calendar year that begins in that Fiscal Year, plus estimated Administrative Expenses, assuming that Special Taxes are levied and collected on such Developed Property in the District pursuant to the Rate and Method at the Assigned Special Tax rate. Neither the Assigned Special Tax nor the Administrative Expenses escalate over time.

Limitation on Special Tax Levy and Potential Impact on Coverage. Pursuant to Section 53321(d) of the Government Code, the Special Tax levied against any Assessor's parcel for which an occupancy permit for private residential use has been issued shall not be increased as a consequence of delinquency or default by the owner of any other Assessor's parcel within the District by more than 10% above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. As a result, it is possible that the District may not be able to increase the tax levy to the Assigned Special Tax in all years. In addition, under the Rate and Method, in no event shall the Special Tax be levied after Fiscal Year 2061-62.

Collection of Special Taxes. The Special Taxes are levied and collected by the Treasurer-Tax Collector of the County in the same manner and at the same time as *ad valorem* property taxes. The District may, however, collect the Special Taxes at a different time or in a different manner if necessary to meet its financial obligations.

The County assesses and collects secured and unsecured property taxes for the cities, school districts, and special districts within the County, including the Special Taxes for the District. The delinquency dates for property tax payments are December 10 for the first installment and April 10 for the second installment. Once the property taxes are collected, the County conducts its internal reconciliation for accounting purposes and distributes the City's share of such taxes (including the Special Taxes) to the City, periodically and typically pursuant to a published schedule. Prior to distribution, the moneys are deposited in an account established on behalf of the County in the Riverside County Investment Pool (the "Pool") which is invested by the County Treasurer-Tax Collector. If the County or the Pool were at any time to become subject to bankruptcy proceedings, it is possible that District property taxes held in the Pool (including the Special Taxes), if any, could be temporarily unavailable to the County. The District does not participate in the County's Teeter Plan, which is an alternate method for allocating property taxes by counties. Accordingly, the collection of Special Taxes is subject to delinquencies.

The Special Tax was first levied in Fiscal Year 2022-23. See Table 7 herein under the caption "THE COMMUNITY FACILITIES DISTRICT—Delinquency History" for more information related to the Fiscal Years 2022-23 and 2023-24 Special Tax levies. No assurances can be made that Special Taxes will be collected in an amount required to make debt service payments on the Bonds. See "THE COMMUNITY FACILITIES DISTRICT—Delinquency History" and "SPECIAL RISK FACTORS—Special Tax Delinquencies" and "SPECIAL RISK FACTORS —Insufficiency of Special Taxes."

The District will make certain covenants in the Indenture for the purpose of ensuring that the current maximum Special Tax rates and method of collection of the Special Taxes are not altered in a manner that would impair the District's ability to collect sufficient Special Taxes to pay debt service on the Bonds and Administrative Expenses when due.

First, the District will covenant in the Indenture that it will take no actions that would discontinue or cause the discontinuance of the Special Tax levy or the District's authority to levy the Special Tax for so long as the Bonds and any Parity Bonds are Outstanding.

Second, the District will covenant in the Indenture, to the maximum extent that the law permits it to do so, not to initiate proceedings to reduce the maximum Special Tax rates for the District, unless, in connection therewith, the District receives a certificate from one or more Independent Financial Consultants which, when taken together, certify that: (i) such changes do not reduce the maximum Special Taxes that may be levied in each year on property within the District to an amount which is less than the Administrative Expense Cap plus 110% of the Annual Debt Service due in each corresponding future Bond Year with respect to the Bonds and

Parity Bonds Outstanding as of the date of such proposed reduction; and (ii) the District is not delinquent in the payment of the principal of or interest on the Bonds or any Parity Bonds.

Third, the District will covenant in the Indenture that, in the event that any initiative is adopted by the qualified electors within the District which purports to reduce the maximum Special Tax below the levels specified in the preceding paragraph or to limit the power of the District to levy the Special Taxes for the purposes set forth in the Indenture, it will commence and pursue legal action in order to preserve its ability to comply with such covenants. The District can provide no assurance that any such legal action will be successful. See the caption “SPECIAL RISK FACTORS — Proposition 218.”

Fourth, the District will covenant in the Indenture that it will not adopt any policy pursuant to the Act permitting the tender of Bonds or Parity Bonds in full payment or partial payment of any Special Taxes unless the District has first received a certificate from an Independent Financial Consultant that the acceptance of such a tender will not result in the District having insufficient Net Taxes to pay the principal of and interest on the Bonds and Parity Bonds when due.

Although the Special Taxes constitute liens on taxed parcels within the District, they do not constitute a personal indebtedness of the owners of property within the District. Moreover, other liens for taxes and assessments already exist on the property located within the District and others could come into existence in the future in certain situations without the consent or knowledge of the City or the landowners in the District. See the captions “THE COMMUNITY FACILITIES DISTRICT — Direct and Overlapping Debt” and “SPECIAL RISK FACTORS — Direct and Overlapping Indebtedness.” There is no assurance that property owners will be financially able to pay the annual Special Taxes or that they will pay such taxes even if financially able to do so, all as more fully described under the caption “SPECIAL RISK FACTORS.”

Proceeds of Foreclosure Sales. The net proceeds received following a judicial foreclosure sale of property within the District resulting from a property owner’s failure to pay the Special Taxes when due are included within the Net Taxes pledged to the payment of principal of and interest on the Bonds and any Parity Bonds under the Indenture.

Pursuant to Section 53356.1 of the Act, in the event of any delinquency in the payment of any Special Tax or receipt by the District of Special Taxes in an amount which is less than the Special Taxes levied, the City Council, as the legislative body of the District, may order that Special Taxes be collected by a Superior Court action to foreclose the lien within specified time limits. In such an action, the real property subject to the unpaid amount may be sold at a judicial foreclosure sale. Under the Act, the commencement of judicial foreclosure following the nonpayment of a Special Tax is not mandatory. However, the District will covenant in the Indenture for the benefit of the owners of the Bonds and any Parity Bonds that it will: (i) commence judicial foreclosure proceedings against parcels with delinquent Special Taxes in excess of \$2,500 by the December 1 following the close of each Fiscal Year in which such Special Taxes were due; and (ii) commence judicial foreclosure proceedings against all parcels with delinquent Special Taxes by the December 1 following the close of each Fiscal Year in which it receives Special Taxes in an amount which is less than 95% of the total Special Tax levied; and (iii) diligently pursue such foreclosure proceedings until the delinquent Special Taxes are paid; provided that, notwithstanding the foregoing, the District may elect to defer foreclosure proceedings on any parcel so long as the amount in the 2024 Bonds Reserve Subaccount is at least equal to the 2024 Bonds Reserve Requirement and the amounts in all other Subaccounts of the Reserve Account is at least equal to the applicable Reserve Requirement.

The District will covenant in the Indenture that it will deposit the net proceeds of any foreclosure in the Special Tax Fund and will apply such proceeds remaining after the payment of Administrative Expenses to make current payments of principal and interest on the Bonds and any Parity Bonds, to bring the amount on deposit in the 2024 Bonds Reserve Subaccount up to the 2024 Bonds Reserve Requirement and the amount on deposit in any other Subaccount of the Reserve Account up to the applicable Reserve Requirement, and to pay any

delinquent installments of principal or interest due on the Bonds and any Parity Bonds. See APPENDIX D—“SUMMARY OF THE INDENTURE—COVENANTS AND WARRANTY—Covenants” herein.

If foreclosure is necessary and other funds (including amounts in the 2024 Bonds Reserve Subaccount) have been exhausted, debt service payments on the Bonds could be delayed unless the foreclosure proceedings produce sufficient net foreclosure sale proceeds. Judicial foreclosure actions are subject to the normal delays associated with court cases and may be further slowed by bankruptcy actions, involvement by agencies of the federal government and other factors beyond the control of the City and the District. See the caption “SPECIAL RISK FACTORS—Enforcement Delays – Bankruptcy.” Moreover, no assurances can be given that the real property subject to foreclosure and sale at a judicial foreclosure sale will be sold or, if sold, that the net proceeds of such sale will be sufficient to pay any delinquent Special Tax installment. See the caption “SPECIAL RISK FACTORS—Property Values.” Although the Act authorizes the District to cause such an action to be commenced and diligently pursued to completion, the Act does not impose on the District or the City any obligation to purchase or acquire any lot or parcel of property sold at a foreclosure sale if there is no other purchaser at such sale. The Act provides that, in the case of a delinquency, the Special Tax will have the same lien priority as is provided for *ad valorem* taxes.

No Teeter Plan

Although the Riverside County Board of Supervisors has adopted the Alternative Method of Distribution of Tax Levies and Collections and of Tax Sale Proceeds (the “Teeter Plan”) which allows each entity levying secured property taxes in the County to draw on the amount of property taxes levied rather than the amount actually collected, as provided for in Section 4701 et seq. of the California Revenue and Taxation Code, the District is not included in the County Teeter Plan. Consequently, the District may not draw on the County Tax Loss Reserve Fund in the event of delinquencies in Special Tax payments within the District.

2024 Bonds Reserve Subaccount of the Reserve Account of the Special Tax Fund

In order to secure further the payment of principal of and interest on the Bonds, the District is required, upon delivery of the Bonds, to deposit in the 2024 Bonds Reserve Subaccount and thereafter to maintain in the 2024 Bonds Reserve Subaccount an amount equal to the 2024 Bonds Reserve Requirement. The term “2024 Bonds Reserve Requirement” is defined in the Indenture to mean, that amount as of any date of calculation, equal to the lesser of: (i) 10% of the initial principal amount of the Bonds; (ii) Maximum Annual Debt Service on the then Outstanding Bonds; (iii) 125% of average Annual Debt Service on the then Outstanding Bonds; provided, however, that the 2024 Bonds Reserve Subaccount shall not exceed \$_____. The Reserve Requirement may be satisfied in whole or in part by cash, a Reserve Policy (as defined in the Indenture), or a combination thereof. On the date of issuance of the Bonds, the District will deposit \$_____ from proceeds of the Bonds into the 2024 Bonds Reserve Subaccount to satisfy the 2024 Bonds Reserve Requirement.

The 2024 Bonds Reserve Subaccount only secures and the amounts therein are only available to pay the principal of, redemption premium, if any, and interest on the Bonds. In connection with the issuance of a series of Parity Bonds, if any, the District may establish an additional Subaccount within the Reserve Account which secures such series of Parity Bonds. Such additional Subaccounts within the Reserve Account established for Parity Bonds will not secure the Bonds.

Subject to the limits on the maximum annual Special Tax levy set forth in the Rate and Method and in the Indenture, the District will covenant in the Indenture to levy Special Taxes in an amount sufficient, in light of the other intended uses of the Special Tax proceeds, to maintain the balance in the 2024 Bonds Reserve Subaccount at the 2024 Bonds Reserve Requirement and any other Subaccount of the Reserve Account at the applicable Reserve Requirement. Amounts in the 2024 Bonds Reserve Subaccount are to be applied: (i) to pay debt service on the Bonds, including Sinking Fund Payments, to the extent that other monies are not available therefor; (ii) to redeem Bonds in the event of prepayment of Special Taxes, to optionally redeem Bonds or in connection with a partial defeasance of Bonds, in accordance with the Indenture; and (iii) to pay any rebate

requirements with respect to the Bonds. See Appendix D under the caption “CREATION OF FUNDS AND APPLICATION OF PROCEEDS—Reserve Account of the Special Tax Fund.

Surplus Fund

After the transfer of Administrative Expenses to the Administrative Expense Fund up to the Administrative Expenses Cap, the payment of principal of and interest on the Bonds and any Parity Bonds when due, transfers to the Redemption Account to pay principal and premium, if any, on Bonds and any Parity Bonds called for redemption, transfers to replenish the subaccounts of the Reserve Account to the applicable Reserve Requirement and any required transfers to the Rebate Fund, as soon as practicable after each September 1, the Trustee shall transfer all remaining amounts in the Special Tax Fund to the Surplus Fund, unless on or prior to such date, it has received a Certificate of an Authorized Representative directing that certain amounts be retained in the Special Tax Fund because the District has included such amounts as being available in the Special Tax Fund in calculating the amount of the levy of Special Taxes for such Fiscal Year. Moneys deposited in the Surplus Fund may be transferred: (i) to the Interest Account, the Principal Account or the Redemption Account of the Special Tax Fund to pay the principal of, including Sinking Fund Payments, premium, if any, and interest on the Bonds and any Parity Bonds when due in the event that moneys in the Special Tax Fund and the Subaccounts of the Reserve Account of the Special Tax Fund are insufficient therefor; (ii) to each Subaccount of the Reserve Account, on a proportionate basis based on the outstanding principal amount of the Bonds and any Parity Bonds, to replenish the 2024 Bonds Reserve Subaccount to the 2024 Bonds Reserve Requirement, and to each other Subaccount of the Reserve Account to the applicable Reserve Requirement; (iii) to the Administrative Expense Account of the Special Tax Fund to pay Administrative Expenses to the extent that the amounts on deposit in the Administrative Expense Account of the Special Tax Fund are insufficient to pay Administrative Expenses; (iv) to the Acquisition and Construction Fund to pay Project Costs; or (v) after all Project Costs have been paid, to the District, for any other lawful purpose of the District.

The amounts in the Surplus Fund are not pledged to the repayment of the Bonds or any Parity Bonds and may be used by the District for any lawful purpose.

Issuance of Parity Bonds for Refunding Purposes Only

The District may at any time after the issuance and delivery of the Bonds under the Indenture issue Parity Bonds payable from the Net Taxes and other amounts deposited in the Special Tax Fund (other than in the Administrative Expense Account therein) and secured by a lien and charge upon such amounts equal to the lien and charge securing the Outstanding Bonds and any other Parity Bonds theretofore issued under the Indenture or under any Supplemental Indenture; provided, however, that Parity Bonds may only be issued for the purpose of refunding all or a portion of the Bonds or any Parity Bonds then Outstanding. Parity Bonds may be issued subject to additional specific conditions, which are made conditions precedent to the issuance of any such Parity Bonds by the Indenture. See Appendix D under the caption “DEFEASANCE AND PARITY BONDS.”

THE COMMUNITY FACILITIES DISTRICT

General

The District is located in the northwestern portion of the City and is located to the west of the Interstate 10 freeway, east of Tukwet Canyon Parkway and north of Oak Valley Parkway. The Developer has sold all of the property planned for residential development within the District to three merchant builders: Woodside, D.R. Horton and Richmond American.

The District is part of the master-planned community in the City known as “Fairway Canyon.” At buildout, Fairway Canyon is expected to consist of approximately 3,300 residential units on approximately 1,556 acres of land, with 46.4 acres of commercial/industrial land uses and the balance set aside for public/quasi/public

uses. As of November 1, 2023, the Developer estimates that approximately 2,350 homes within Fairway Canyon have been completed and sold to individual homeowners.

Status of Development in the District

As of November 1, 2023, individual homeowners owned 419 homes (with another 34 homes in escrow to be conveyed to individual homeowners). As of such date, Woodside, D.R. Horton and Richmond American owned 40, 23 and 47 lots, respectively, in the District in various stages of construction. The backbone infrastructure necessary to complete the development in the District have been completed and the in-tract infrastructure has been substantially completed. The merchant builders within the District expect to complete the remaining in-tract infrastructure for their respective projects commensurate with the timing for completion of the remaining planned homes. See “PROPERTY OWNERSHIP AND THE DEVELOPMENT” below.

Description of Authorized Facilities

Certain facilities are authorized to be constructed and acquired (the “Facilities”) by the District. These Facilities include, but are not limited to the following:

- Sewer system improvements
- Storm drain improvements
- Dry utilities infrastructure
- Street improvements
- Park Improvements

The Developer has completed, or has caused to be completed, all of the Facilities that are to be financed in part with the proceeds of the Bonds. The total cost of the Facilities was approximately \$21,200,000, and the District estimates that approximately \$12,600,000* will be paid to the Developer from the proceeds of the Bonds.

Property Values and the Appraisal

General. The extent to which the Special Tax provides security for the Bonds is, at least in part, a function of the value of each parcel of land within the District that is subject to the Special Tax because, in the event that a property owner defaults in the payment of the applicable Special Tax, such property owner will not have any personal liability for the payment of the Special Tax, and the principal remedy available to the District will be to take foreclosure proceedings with respect to the subject property.

Assessed Value. The assessed value of the property within the District represents the secured assessed valuation established by the County Assessor. Assessed values do not necessarily represent market values. Article XIII A of the California Constitution (Proposition 13) defines “full cash value” to mean “the County assessor’s valuation of real property as shown on the 1975/76 roll under ‘full cash value’, or, thereafter, the appraised value of real property when purchased or newly constructed or when a change in ownership has occurred after the 1975 assessment,” subject to exemptions in certain circumstances of property transfer or reconstruction. The “full cash value” is subject to annual adjustment to reflect increases, not to exceed 2% for any year, or decreases in the consumer price index or comparable local data, or to reflect reductions in property value caused by damage, destruction or other factors. Because of the general limitation to 2% per year in increases in full cash value of properties which remain in the same ownership, the County tax roll does not reflect values uniformly proportional to actual market values. There can be no assurance that the assessed valuations of the properties within the District accurately reflect their respective market values, and the future fair market values of those properties may be lower than their current assessed valuations. The Fiscal Year 2023-24 assessed value of the property in the District is \$187,128,787.

* Preliminary, subject to change.

Appraised Value. As a result of the requirements of Article XIII A of the California Constitution, a property's assessed value is not necessarily indicative of its market value. In order to provide information with respect to the value of the property within the District, the City engaged Integra Realty Resources, the Appraiser, to prepare the Appraisal Report. The Appraiser has an "MAI" designation from the Appraisal Institute and has prepared numerous appraisals for the sale of land-secured municipal bonds. The Appraiser has no material relationships with the City, the District, the Developer or the owners of the land within the District other than the relationship represented by the engagement to prepare the Appraisal Report. The City instructed the Appraiser to prepare its analysis and report in conformity with City-approved guidelines and the Appraisal Standards for Land Secured Financings published in 1994 and revised in 2004 by the California Debt and Investment Advisory Commission. A copy of the Appraisal Report is included as APPENDIX H—"APPRAISAL REPORT" to this Official Statement.

The purpose of the Appraisal Report was to estimate the market value of the property within the District subject to the lien of the Special Taxes. With respect to 291 completed single family homes owned by individual homeowners and five completed model homes owned by the merchant builders, as shown on the County Assessor's roll as of January 1, 2023, the Appraiser used the Fiscal Year 2023-24 assessed values assigned by the County (totaling \$156,323,396). In valuing the Appraised Property relating to the remaining 233 planned homes in the District, the Appraiser used a sales comparison approach for the completed single family homes and a land residual analysis for the remaining property to derive a value indication for the finalized lots within each tract adjusted by any costs to complete such finished lots.

Subject to the assumptions and limiting conditions set forth in the Appraisal Report, the Appraiser concluded that, as of the Date of Value (November 1, 2023), the estimated market value of the property within the District subject to the lien of the Special Taxes was \$240,762,396, consisting of \$156,323,396 of the 296 homes with improvement value shown on the Fiscal Year 2023-24 County Assessor's roll, and \$84,530,000 of the appraised value of the Appraised Property relating to the remaining 233 homes. The estimate of market value takes into consideration and assumes the improvements to be funded with the proceeds of the Bonds have been installed.

Reference is made to Appendix H for a complete list of the assumptions and limiting conditions and a full discussion of the appraisal methodology and the basis for the Appraiser's opinions. In the event that any of the contingencies, assumptions and limiting conditions are not actually realized, the value of the property within the District may be less than the amount reported in the Appraisal Report. In any case, there can be no assurance that any portion of the property within the District would actually sell for the amount indicated by the Appraisal Report.

The Appraisal Report merely indicates the Appraiser's opinion as to the market value of the property referred to therein as of the date and under the conditions specified therein. The Appraiser's opinion reflects conditions prevailing in the applicable market as of the date of the Appraisal Report. The Appraiser's opinion does not predict the future value of the subject property, and there can be no assurance that market conditions will not change adversely in the future. See, for example, "SPECIAL RISK FACTORS—Impact of Economic Conditions on the Development in the District."

It is a condition precedent to the issuance of the Bonds that the Appraiser deliver to the District a certification to the effect that, while the Appraiser has not updated the Appraisal Report since its date and has not undertaken any obligation to do so, nothing has come to the attention of the Appraiser subsequent to the date of the Appraisal Report that would cause the Appraiser to believe that the value of the property that it appraised in the District is less than the value reported in the Appraisal Report. However, the Appraiser notes that acts and events may have occurred since the date of the Appraisal Report which could result in both positive and negative effects on market value within the District.

Value-to-Lien Ratios

Table 2 below incorporates the values assigned to parcels in the Appraisal Report, the estimated principal amount of the Bonds allocable to each category of parcels and the estimated assessed/appraised value-to-lien ratios for various categories of parcels based upon land values as of November 1, 2023, as set forth in the Appraisal Report. Based on the principal amount of the Bonds, the estimated assessed/appraised District-wide value-to-lien ratio including all Taxable Property as of April 10, 2023 is 16.97-to-1*. This ratio does not include other direct and overlapping debt within the District. See “—Direct and Overlapping Indebtedness” below. Taking that direct and overlapping debt into account, the ratio of the aggregate assessed/appraised value of the Taxable Property within the District to the total principal amount of all direct and overlapping bonded debt for the District is approximately 13.45-to-1*. The District expects to levy the Special Tax only on Developed Property and not on Final Map Property in Fiscal Year 2024-25, however, the District has the ability to levy the Special Tax on Final Map Property under the Rate and Method if necessary to meet the Special Tax Requirement for Facilities. The estimated appraised/assessed District-wide value-to-lien ratio of Developed Property as of November 1, 2023 is 16.82-to-1*. This ratio does not include other direct and overlapping debt within the District. See “—Direct and Overlapping Indebtedness” below. Taking that direct and overlapping debt into account, the ratio of the aggregate assessed/appraised value of Developed Property within the District to the total principal amount of all direct and overlapping bonded debt for the District is approximately 13.33-to-1*.

Table 3 below summarizes the assessed/appraised value-to-lien of the Developed Property within the District by value-to-lien ranges based on development status as of November 1, 2023.

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* Preliminary, subject to change.

TABLE 2
CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
ASSESSED/APPAISED VALUE-TO-LIEN RATIOS
ALLOCATED BY PROPERTY OWNER

<i>Property Owner⁽¹⁾</i>	<i>No. of Parcels</i>	<i>Appraised/Assessed Property Value⁽²⁾</i>	<i>% of Appraised/ Assessed Value</i>	<i>Fiscal Year 2024-25 Maximum Special Tax⁽³⁾</i>	<i>Fiscal Year 2024-25 Percentage of Maximum Tax</i>	<i>Projected Fiscal Year 2024-25 Special Tax Levy ⁽⁴⁾</i>	<i>% of Estimated Fiscal Year 2024-25 Special Tax Levy</i>	<i>CFD 2021-1 2024 Bonds^{(5)*}</i>	<i>All other Overlapping Debt Issued⁽⁶⁾</i>	<i>Appraised Value-to- Lien Ratio*</i>
Developed Property										
Individually Owned	419	\$ 213,136,101	88.53%	\$ 917,123	78.86%	\$ 756,603	80.58%	\$ 11,434,113	\$2,989,269	14.78:1
DR Horton	23	5,920,880	2.46	52,761	4.54	42,430	4.52	641,216	167,636	7.32:1
Woodside	40	10,123,936	4.20	78,400	6.74	67,692	7.21	1,022,984	267,443	7.85:1
Richmond American	38	9,475,479	3.94	93,538	8.04	72,238	7.69	1,091,686	285,404	6.88:1
Total Developed Property	520	\$ 238,656,396	99.13%	\$ 1,141,822	98.18%	\$ 938,963	100.00%	\$ 14,190,000	\$3,709,752	13.33:1
Final Map Property										
Richmond American	9	\$ 2,106,000	0.87%	\$ 21,164	1.82%	\$ 0	0.00%	\$ 0	\$ 0	N/A
Total Final Map Property	9	\$ 2,106,000	0.87%	\$ 21,164	1.82%	\$ 0	0.00%	\$ 0	\$ 0	N/A
Total	529	\$ 240,762,396	100.00%	\$ 1,162,986	100.00%	\$ 938,963	100.00%	\$ 14,190,000	\$3,709,752	13.45:1

* Preliminary, subject to change.

(1) Property ownership status as of November 1, 2023. See “PROPERTY OWNERSHIP AND THE DEVELOPMENT” below.

(2) Based on the aggregate assessed/appraised value set forth in the Appraisal Report as of November 1, 2023, the Date of Value.

(3) Based on the Backup Special Tax rate on Developed Property and the Maximum Special Tax Rate on Final Map Property. See “SOURCES OF PAYMENT FOR THE BONDS — Special Taxes — Rate and Method of Apportionment of Special Tax.”

(4) Estimated Fiscal Year 2024-25 Special Tax Levy based upon development status as of November 1, 2023 and an Administrative Expense Cap of \$30,000. The estimated levy on Developed Property shown is equal to 91.1% of the Assigned Special Tax rates on Developed Property. See “SOURCES OF PAYMENT FOR THE BONDS — Special Taxes — Rate and Method of Apportionment of Special Tax.”

(5) Allocated based on the estimated Fiscal Year 2024-25 Special Tax levy.

(6) Includes overlapping debt set forth in Table 4 below.

Source: County of Riverside Assessor’s Office; Spicer Consulting Group, LLC.

TABLE 3
CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
ASSESSED/APPAISED VALUE-TO-LIEN STRATIFICATION FOR PARCELS OF DEVELOPED PROPERTY*

<i>Value-to-Lien Category</i>	<i>No. of Parcels of Developed Property</i>	<i>% of Developed Property</i>	<i>Appraised Value⁽¹⁾</i>	<i>% of Appraised Value</i>	<i>CFD 2021-1 Projected Fiscal Year 2024-25 Special Tax Levy</i>	<i>Percent Share of Projected Fiscal Year 2024-25 Special Tax Levy</i>	<i>CFD 2021-1 2024 Bonds⁽²⁾</i>	<i>Percent Share of 2024 Bonds</i>	<i>All Other Overlapping Debt⁽³⁾</i>	<i>Aggregate Value-to-Lien</i>
Less than 5.00:1 ⁽⁴⁾	0	0.00%	\$ 0	0.00%	\$ 0	0.00%	\$ 0	0.00%	\$ 0	N/A
Between 5.01:1 to 10.00:1	91	17.50	20,954,000	8.78	164,297	17.50	2,482,931	17.50	649,123	6.69:1
Between 10.01:1 to 15.00:1	219	42.12	104,856,460	43.94	411,989	43.88	6,226,149	43.88	1,627,728	13.35:1
Greater than 15.00:1 ⁽⁴⁾	<u>210</u>	<u>40.38</u>	<u>112,845,936</u>	<u>47.28</u>	<u>362,676</u>	<u>38.63</u>	<u>5,480,920</u>	<u>38.63</u>	<u>1,432,900</u>	<u>16.32:1</u>
Totals	520	100.00%	\$ 238,656,396	100.00%	\$ 938,962	100.00%	\$ 14,190,000	100.00%	\$ 3,709,752	13.33:1

* Preliminary, subject to change.

(1) Based on the aggregate assessed/appraised value of Developed Property set forth in the Appraisal Report as of November 1, 2023, the Date of Value.

(2) Allocated based on the estimated Fiscal Year 2024-25 Special Tax levy based upon development status as of November 1, 2023.

(3) Includes overlapping debt set forth in Table 4 below.

(4) The minimum value to lien of Developed Property in the District is 5.61:1*. The maximum value to lien in the Greater than 15.00:1 category is 19.59:1*.

Source: County of Riverside Assessor's Office; Spicer Consulting Group, LLC.

Direct and Overlapping Debt

The District is included within the boundaries of overlapping local agencies providing governmental services. Some of these local agencies have outstanding bonds, and/or the authority to issue bonds, payable from taxes or assessments. The existing and authorized indebtedness payable from taxes and assessments that may be levied upon the property within the District is shown in Table 4 below. In addition to current debt, new community facilities districts and/or special assessment districts could be formed in the future encompassing all or a portion of the property within the District; and such districts or the agencies that formed them could issue more bonds and levy additional special taxes or assessments.

TABLE 4
CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
DIRECT AND OVERLAPPING DEBT

I. Assessed/Appraisal Value⁽¹⁾ \$ 240,762,396

II. Land Secured Bond Indebtedness

<i>Outstanding Direct and Overlapping Bonded Debt</i>	<i>Type</i>	<i>Issued</i>	<i>Outstanding</i>	<i>% Applicable</i>	<i>Parcels in CFD No. 2021-1 ⁽³⁾</i>	<i>Amount Applicable</i>
City of Beaumont CFD No. 2021-1, Series 2024	CFD	\$14,190,000*	\$14,190,000*	100.000%	529	\$ 14,190,000*
TOTAL LAND SECURED BONDED DEBT						\$ 14,190,000*

<i>Authorized but Unissued Direct and Overlapping Indebtedness</i>	<i>Type</i>	<i>Authorized</i>	<i>Unissued</i>	<i>% Applicable</i>	<i>Parcels in CFD No. 2021-1 ⁽³⁾</i>	<i>Amount Applicable</i>
City of Beaumont CFD No. 2021-1, Series 2024 ⁽²⁾	CFD	\$19,500,000	\$5,675,000	100.000%	529	\$ 0*
TOTAL UNISSUED LAND SECURED INDEBTEDNESS						\$ 0*

TOTAL OUTSTANDING AND UNISSUED LAND SECURED INDEBTEDNESS **\$ 14,190,000***

III. General Obligation Bond Indebtedness

<i>Outstanding Direct and Overlapping Bonded Debt</i>	<i>Type</i>	<i>Issued</i>	<i>Outstanding</i>	<i>% Applicable</i>	<i>Parcels in CFD No. 2021-1</i>	<i>Amount Applicable</i>
Beaumont Unified School District	GO	\$281,997,167	\$110,484,350	1.863%	529	\$ 2,057,918
San Geronio Pass Mem Hospital	GO	108,000,000	94,135,000	1.373	529	1,292,243
Mt San Jacinto Jr College	GO	295,000,000	242,210,000	0.148	529	359,591
TOTAL OUTSTANDING GENERAL OBLIGATION BONDED DEBT						\$ 3,709,752

<i>Authorized but Unissued Direct and Overlapping Indebtedness</i>	<i>Type</i>	<i>Authorized</i>	<i>Unissued</i>	<i>% Applicable</i>	<i>Parcels in CFD No. 2021-1</i>	<i>Amount Applicable</i>
Beaumont Unified School District	GO	\$282,000,000	\$2,833	1.863%	529	\$ 53
San Geronio Pass Mem Hospital	GO	108,000,000	0	1.373	529	0
Mt San Jacinto Jr College	GO	295,000,000	0	0.148	529	0
TOTAL UNISSUED GENERAL OBLIGATION INDEBTEDNESS⁽²⁾						\$ 53

TOTAL OUTSTANDING AND UNISSUED GENERAL OBLIGATION INDEBTEDNESS **\$ 3,709,804**

TOTAL OF ALL OUTSTANDING DIRECT AND OVERLAPPING BONDED DEBT	\$ 17,899,752*
TOTAL OF ALL OUTSTANDING DIRECT AND UNISSUED DIRECT OVERLAPPING INDEBTEDNESS	\$ 17,899,804*

IV. Ratios to Appraisal Value

Outstanding Land Secured Bonded Debt	16.97:1*
Total Outstanding Bonded Debt	13.45:1*

* Preliminary, subject to change.

⁽¹⁾ Based on the aggregate assessed/appraised value set forth in the Appraisal Report as of November 1, 2023, the Date of Value.

⁽²⁾ Parity Bonds may be issued for refunding purposes only.

Source: County of Riverside Assessor's Office; Spicer Consulting Group, LLC.

Based on development status as of November 1, 2023, 520 parcels within the District will be classified as Developed Property for the Fiscal Year 2024-25 Special Tax levy. Debt service for the Bond Year ending September 1, 2024 has been sized assuming that the Special Taxes are levied only on the 520 parcels with building permits issued as of November 1, 2024. Annual Debt Service for the Bonds in each Fiscal Year thereafter has been structured so that Assigned Special Taxes levied on all taxable parcels of Developed Property at buildout (529 parcels), assuming no delinquencies, will generate in each Fiscal Year not less than 110% of debt service payable with respect to the Bonds in the calendar year that begins in that Fiscal Year, plus estimated Administrative Expenses, assuming that Special Taxes are levied and collected on such Developed Property in the District pursuant to the Rate and Method at the Assigned Special Tax rate.

Based on the principal amount of the Bonds, interest costs, Administrative Expenses being levied at the Administrative Expenses Cap, and Fiscal Year 2023-24 tax rates for all other taxing jurisdictions within the District, the total projected Fiscal Year 2024-25 average effective tax rate for Developed Property in the District as of November 1, 2023, is approximately 1.83% of the average assessed value for parcels with improvement value. The following Table 5 sets forth the estimated total tax obligation of property in the District based on the average home size and an average assessed value for a completed home in the District, as set forth in the Appraisal Report.

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TABLE 5
CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
ESTIMATED AVERAGE FISCAL YEAR 2024-25 TAX OBLIGATION ⁽¹⁾

Average Home Value ⁽²⁾	\$527,812
Ad Valorem Property Taxes:	
General Purpose	\$ 5,278
Beaumont Unified School (0.07777%)	410
Mt San Jacinto Jr College (0.01320%)	70
San Gorgonio Pass Mem Hospital (0.06242%)	329
San Gorgonio Pass Water Debt Svc (0.17500%)	<u>924</u>
Total General Property Taxes	\$ 7,011
Assessment, Special Taxes & Parcel Charges:	
San Gorgonio Hospital Measure D	\$ 61
Flood Control Stormwater / Cleanwater / Santa Ana	4
CFD No. 2021-1 - Safety Special Tax ⁽³⁾	553
CFD No. 2021-1 – Maintenance Services Special Tax ⁽⁴⁾	222
CFD No. 2021-1 - Facilities Special Tax ⁽⁵⁾	<u>1,814</u>
Total Assessments & Special Taxes	\$ 2,653
Projected Total Property Tax	\$ 9,664
Projected Effective Tax Rate ⁽³⁾	1.83%

- ⁽¹⁾ Average Fiscal Year 2023-24 tax rates based upon Fiscal Year 2023-24 Overlapping Taxes and Assessment Rates.
- ⁽²⁾ Average Home Value is based upon average Fiscal Year 2023-24 assessed value for a completed home in the District as set forth in the Appraisal Report.
- ⁽³⁾ Reflects the District's Fiscal Year 2024-25 projected levy for Developed Property. Per the Rate and Method, the maximum special tax for public services for the prior fiscal year shall be adjusted by the greater of (i) an amount equal to the annual percent increase in the Consumer Price Index for the calendar year ending in January of the prior fiscal year or (ii) five percent.
- ⁽⁴⁾ Reflects the District's Fiscal Year 2024-25 projected special tax levy for Developed Property. Per the Rate and Method, the maximum special tax for maintenance services for the prior fiscal year shall be adjusted by the greater of (i) an amount equal to the annual percent increase in the Consumer Price Index for the calendar year ending in January of the prior fiscal year or (ii) two percent.
- ⁽⁵⁾ Reflects the District's average projected Fiscal Year 2024-25 Special Tax levy for Developed Property.
- Source: Spicer Consulting Group, LLC, based on home value information provided by Riverside County.

Delinquency History

For each Fiscal Year, the first installment of the Special Taxes becomes due on December 10 and the second installment becomes due on April 10. Special Taxes within the District were first levied in Fiscal Year 2022-23. Table 6 below summarizes the annual secured tax levy within the District and the amounts delinquent as of November 1, 2023 for Fiscal Year 2022-23. Future delinquencies could increase as a result of factors such as changes in the local or national economy, increases in the mortgage rates and/or increases in the unemployment rate in the area. See "SPECIAL RISK FACTORS—Special Tax Delinquencies."

TABLE 6
CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1
SPECIAL TAX LEVIES, DELINQUENCIES, AND DELINQUENCY RATES
FISCAL YEARS 2022-23 AND 2023-24⁽¹⁾

<i>Fiscal Year</i>	<i>Amount Levied</i>	<i>Parcels Levied</i>	<i>Delinquencies as of November 1, 2023</i>		
			<i>Parcels Delinquent</i>	<i>Amount Delinquent</i>	<i>Percent Delinquent</i>
2022-23	\$422,065	213	0	\$0	0.00%
2023-24	855,905	430	N/A	N/A	N/A

⁽¹⁾ Fiscal Year 2022-23 was the first year that the Special Tax was levied.
Source: Spicer Consulting Group, LLC and Riverside County Tax Collector.

Top Taxpayers

As of November 1, 2023, individual homeowners owned 419 of the 529 planned homes in the District. Based on ownership status and development status as of November 1, 2023, and assuming no additional transfers of property or issuance of building permits, individual homeowners are projected to be responsible for 80.6% of the Special Taxes projected to be levied on Developed Property in Fiscal Year 2024-25. Assuming no additional transfers of property or issuance of building permits after November 1, 2023, D.R. Horton, Woodside and Richmond are projected to be responsible for 4.5%, 7.2% and 7.7% of the projected Fiscal Year 2024-25 Special Tax levy.

In Fiscal Year 2024-25, the District expects to levy the Special Tax only on the 520 parcels classified as Developed Property as of November 1, 2023 and not on the nine parcels of Final Map Property (which are owned by Richmond American), however, the District has the ability to levy the Special Tax on Final Map Property under the Rate and Method if necessary to meet the Special Tax Requirement for Facilities. The District is not aware of any individual, other than the merchant builders in the District, who owns more than one parcel within the District.

PROPERTY OWNERSHIP AND THE DEVELOPMENT

The information regarding the development and ownership of the Property contained under this caption, "PROPERTY OWNERSHIP AND THE DEVELOPMENT," has been provided by representatives of the Developer, D.R. Horton, Woodside and Richmond American and has not been independently confirmed or verified by the Underwriter, the City or the District. The Underwriter, the City and the District make no representation as to the accuracy or adequacy of the information contained under this caption. There may be material adverse changes in this information after the date of this Official Statement. Neither the Bonds nor the Special Taxes securing the Bonds are personal obligations of the Developer, KB Home, D.R. Horton, Woodside or any affiliate thereof, or any other property owner and, in the event that any property owner defaults in the payment of its Special Taxes, the District may proceed with judicial foreclosure but has no direct recourse to the assets of any property owner or any affiliate thereof. See "SPECIAL RISK FACTORS" herein."

Fairway Canyon and the District

The development in the District is part of the master-planned community in the City known as "Fairway Canyon." At buildout, Fairway Canyon is expected to consist of approximately 3,300 residential units on approximately 1,556 acres of land, with 46.4 acres of commercial/industrial land uses and the balance set aside for public/quasi/public uses. As of November 1, 2023, the Developer estimates that approximately 2,350 homes within Fairway Canyon have been completed and sold to individual homeowners.

The Developer has completed, or has caused to be completed, all the backbone infrastructure necessary to complete the development in the District. The property in the District is planned for 529 single family homes at buildout. The Developer has conveyed all the property in the District planned for residential to three merchant builders. The Developer no longer owns any property in the District that is subject to the Special Tax. As of November 1, 2023, 419 homes within the District have been completed and conveyed to individual homeowners. As of such date, Woodside, D.R. Horton and Richmond American owned 40, 23 and 47 lots, respectively, in the District in various stages of construction. The merchant builders within the District expect to complete the remaining in-tract infrastructure for their respective projects commensurate with the timing for completion of the remaining planned homes.

Each of the merchant builder's projects in the District are described below.

D.R. Horton Development and Financing Plan

General. As previously defined in this Official Statement "D.R. Horton" is D.R. Horton Los Angeles Holding Company, Inc., a California corporation. D.R. Horton is a wholly-owned subsidiary of D.R. Horton, Inc., a Delaware corporation ("D.R. Horton, Inc."). D.R. Horton, Inc. is a public company whose common stock is traded on the New York Stock Exchange under the symbol "DHL." Founded in 1978 and headquartered in Arlington, Texas, D.R. Horton, Inc. constructs and sells homes through its operating divisions in 90 markets in 29 states under the names of D.R. Horton, *America's Builder*, Emerald Homes, Express Homes and Freedom Homes.

D.R. Horton, Inc. is subject to the informational requirements of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), and in accordance therewith files reports, proxy statements and other information, including financial statements, with the Securities and Exchange Commission (the "SEC"). Such filings, particularly, D.R. Horton, Inc.'s Annual Report on Form 10-K for the fiscal year ended September 30, 2023, as filed with the SEC on November 17, 2023, and D.R. Horton's Quarterly Report on Form 10-Q for the quarter ended June 30, 2023, as filed with the SEC on July 24, 2023, set forth certain data relative to the consolidated results of operations and financial position of D.R. Horton, Inc. and its subsidiaries, including D.R. Horton, as of such dates.

The SEC maintains an Internet web site that contains reports, proxy and information statements and other information regarding registrants that file electronically with the SEC, including D.R. Horton, Inc. The address of such Internet web site is www.sec.gov. All documents subsequently filed by D.R. Horton, Inc. pursuant to the requirements of the Exchange Act after the date of this Official Statement will be available for inspection in such manner as the SEC prescribes.

Copies of D.R. Horton, Inc.'s Annual Report and each of its other quarterly and current reports, including any amendments, are available from D.R. Horton, Inc.'s website at www.drhorton.com.

The foregoing Internet addresses and references to filings with the SEC are included for reference only, and the information on these Internet sites and on file with the SEC are not a part of this Official Statement and are not incorporated by reference into this Official Statement. No representation is made in this Official Statement as to the accuracy or adequacy of the information contained on these Internet sites. None of D.R. Horton or D.R. Horton, Inc. is obligated to advance funds to pay for development or construction costs or to pay ad valorem property taxes or the Special Taxes, and investors should not rely on the information and financial statements contained on such internet sites in evaluating whether to buy, hold or sell the Bonds.

Development Plan. D.R. Horton's project in the District consists of 268 single-family detached homes in a neighborhood being marketed as "Augusta at the Fairways." As of November 1, 2023, D.R. Horton had completed and conveyed 245 homes in the District to individual homeowners. As of such date D.R. Horton owned 23 lots in the District consisting of three completed model homes, two completed production homes and 18 homes under construction. As of November 1, 2023, D.R. Horton had four homes in escrow, however, homes

under contract may not result in closed escrows as sales contracts are subject to cancellation. D.R. Horton expects to complete and convey all remaining homes within its project in the District to individual homeowners by July 1, 2024.

All approvals and permits required for development of property within D.R. Horton's project within the District have been secured for residential construction, including building permits for all of D.R. Horton's remaining planned homes. As of November 1, 2023, in-tract improvements remaining to be completed within D.R. Horton's development consisted primarily of final finishing of streets, curbs, gutters, and landscaping. D.R. Horton expects to complete construction of the remaining in-tract improvements associated with the lots that it owns within the District as home construction on such lots is completed.

The table below summarizes, as of November 1, 2023, the product mix and development status of D.R. Horton's project within the District.

COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
D.R. HORTON
AUGUSTA AT THE FAIRWAYS
(As of November 1, 2023)

<u>Owned by D.R. Horton</u>						
<i>Plan</i>	<i>Total Units Planned</i>	<i>Estimated Home Square Footage</i>	<i>Closings as of November 1, 2023</i>	<i>Completed Homes/Homes Under Construction⁽¹⁾</i>	<i>Finished Lots</i>	<i>Base Home Prices⁽²⁾</i>
1	43	1,342	39	4	0	N/A ⁽³⁾
2	32	1,865	30	2	0	\$537,000
3	43	1,981	38	5	0	527,000
4	40	1,986	37	3	0	492,000
5	43	2,065	40	3	0	453,000
6	32	2,259	29	3	0	540,000
7	35	2,617	<u>32</u>	<u>3</u>	<u>0</u>	N/A ⁽³⁾
Total	268		245	23	0	

(1) Includes three model homes and 20 homes under construction.

(2) Base home prices shown exclude lot premiums, options and extras and any incentives or price reductions. Base sales prices are subject to change.

(3) Floor plans are sold out.

Source: D.R. Horton.

No assurance can be given that D.R. Horton's home construction and sales will be carried out on the schedule and according to the plans outlined herein, or that the home construction and sale plans or base prices set forth above will not change after the date of this Official Statement. Additionally, homes sold may not result in closed escrows as sales contracts are subject to cancellation. In changing market conditions, builders will often revise the product lines and prices and the rate of sales can fluctuate. D.R. Horton continuously evaluates its product lines and prices in light of the then current market conditions. See "SPECIAL RISK FACTORS" herein for a discussion of risk factors.

Financing Plan. Through November 1, 2023, D.R. Horton had spent approximately \$61,570,764 in site acquisition and development costs, permits and impact fees, home construction costs, and other development, marketing and sales costs (exclusive of internal financing repayment, corporate overhead and other carry costs) related to its development within the District. D.R. Horton expects to spend approximately \$5,324,329 in additional site development costs, permit and impact fees, home construction costs, and other development, marketing and sales costs (exclusive of corporate overhead and other carry costs) between November 1, 2023 and full build-out of its homes proposed to be constructed in the District.

To date, D.R. Horton has financed its land acquisition, site development and home construction costs related to its property within the District through internally generated funds. D.R. Horton expects to use internal funding (which may include home sales revenues from its project within the District) to complete its development activities within the District. However, home sales revenues from D.R. Horton's activities in the District are not segregated and set aside for completing the homes in the District. Notwithstanding the foregoing, D.R. Horton believes that it will have sufficient funds to complete its construction and sale of homes in the District.

Notwithstanding the current belief of D.R. Horton that it will have sufficient funds to complete its planned development in the District, no assurance can be given that sources of financing available to D.R. Horton will be sufficient to complete the property development and home construction as currently anticipated. Neither D.R. Horton nor any of its related entities are under any legal obligation of any kind to expend funds for the development and construction of homes on its property in the District, or the payment of ad valorem property taxes or the Special Taxes. Any contributions by D.R. Horton to fund the costs of such development are entirely voluntary.

If and to the extent that internal funding, including but not limited to home sales revenues are inadequate to pay the costs to complete the planned development by D.R. Horton within the District and other financing by D.R. Horton is not put into place, there could be a shortfall in the funds required to complete the planned development by D.R. Horton or to pay ad valorem property taxes or Special Taxes related to D.R. Horton's property in the District, and the remaining portions of D.R. Horton's project in the District may not be completed. Many factors beyond D.R. Horton's control, or a decision by D.R. Horton to alter its current plans, may cause the actual sources and uses to differ from the projections. See "SPECIAL RISK FACTORS" herein for a discussion of risk factors.

Woodside Development and Financing Plan

General. Woodside 05S, LP, a California limited partnership (previously defined as "Woodside") is wholly owned by Woodside Group, LLC, a Nevada limited liability company ("Woodside Group"), directly or through its wholly owned subsidiaries. Woodside is owned 99% directly by Woodside Group, as a limited partner. The remaining 1% interest is owned by WDS GP, Inc., a California corporation, as its general partner, which is wholly owned by Woodside Homes of California, Inc., a California corporation, which in turn is wholly owned by Woodside Group. The parent of Woodside Group is Woodside Homes Company, LLC, a Delaware limited liability company ("Woodside Homes Company"). Since February 28, 2017, the ultimate parent of Woodside Homes Company has been Sekisui House Ltd., a Japanese public company based in Osaka, Japan, whose stock is listed on the Tokyo and Nagoya Stock Exchanges. Sekisui House, Ltd. is one of Japan's largest homebuilders and was founded in 1960.

Woodside Group's subsidiaries engage in the design, construction, and sale of single-family homes under the brand name of "Woodside Homes." Woodside Homes is one of America's top 30 homebuilders having built more than 40,000 homes across the United States, with current operations in Arizona, California, Nevada, Utah, and Idaho.

Development Plan. Woodside is developing 199 single-family detached homes in the District in two neighborhoods being marketed as "Ridge View at the Fairways" (126 units) and "Big Canyon at the Fairways" (73 units). As of November 1, 2023, Woodside had completed and conveyed 159 of the 199 planned homes within its two projects in the District.

As of November 1, 2023, within Ridge View, 89 homes had been completed and conveyed to individual homeowners, and Woodside owned the remaining 37 lots consisting of four completed model homes, six completed production homes, 14 homes under construction, and 13 finished lots without any home construction thereon. As of November 1, 2023, within Big Canyon, 70 homes had been completed and conveyed to individual homeowners, and Woodside owned the remaining three lots consisting of two completed models and one

completed production home. As of November 1, 2023, 18 of the remaining 37 homes within Ridge View and the remaining three homes within Big Canyon were in escrow, however, homes under contract may not result in closed escrows as sales contracts are subject to cancellation. Woodside expects to complete and convey all remaining homes within its projects in the District to individual homeowners by August, 2024.

All approvals and permits required for development of property within Woodside's projects within the District have been secured for residential construction, including building permits for all of Woodside's remaining planned homes. As of November 1, 2023, in-tract improvements remaining to be completed within Woodside's development consisted primarily of final finishing of streets, curbs, gutters, and landscaping. Woodside expects to complete construction of the remaining in-tract improvements associated with the lots that it owns within the District as home construction on such lots is completed.

The tables below summarize, as of November 1, 2023, the product mix and development status of Woodside's Ridge View and Big Canyon projects within the District:

COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
WOODSIDE
RIDGE VIEW AT THE FAIRWAYS
(As of November 1, 2023)

<i>Plan</i>	<i>Total Units Planned</i>	<i>Estimated Home Square Footage</i>	<i>Closings as of November 1, 2023</i>	<i><u>Owned by Woodside</u></i>		
				<i>Completed Homes/Homes Under Construction⁽¹⁾</i>	<i>Finished Lots⁽²⁾</i>	<i>Base Home Prices⁽³⁾</i>
1	19	1,432	18	1	0	\$445,000
2	36	2,024	25	7	4	504,000
3	37	2,227	25	7	5	525,000
4	<u>34</u>	2,362	<u>21</u>	<u>9</u>	<u>4</u>	529,000
Total	126		89	24	13	

⁽¹⁾ Includes four completed model homes, six completed production homes and 14 homes under construction.

⁽²⁾ Represents finished lots without any home construction thereon, all with building permits issued.

⁽³⁾ Base home prices shown exclude lot premiums, options and extras and any incentives or price reductions. Base sales prices are subject to change.

Source: Woodside.

**COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
WOODSIDE
BIG CANYON AT THE FAIRWAYS
(As of November 1, 2023)**

<u><i>Owned by Woodside</i></u>						
<i>Plan</i>	<i>Total Units Planned</i>	<i>Estimated Home Square Footage</i>	<i>Closings as of November 1, 2023</i>	<i>Completed Homes/Homes Under Construction⁽¹⁾</i>	<i>Finished Lots</i>	<i>Base Home Prices⁽²⁾</i>
1	27	2,023	26	1	0	\$510,990
2	23	2,720	22	1	0	\$565,900
3	<u>23</u>	3,090	<u>22</u>	<u>1</u>	<u>0</u>	\$598,990
Total	73		70	3	0	

⁽¹⁾ Includes two completed model homes and one completed production home.

⁽²⁾ Base home prices shown exclude lot premiums, options and extras and any incentives or price reductions. Base sales prices are subject to change.

Source: Woodside.

No assurance can be given that Woodside's home construction and sales will be carried out on the schedule and according to the plans outlined herein, or that the home construction and sale plans or base prices set forth above will not change after the date of this Official Statement. Additionally, homes sold may not result in closed escrows as sales contracts are subject to cancellation. In changing market conditions, builders will often revise the product lines and prices and the rate of sales can fluctuate. Woodside continuously evaluates its product lines and prices in light of the then current market conditions. See "SPECIAL RISK FACTORS" herein for a discussion of risk factors.

Financing Plan. Through November 1, 2023, Woodside had spent approximately \$39,600,000 in site acquisition and development costs, permits and impact fees, home construction costs, and other development, marketing and sales costs (exclusive of internal financing repayment, corporate overhead and other carry costs) related to its Ridge View development within the District. Woodside expects to spend approximately \$10,800,000 in additional site development costs, permit and impact fees, home construction costs, and other development, marketing and sales costs (exclusive of corporate overhead and other carry costs) between November 1, 2023 and full build-out of the Ridge View homes proposed to be constructed in the District. Through November 1, 2023, Woodside had spent approximately \$30,200,000 in site acquisition and development costs, permits and impact fees, home construction costs, and other development, marketing and sales costs (exclusive of internal financing repayment, corporate overhead and other carry costs) related to its Big Canyon development within the District. Woodside expects to spend approximately \$400,000 in additional site development costs, permit and impact fees, home construction costs, and other development, marketing and sales costs (exclusive of corporate overhead and other carry costs) between November 1, 2023 and full build-out of the Big Canyon homes proposed to be constructed in the District.

To date, Woodside has financed its land acquisition, site development and home construction costs related to its property within the District through internal sources, including cash generated from its homebuilding operations and advances from affiliates of its parent Woodside Homes Company. Woodside Homes Company has a \$330 million unsecured term loan. Woodside Homes Company also has an unsecured revolving credit facility with borrowing capacity as of October 1, 2023 of \$250 million, which is not subject to a borrowing base.

Woodside expects to use internal sources, including cash generated from its homebuilding operations and advances from affiliates of its parent Woodside Homes Company, to complete its development activities within the District. However, home sales revenues from Woodside's activities in the District are not segregated

and set aside for completing the homes in the District. Notwithstanding the foregoing, Woodside believes that it will have sufficient funds to complete its construction and sale of homes in the District.

Notwithstanding the current belief of Woodside that it will have sufficient funds to complete its planned development in the District, no assurance can be given that sources of financing available to Woodside will be sufficient to complete the property development and home construction as currently anticipated. While Woodside has made such internal financing available in the past, there can be no assurance whatsoever of its willingness or ability to do so in the future. Neither Woodside nor any of its related entities are under any legal obligation of any kind to expend funds for the development and construction of homes on its property in the District, or the payment of ad valorem property taxes or the Special Taxes. Any contributions by Woodside to fund the costs of such development are entirely voluntary.

If and to the extent that internal funding, including but not limited to home sales revenues are inadequate to pay the costs to complete the planned development by Woodside within the District and other financing by Woodside is not put into place, there could be a shortfall in the funds required to complete the planned development by Woodside or to pay ad valorem property taxes or Special Taxes related to Woodside's property in the District, and the remaining portions of Woodside's projects in the District may not be completed. Many factors beyond Woodside's control, or a decision by Woodside to alter its current plans, may cause the actual sources and uses to differ from the projections. See "SPECIAL RISK FACTORS" herein for a discussion of risk factors.

Richmond American Development and Financing Plan

General. Richmond American Homes of Maryland, Inc., a Maryland corporation (previously defined as "Richmond American") is a wholly-owned subsidiary of M.D.C. Holdings, Inc., a Delaware corporation ("MDC"). MDC is a publicly traded company whose common stock is listed on the New York Stock Exchange under the symbol "MDC." Richmond American and its predecessor entity have been building homes in California since 1986. Richmond American's Southern California division based in Irvine, California, is responsible for the development of Richmond American's project in the District.

MDC has two primary operations – homebuilding and financial services. MDC's homebuilding operations consist of wholly-owned subsidiary companies that build and sell homes under the name "Richmond American Homes." MDC's financial services operations include subsidiary companies that provide mortgage financing, place title insurance and homeowner insurance for Richmond American's homebuyers, and provide general liability insurance for MDC subsidiaries and most of Richmond American's subcontractors.

MDC is subject to the informational reporting requirements of the Exchange Act of 1943, and in accordance therewith is obligated to file reports, proxy statements, and other information, including financial statements, with the SEC. Such filings, including particularly MDC's Annual Report on Form 10-K for the fiscal year ended December 31, 2022, as filed with the SEC on January 31, 2023, and Quarterly Report on Form 10-Q for the quarter ended September 30, 2023, as filed with the SEC on October 26, 2023, set forth certain data relative to such consolidated results of operations and financial position of MDC and its subsidiaries as of such dates. The SEC maintains an internet web site that contains reports, proxy and information statements and other information regarding registrants that file electronically with the SEC, including MDC. The address of such internet web site is www.sec.gov. All documents subsequently filed by MDC pursuant to the requirements of the Exchange Act after the date of this Official Statement will be available for inspection in such manner as the SEC prescribes. Copies of MDC's Annual Report and related financial statements, prepared in accordance with generally accepted accounting standards, are also available from MDC on MDC's website at www.mdcholdings.com.

The foregoing Internet addresses and references to filings with the SEC are included for reference only, and the information on these Internet sites and on file with the SEC are not a part of this Official Statement and are not incorporated by reference into this Official Statement. No representation is made in this Official

Statement as to the accuracy or adequacy of the information contained on these Internet sites. None of Richmond American or MDC is obligated to advance funds to pay for development or construction costs or to pay ad valorem property taxes or the Special Taxes, and investors should not rely on the information and financial statements contained on such internet sites in evaluating whether to buy, hold or sell the Bonds.

Development Plan. Richmond American’s project in the District consists of 62 single-family detached homes in a neighborhood being marketed as “Seasons at the Fairways.” As of November 1, 2023, Richmond American had completed and conveyed 15 homes in the District to individual homeowners. As of such date Richmond American owned 47 lots in the District consisting of two completed model homes, four completed production homes, 19 homes under construction and 22 finished lots. As of November 1, 2023, Richmond American had nine homes in escrow, however, homes under contract may not result in closed escrows as sales contracts are subject to cancellation. Richmond American expects to complete and convey all remaining homes within its project in the District to individual homeowners by February, 2025.

All approvals and permits required for development of property within Richmond American’s project within the District have been secured for residential construction, with the exception of building permits for nine of Richmond American’s remaining planned homes. As of November 1, 2023, in-tract improvements remaining to be completed within Richmond American’s development consisted primarily of final finishing of streets, curbs, gutters, and landscaping. Richmond American expects to complete construction of the remaining in-tract improvements associated with the lots that it owns within the District as home construction on such lots is completed.

The table below summarizes, as of November 1, 2023, the product mix and development status of Richmond American’s project within the District.

COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
RICHMOND AMERICAN
SEASONS AT THE FAIRWAYS
(As of November 1, 2023)

<i>Plan</i>	<i>Total Units Planned</i>	<i>Estimated Home Square Footage</i>	<i>Closings as of November 1, 2023</i>	<u><i>Owned by Richmond American</i></u>			<i>Base Home Prices⁽²⁾</i>
				<i>Completed Homes/Homes Under Construction⁽¹⁾</i>	<i>Finished Lots</i>		
1	20	2,375	5	7	8		\$516,990
2	21	2,681	5	8	8		\$549,990
3	<u>21</u>	3,046	<u>5</u>	<u>10</u>	<u>6</u>		\$579,990
Total	62		15	25	22		

⁽¹⁾ Includes two completed model homes, 4 completed production homes and 19 homes under construction.

⁽²⁾ Base home prices shown exclude lot premiums, options and extras and any incentives or price reductions. Base sales prices are subject to change.

Source: Richmond American.

No assurance can be given that Richmond American’s home construction and sales will be carried out on the schedule and according to the plans outlined herein, or that the home construction and sale plans or base prices set forth above will not change after the date of this Official Statement. Additionally, homes sold may not result in closed escrows as sales contracts are subject to cancellation. In changing market conditions, builders will often revise the product lines and prices and the rate of sales can fluctuate. Richmond American continuously evaluates its product lines and prices in light of the then current market conditions. See “SPECIAL RISK FACTORS” herein for a discussion of risk factors.

Financing Plan. Through November 1, 2023, Richmond American had spent approximately \$25 million in site acquisition and development costs, permits and impact fees, home construction costs, and other development, marketing and sales costs (exclusive of internal financing repayment, corporate overhead and other carry costs) related to its development within the District. Richmond American expects to spend approximately \$10.5 million in additional site development costs, permit and impact fees, home construction costs, and other development, marketing and sales costs (exclusive of corporate overhead and other carry costs) between November 1, 2023 and full build-out of the homes proposed to be constructed in the District.

To date, Richmond American has financed its land acquisition, site development and home construction costs related to its property within the District through internally generated funds, including funding from its parent company, MDC. Richmond American expects to use internal funding (which may include home sales revenues from its project within the District) to complete its development activities within the District. However, home sales revenues from Richmond American's activities in the District are not segregated and set aside for completing the homes in the District. Notwithstanding the foregoing, Richmond American believes that it will have sufficient funds to complete its construction and sale of homes in the District.

Notwithstanding the current belief of Richmond American that it will have sufficient funds to complete its planned development in the District, no assurance can be given that sources of financing available to Richmond American will be sufficient to complete the property development and home construction as currently anticipated. While Richmond American has made such internal funding available in the past, there can be no assurance whatsoever of its willingness or ability to do so in the future. Neither Richmond American nor any of its related entities are under any legal obligation of any kind to expend funds for the development and construction of homes on its property in the District, or the payment of ad valorem property taxes or the Special Taxes. Any contributions by Richmond American to fund the costs of such development are entirely voluntary.

If and to the extent that internal funding, including but not limited to home sales revenues are inadequate to pay the costs to complete the planned development by Richmond American within the District and other financing by Richmond American is not put into place, there could be a shortfall in the funds required to complete the planned development by Richmond American or to pay ad valorem property taxes or Special Taxes related to Richmond American's property in the District, and the remaining portions of Richmond American's project in the District may not be completed. Many factors beyond Richmond American's control, or a decision by Richmond American to alter its current plans, may cause the actual sources and uses to differ from the projections. See "SPECIAL RISK FACTORS" herein for a discussion of risk factors.

SPECIAL RISK FACTORS

The purchase of the Bonds involves significant risks and is not an appropriate investment for all investors. The following is a discussion of certain risk factors which should be considered, in addition to other matters set forth herein, in evaluating the investment quality of the Bonds. The Bonds have not been rated by a rating agency. This discussion does not purport to be comprehensive or definitive and does not purport to be a complete statement of all factors which may be considered as risks in evaluating the credit quality of the Bonds. The occurrence of one or more of the events discussed herein could adversely affect the ability or willingness of property owners in the District to pay their Special Taxes when due. Such failures to pay Special Taxes could result in the inability of the District to make full and punctual payments of debt service on the Bonds. In addition, the occurrence of one or more of the events discussed herein could adversely affect the value of the property in the District. See "—Property Values" and "—Limited Secondary Market."

Concentration of Ownership

Based on ownership status and development status as of November 1, 2023, and assuming no additional transfers of property and issuance of building permits, approximately 80.6% of the Special Taxes projected to be levied in Fiscal Year 2024-25 will be payable by individual homeowners and the balance by the merchant builders as set forth in Table 2 above. Debt service for the Bond Year ending September 1, 2024 has been sized

assuming that the Special Taxes are levied only on the 520 parcels with building permits issued as of November 1, 2024. Annual Debt Service for the Bonds in each Fiscal Year thereafter has been structured so that Assigned Special Taxes levied on all taxable parcels of Developed Property at buildout (529 parcels), assuming no delinquencies, will generate in each Fiscal Year not less than 110% of debt service payable with respect to the Bonds in the calendar year that begins in that Fiscal Year, plus estimated Administrative Expenses, assuming that Special Taxes are levied and collected on such Developed Property in the District pursuant to the Rate and Method at the Assigned Special Tax rate.

Failure of individual homeowners, the merchant builders described herein, entities affiliated with the merchant builders or any successor(s), to pay the annual Special Taxes when due could result in a draw on the Reserve Account of the Special Tax Fund, and ultimately a default in payments of the principal of, and interest on, the Bonds, when due. No assurance can be given that the merchant builders or any successors, will complete the remaining intended construction and development in the District.

Risks of Real Estate Secured Investments Generally

The Bond Owners will be subject to the risks generally incident to an investment secured by real estate, including, without limitation: (i) adverse changes in local market conditions, such as changes in the market value of real property in the vicinity of the District, the supply of or demand for competitive properties in such area, and the market value of residential property or buildings and/or sites in the event of sale or foreclosure; (ii) changes in real estate tax rates and other operating expenses, governmental rules (including, without limitation, zoning laws and laws relating to endangered species and hazardous materials) and fiscal policies; (iii) natural disasters (including, without limitation, earthquakes, wildfires and floods), which may result in uninsured losses; (iv) adverse changes in local market conditions; and (v) increased delinquencies due to rising mortgage costs and other factors.

No assurance can be given that the property owners within the District will pay Special Taxes in the future or that they will be able to pay such Special Taxes on a timely basis. See the caption “— Enforcement Delays — Bankruptcy” for a discussion of certain limitations on the District’s ability to pursue judicial proceedings with respect to delinquent parcels.

Limited Obligations

The Bonds and interest thereon are not payable from the general funds of the City. Except with respect to the Net Taxes, neither the credit nor the taxing power of the District or the City is pledged for the payment of the Bonds or the interest thereon, and, except as provided in the Indenture, no Owner of the Bonds may compel the exercise of any taxing power by the District or the City or force the forfeiture of any City or District property. The principal of, premium, if any, and interest on the Bonds are not a debt of the City or a legal or equitable pledge, charge, lien or encumbrance upon any of the City’s or the District’s property or upon any of the City’s or the District’s income, receipts or revenues, except the Net Taxes and other amounts pledged under the Indenture.

The District’s legal obligations with respect to any delinquent Special Taxes are limited to: (i) payments from the Subaccounts of the Reserve Account to the extent of funds on deposit therein; and (ii) the institution of judicial foreclosure proceedings under certain circumstances with respect to any parcels for which Special Taxes are delinquent. See the caption “SOURCES OF PAYMENT FOR THE BONDS — Special Taxes — *Proceeds of Foreclosure Sales*.” The Bonds cannot be accelerated in the event of any default.

The obligation to pay Special Taxes does not constitute a personal obligation of the current or subsequent owners of the respective parcels which are subject to such liens. See the caption “— Payment of the Special Tax is Not a Personal Obligation of the Property Owners.” Enforcement of Special Tax payment obligations by the District is limited to judicial foreclosure in the Superior Court of California, County of Riverside. There is no assurance that any current or subsequent owner of a parcel subject to a Special Tax lien

will be able to pay the amounts due or that such owner will choose to pay such amounts even though financially able to do so.

Failure by owners of the parcels to pay Special Tax installments when due, delay in foreclosure proceedings, or the inability of the District to sell parcels that have been subject to foreclosure proceedings for amounts sufficient to cover the delinquent installments of Special Taxes levied against such parcels may result in the inability of the District to make full or timely payments of debt service on the Bonds, which may in turn result in the depletion of the 2024 Bonds Reserve Subaccount. See the caption “— Enforcement Delays — Bankruptcy.

Insufficiency of Special Taxes

As discussed below, the Special Taxes may not produce revenues sufficient to pay the debt service on the Bonds due to nonpayment of the amounts levied.

In order to pay debt service on the Bonds, it is generally necessary that the Special Taxes be paid in a timely manner. Should the Special Taxes not be paid on time, the District has established 2024 Bonds Reserve Subaccount under the Indenture to be maintained in an amount equal to the 2024 Bonds Reserve Requirement to pay debt service on the Bonds to the extent other funds are not available. See “SOURCES OF PAYMENT FOR THE BONDS — 2024 Bonds Reserve Subaccount of the Reserve Account of the Special Tax Fund.” The District will covenant in the Indenture to maintain in the 2024 Bonds Reserve Subaccount an amount equal to the 2024 Bonds Reserve Requirement, subject, however, to the availability of Net Taxes in amounts sufficient to do so and to the limitation that the District may not levy the Special Tax in any Fiscal Year at a rate in excess of the maximum amounts permitted under the Rate and Method. See Appendix A and Appendix D hereto. As a result, if a significant number of Special Tax delinquencies occurs within the District, the District could be unable to replenish the 2024 Bonds Reserve Subaccount to the 2024 Bonds Reserve Requirement due to the limitations on the amount of the Special Tax that may be levied. If such defaults were to continue in successive years, the 2024 Bonds Reserve Subaccount could be depleted and a default on the Bonds could occur.

The 2024 Bonds Reserve Subaccount only secures and the amounts therein are only available to pay the principal of, redemption premium, if any, and interest on the Bonds. In connection with the issuance of a series of Parity Bonds, if any, the District may establish additional Subaccounts within the Reserve Account which secures such series of Parity Bonds. Such additional Subaccounts within the Reserve Account established for Parity Bonds will not secure the Bonds.

The Act provides that, if any property within the District not otherwise exempt from the Special Tax is acquired by a public entity through a negotiated transaction, or by gift or devise, the Special Tax will continue to be levied on and enforceable against the public entity that acquired the property. In addition, the Act provides that, if property subject to the Special Tax is acquired by a public entity through eminent domain proceedings, the obligation to pay the Special Tax with respect to that property is to be treated as if it were a special assessment and be paid from the eminent domain award. The constitutionality and operation of these provisions of the Act have not been tested in the courts, but it is doubtful that they would be upheld as to, for example, property owned by the federal government. If for any reason property within the District becomes exempt from taxation by reason of ownership by a non-taxable entity such as the federal government or another public agency, subject to the limitation of the Maximum Special Tax, the Special Tax will be reallocated to the remaining taxable parcels within the District. This would result in the owners of such property paying a greater amount of the Special Tax and could have an adverse impact upon their willingness and/or ability to pay the Special Tax. Moreover, if a substantial portion of additional land within the District became exempt from the Special Tax because of public ownership, or otherwise, the Maximum Special Tax which could be levied upon the remaining acreage might not be sufficient to pay principal of and interest on the Bonds when due and a default will occur with respect to the payment of such principal and interest.

The District will covenant in the Indenture that, under certain circumstances, it will institute foreclosure proceedings to sell any property with delinquent Special Taxes in order to obtain funds to pay debt service on the Bonds. If foreclosure proceedings were ever instituted, any mortgage or deed of trust holder could, but would not be required to, advance the amount of the delinquent Special Tax to protect its security interest. See “SOURCES OF PAYMENT FOR THE BONDS — Special Taxes — *Proceeds of Foreclosure Sales*” for provisions which apply in the event of such foreclosure and which the District is required to follow in the event of delinquencies in the payment of the Special Tax.

In the event that sales or foreclosures of property are necessary, there could be a delay in payments to Owners of the Bonds (if the 2024 Bonds Reserve Subaccount has been depleted) pending such sales or the prosecution of such foreclosure proceedings and receipt by the City on behalf of the District of the proceeds of sale. The District may adjust the future Special Tax levied on taxable parcels in the District, subject to limitations described above under the caption “THE DISTRICT — Rate and Method of Apportionment,” to provide an amount required to pay interest on and principal of the Bonds, and the amount, if any, necessary to replenish the 2024 Bonds Reserve Subaccount to an amount equal to the 2024 Bonds Reserve Requirement, and to pay all current expenses. There is, however, no assurance that the total amount of the Special Tax that could be levied and collected against taxable parcels in the District will be at all times sufficient to pay the amounts required to be paid by the Indenture, even if the Special Tax is levied at the Maximum Special Tax rates. See “— Enforcement Delays — Bankruptcy.”

No assurance can be given that the real property subject to sale or foreclosure will be sold, or if sold, that the proceeds of sale will be sufficient to pay any delinquent installments of the Special Tax. The Act does not require the City to purchase or otherwise acquire any lot or parcel of property to be sold at foreclosure if there is no other purchaser at such sale. The Act and the Indenture do specify that the Special Tax will have the same lien priority as for ad valorem property taxes in the case of delinquency. Section 53356.6 of the Act requires that property sold pursuant to foreclosure under the Act be sold for not less than the amount of judgment in the foreclosure action, plus post judgment interest and authorized costs, unless the consent of the owners of 75% of the Outstanding Bonds and any Parity Bonds is obtained.

Prior to July 1, 1983, the right of redemption from foreclosure sales was limited to a period of one year from the date of sale. Under legislation effective July 1, 1983, the statutory right of redemption from such foreclosure sales has been repealed. However, a period of 20 days must elapse after the date on which the notice of levy of the interest in real property was served on the judgment debtor before the sale of such lot or parcel can be made. Furthermore, if the purchaser at the sale is the judgment creditor (e.g., the District), an action may be commenced by the delinquent property owner within 90 days after the date of sale to set aside such sale. The constitutionality of the aforementioned legislation, which repeals the one-year redemption period, has not been tested and there can be no assurance that, if tested, such legislation will be upheld. (Section 701.680 of the Code of Civil Procedure of the State).

Increasing Mortgage Interest Rates

30-year fixed mortgage interest rates have increased substantially over the past year. Increases in mortgage interest rates could have a negative impact on the estimated absorption rates of the planned for-sale residential units in the District described herein. With respect to entry-level households, increased mortgage interest rates may adversely impact the affordability of homes and may increase mortgage payment levels for owning a lower-priced home relative to renting a residence, thereby making purchasing less attractive. With respect to move-up households, higher mortgage interest rates may impact the desire of current homeowners to move from their present home due to the fact that their present home likely has a relatively low mortgage interest rate. In addition, the new home would likely have a higher interest rate on a new mortgage loan as well as higher purchase price and property taxes. Such considerations may decrease the desire for move-up households to purchase a new home.

Impact of Economic Conditions on the Development in the District

Certain events and factors which negatively affect the regional, State and national economies could have an adverse effect on the pace at which the current or any future developers in the District can complete the remaining infrastructure and future homes, and demand by, and the ability of individuals to purchase homes within the District. Such events and factors could include rising inflation and interest rates, persistent supply chain issues and global market instability caused by geopolitical events. Any adverse impact of the foregoing and other economic factors on the project in the District and the real estate market in general cannot be predicted.

Natural Disasters

The District, like all California communities, may be subject to unpredictable seismic activity, fires, floods, or other natural disasters. Southern California is a seismically active area. Seismic activity represents a potential risk for damage to buildings, roads, and property within the District. In addition, land susceptible to seismic activity may be subject to liquefaction during the occurrence of such event. The property within the District is located in a Fault-Rupture Hazard Zone (formerly referred to as an Alquist-Priolo Special Study Zone), as defined by Special Publication 42 (revised January 1994) of the California Department of Conservation, Division of Mines and Geology. The District is located approximately 1.3 miles southwest of the Banning Fault and 3.1 miles northwest of the San Geronio Pass Fault. The District is not located in a flood plain area.

In recent years, wildfires have caused extensive damage throughout the State. In some instances, entire neighborhoods have been destroyed. Several of the fires that occurred in recent years damaged or destroyed property in areas that were not previously considered to be at risk from such events. Some commentators believe that climate change will lead to even more frequent and more damaging wildfires in the future. Additionally, wildfires increase the risk of mudslides in areas like the District that are surrounded by hillsides. In general, property damage due to wildfire or mudslides could result in a significant decrease in the market value of property in the District and in the ability or willingness of property owners to pay Special Taxes.

Western Riverside County, in which the District is located, has previously experienced large-scale wildfires that resulted in the destruction of homes and businesses. According to the City's Municipal Code, which incorporates portions of the County's Ordinance 787 and the California Fire Code by reference, the District is not located in a Very High Fire Hazard Severity Zone. More information regarding Fire Hazard Severity Zones, including the most recent Fire Hazard Severity Zone Maps, can be found at the California Department of Forestry and Fire Protection website at <http://frap.fire.ca.gov/index>, though such website is not incorporated herein by reference. Homeowner's insurance is available to property owners within the District, and the coverage provided by such insurance typically insures against fire damage, although there is no assurance that homeowners within the District will purchase or maintain such insurance.

In the event of a severe earthquake, fire, flood or other natural disaster, there may be significant damage to both property and infrastructure in the District. As a result, a substantial portion of the property owners may be unable or unwilling to pay the Special Taxes when due. In addition, the value of land in the District could be diminished in the aftermath of such a natural disaster, reducing the resulting proceeds of foreclosure sales in the event of delinquencies in the payment of the Special Taxes.

Hazardous Substances

While government taxes, assessments and charges are a common claim against the value of a parcel, other less common claims may also be relevant. One of the most serious in terms of the potential reduction in the value of a parcel is a claim with regard to a hazardous substance. In general, the owners and operators of a parcel may be required by law to remedy conditions relating to releases or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to as "CERCLA" or the "Super Fund Act," is the most well-known and widely applicable of these laws, but California laws with regard to hazardous substances are also stringent and similar in effect. Under

many of these laws, the owner (or operator) is obligated to remedy a hazardous substance condition of a parcel whether or not the owner (or operator) had anything to do with creating or handling the hazardous substance. The effect, therefore, should any of the parcels within the District be affected by a hazardous substance, is to reduce the marketability and value by the costs of remedying the condition.

The District is not aware of the presence of any federally or state classified hazardous substances in violation of any environmental laws, located on the property within the District. However, it is possible that such materials do currently exist and that the District is not aware of them.

It is possible that property in the District may be liable for hazardous substances in the future as a result of the existence, currently, of a substance presently classified as hazardous but which has not been released or the release of which is not presently threatened, or the existence, currently, on the property of a substance not presently classified as hazardous but which may in the future be so classified. Additionally, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling such substance. All of these possibilities could have the effect of reducing the value of the applicable property.

Direct and Overlapping Indebtedness

The ability of an owner of property within the District to pay the applicable Special Taxes could be affected by the existence of other taxes and assessments imposed upon taxable parcels. See “THE COMMUNITY FACILITIES DISTRICT — Direct and Overlapping Debt” herein. The City and other public agencies whose boundaries overlap those of the District could impose additional taxes or assessment liens on the property within the District in order to finance public improvements or services to be located or provided inside of or outside of such area. The lien created on the property within the District through the levy of such additional taxes may be on a parity with the lien of the Special Taxes applicable to the property within the District.

The imposition of additional liens on a parity with the Special Taxes may reduce the ability or willingness of property owners to pay the Special Taxes and increase the possibility that foreclosure proceeds will not be adequate to pay delinquent Special Taxes.

Payment of the Special Tax is not a Personal Obligation of the Property Owners

An owner of a taxable parcel is not personally obligated to pay Special Taxes. Rather, Special Taxes are an obligation which is secured only by a lien against the taxable parcel. If the value of a taxable parcel is not sufficient, taking into account other liens imposed by public agencies, to secure fully Special Taxes, the District has no recourse against the property owner.

Property Values

The value of the property within the District is a critical factor in determining the investment quality of the Bonds. If a property owner is delinquent in the payment of Special Taxes, the District’s only remedy is to commence foreclosure proceedings against the delinquent parcel in an attempt to obtain funds to pay the Special Taxes. Reductions in property values due to a downturn in the economy, physical events such as earthquakes, fires or floods, stricter land use regulations, delays in development or other events will adversely impact the security underlying the Special Taxes. See “THE COMMUNITY FACILITIES DISTRICT—Value-to-Lien Ratios.”

The Appraiser has estimated, on the basis of certain definitions, assumptions and limiting conditions contained in the Appraisal Report that as of November 1, 2023, the value of the Taxable Parcels within the District was \$240,762,396. The Appraisal Report is based on a number of assumptions and limiting conditions as stated in APPENDIX H—“APPRAISAL REPORT.” The Appraisal Report does not reflect any possible negative impact which could occur by reason of future slow or no growth voter initiatives, an economic

downturn, any potential limitations on development occurring due to time delays, an inability of any landowner to obtain any needed development approval or permit, the presence of hazardous substances or other adverse soil conditions within the District, the listing of endangered species or the determination that habitat for endangered or threatened species exists within the District, or other similar situations.

Prospective purchasers of the Bonds should not assume that the land and improvements within the District could be sold for the amount stated in the Appraisal Report at a foreclosure sale for delinquent Special Taxes. In arriving at the estimate of market value of the Appraised Property in the Appraisal Report, the Appraiser assumes that any sale will be sold in a competitive market after a reasonable exposure time, and assuming that neither the buyer or seller is under duress, which is not always present in a foreclosure sale. See APPENDIX H—“APPRAISAL REPORT” for a description of other assumptions made by the Appraiser and for the definitions and limiting conditions used by the Appraiser. Any event which causes one of the Appraiser’s assumptions to be untrue could result in a reduction of the value of the land within the District from that estimated by the Appraiser.

The assessed values set forth in this Official Statement do not represent market values arrived at through an appraisal process and generally reflect only the sales price of a parcel when acquired by its current owner, adjusted annually by an amount determined by the County Assessor, generally not to exceed an increase of more than 2% per fiscal year. No assurance can be given that a parcel could actually be sold for its assessed value.

No assurance can be given that any bid will be received for a parcel with delinquent Special Taxes offered for sale at foreclosure or, if a bid is received, that such bid will be sufficient to pay all delinquent Special Taxes. See APPENDIX D—“SUMMARY OF CERTAIN PROVISIONS OF THE BOND INDENTURE—COVENANTS AND WARRANTY—Covenants—Commence Foreclosure Proceedings.”

Parity Taxes and Special Assessments

Property within the District is subject to taxes and assessments imposed by other public agencies also having jurisdiction over the land within the District. See “THE COMMUNITY FACILITIES DISTRICT—Direct and Overlapping Indebtedness.”

The Special Taxes and any penalties thereon will constitute a lien against the lots and parcels of land on which they will be annually imposed until they are paid. Such lien is on a parity with all special taxes and special assessments levied by other agencies and is co-equal to and independent of the lien for general property taxes regardless of when they are imposed upon the same property. The Special Taxes have priority over all existing and future private liens imposed on the property except, possibly, for liens or security interests held by the Federal Deposit Insurance Corporation. See “—Bankruptcy and Foreclosure.”

Neither the District nor the City has control over the ability of other entities and districts to issue indebtedness secured by special taxes, *ad valorem* taxes or assessments payable from all or a portion of the property within the District. In addition, the landowners within the District may, without the consent or knowledge of the District, petition other public agencies to issue public indebtedness secured by special taxes and *ad valorem* taxes or assessments. Any such special taxes or assessments may have a lien on such property on a parity with the Special Taxes and could reduce the estimated value-to-lien ratios for the property within the District described herein. See “SOURCES OF PAYMENT FOR THE BONDS” and “THE COMMUNITY FACILITIES DISTRICT—Direct and Overlapping Indebtedness” and “THE COMMUNITY FACILITIES DISTRICT —Value-to-Lien Ratios.”

Disclosures to Future Purchasers

The willingness or ability of an owner of a parcel to pay the Special Tax even if the value is sufficient may be affected by whether or not the owner was given due notice of the Special Tax authorization at the time the owner purchased the parcel, was informed of the amount of the Special Tax on the parcel should the Special

Tax be levied at the maximum tax rate and the risk of such a levy and, at the time of such a levy, has the ability to pay it as well as pay other expenses and obligations. The District has caused a notice of the Special Tax to be recorded in the Office of the Recorder for the County of Riverside against each parcel. While title companies normally refer to such notices in title reports, there can be no guarantee that such reference will be made or, if made, that a prospective purchaser or lender will consider such Special Tax obligation in the purchase of a property within the District or lending of money thereon.

The Act requires the subdivider (or its agent or representative) of a subdivision to notify a prospective purchaser or long-term lessor of any lot, parcel, or unit subject to a special tax under the Act of the existence and maximum amount of such special tax using a statutorily prescribed form. California Civil Code Section 1102.6b requires that in the case of transfers other than those covered by the above requirement, the seller must at least make a good faith effort to notify the prospective purchaser of the special tax lien in a format prescribed by statute. Failure by an owner of the property to comply with the above requirements, or failure by a purchaser or lessor to consider or understand the nature and existence of the Special Tax, could adversely affect the willingness and ability of the purchaser or lessor to pay the Special Tax when due.

Enforcement Delays – Bankruptcy

In the event of a delinquency in the payment of the Special Taxes, the District is required to commence enforcement proceedings under the circumstances described under the caption “SOURCES OF PAYMENT FOR THE BONDS — Special Taxes — *Proceeds of Foreclosure Sales*.” However, prosecution of such proceedings could be delayed due to crowded local court calendars or by bankruptcy, insolvency and other laws generally affecting creditors’ rights (such as the Soldiers’ and Sailors’ Relief Act of 1940) and by the laws of the State relating to judicial and non-judicial foreclosure. Although bankruptcy proceedings would not cause the liens of the Special Taxes to become extinguished, bankruptcy of a person or entity with an interest in the applicable property could result in a delay in the enforcement proceedings because federal bankruptcy laws provide for an automatic stay of foreclosure and tax sale proceedings. Any such delay could increase the likelihood of delay or default in payment of the principal of and interest on the applicable Bonds. The various legal opinions to be delivered in connection with the issuance of the Bonds, including Bond Counsel’s approving legal opinion, are qualified as to the enforceability of the Bonds and the Indenture by reference to bankruptcy, reorganization, moratorium, insolvency and other laws affecting the rights of creditors generally or against public entities such as the District.

Special Tax Delinquencies

Under provisions of the Act, the Special Taxes, from which funds necessary for the payment of principal of, and interest on, the Bonds are derived, will be billed to the properties within the District on the regular *ad valorem* property tax bills sent to owners of such properties by the County of Riverside Tax Collector. The Act currently provides that such Special Tax installments are due and payable, and bear the same penalties and interest for non-payment, as do *ad valorem* property tax installments.

See APPENDIX D—“SUMMARY OF CERTAIN PROVISIONS OF THE BOND INDENTURE—COVENANTS AND WARRANTY—Covenants—Commence Foreclosure Proceedings” for a discussion of the provisions which apply, and procedures which the District is obligated to follow under the Indenture, in the event of delinquencies in the payment of Special Taxes. See “—Bankruptcy and Foreclosure” for a discussion of the policy of the Federal Deposit Insurance Corporation regarding the payment of special taxes and assessment and limitations on the District’s ability to foreclosure on the lien of the Special Taxes in certain circumstances.

The District does not participate in the County’s Teeter Plan. Accordingly, the collection of Special Taxes is subject to delinquencies. See “THE COMMUNITY FACILITIES DISTRICT — Delinquency History for more information related to prior years Special Tax levies and delinquencies.

FDIC/Federal Government Interests in Properties

General. The ability of the District to foreclose the lien of delinquent unpaid Special Tax installments may be limited with regard to properties in which the Federal Deposit Insurance Corporation (the “FDIC”), the Drug Enforcement Agency, the Internal Revenue Service, or other federal agency has or obtains an interest.

The supremacy clause of the United States Constitution reads as follows: “This Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land; and the Judges in every State shall be bound thereby, any Thing in the Constitution or Laws of any State to the contrary notwithstanding.”

This means that, unless Congress has otherwise provided, if a federal governmental entity owns a parcel that is subject to Special Taxes within the District but does not pay taxes and assessments levied on the parcel (including Special Taxes), the applicable state and local governments cannot foreclose on the parcel to collect the delinquent taxes and assessments.

Moreover, unless Congress has otherwise provided, if the federal government has a mortgage interest in the parcel and the District wishes to foreclose on the parcel as a result of delinquent Special Taxes, the property cannot be sold at a foreclosure sale unless it can be sold for an amount sufficient to pay delinquent taxes and assessments on a parity with the Special Taxes and preserve the federal government’s mortgage interest. In *Rust v. Johnson* (9th Circuit; 1979) 597 F.2d 174, the United States Court of Appeal, Ninth Circuit held that the Federal National Mortgage Association (“FNMA”) is a federal instrumentality for purposes of this doctrine, and not a private entity, and that, as a result, an exercise of state power over a mortgage interest held by FNMA constitutes an exercise of state power over property of the United States.

The District has not undertaken to determine whether any federal governmental entity currently has, or is likely to acquire, any interest (including a mortgage interest) in any of the parcels subject to the Special Taxes within the District, and therefore expresses no view concerning the likelihood that the risks described above will materialize while the Bonds are outstanding.

FDIC. In the event that any financial institution making any loan which is secured by real property within the District is taken over by the FDIC, and prior thereto or thereafter the loan or loans go into default, resulting in ownership of the property by the FDIC, then the ability of the District to collect interest and penalties specified by State law and to foreclose the lien of delinquent unpaid Special Taxes may be limited. The FDIC’s policy statement regarding the payment of state and local real property taxes (the “Policy Statement”) provides that property owned by the FDIC is subject to state and local real property taxes only if those taxes are assessed according to the property’s value, and that the FDIC is immune from real property taxes assessed on any basis other than property value. According to the Policy Statement, the FDIC will pay its property tax obligations when they become due and payable and will pay claims for delinquent property taxes as promptly as is consistent with sound business practice and the orderly administration of the institution’s affairs, unless abandonment of the FDIC’s interest in the property is appropriate. The FDIC will pay claims for interest on delinquent property taxes owed at the rate provided under state law, to the extent the interest payment obligation is secured by a valid lien. The FDIC will not pay any amounts in the nature of fines or penalties and will not pay nor recognize liens for such amounts. If any property taxes (including interest) on FDIC-owned property are secured by a valid lien (in effect before the property became owned by the FDIC), the FDIC will pay those claims. The Policy Statement further provides that no property of the FDIC is subject to levy, attachment, garnishment, foreclosure or sale without the FDIC’s consent. In addition, the FDIC will not permit a lien or security interest held by the FDIC to be eliminated by foreclosure without the FDIC’s consent.

The Policy Statement states that the FDIC generally will not pay non-*ad valorem* taxes, including special assessments, on property in which it has a fee interest unless the amount of tax is fixed at the time that the FDIC acquires its fee interest in the property, nor will it recognize the validity of any lien to the extent it purports to secure the payment of any such amounts. Special taxes imposed under the Act and a special tax formula which

determines the special tax due each year are specifically identified in the Policy Statement as being imposed each year and therefore covered by the FDIC's federal immunity. The Ninth Circuit has issued a ruling on August 28, 2001 in which it determined that the FDIC, as a federal agency, is exempt from special taxes under the Act.

The District is unable to predict what effect the application of the Policy Statement would have in the event of a delinquency in the payment of Special Taxes on a parcel within the District in which the FDIC has or obtains an interest, although prohibiting the lien of the Special Taxes to be foreclosed out at a judicial foreclosure sale could reduce or eliminate the number of persons willing to purchase a parcel at a foreclosure sale. Such an outcome could cause a draw on the Reserve Account and perhaps, ultimately, if enough property were to become owned by the FDIC, a default in payment on the Bonds.

Bankruptcy and Foreclosure

Bankruptcy, insolvency and other laws generally affecting creditors' rights could adversely impact the interests of owners of the Bonds in at least two ways. First, the payment of property owners' taxes and the ability of the District to foreclose the lien of a delinquent unpaid Special Tax pursuant to its covenant to pursue judicial foreclosure proceedings may be limited by bankruptcy, insolvency or other laws generally affecting creditors' rights or by the laws of the State relating to judicial foreclosure. See "SOURCES OF PAYMENT FOR THE BONDS—Special Taxes—*Proceeds of Foreclosure Sales*." In addition, the prosecution of a foreclosure could be delayed due to many reasons, including crowded local court calendars or lengthy procedural delays.

Second, the Bankruptcy Code might prevent moneys on deposit in the Acquisition and Construction Fund from being applied to pay interest on the Bonds and/or to redeem Bonds if bankruptcy proceedings were brought by or against a landowner or other party and if the court found that the landowner or other party had an interest in such moneys within the meaning of Section 541(a)(1) of the Bankruptcy Code.

Although a bankruptcy proceeding would not cause the Special Taxes to become extinguished, the amount of any Special Tax lien could be modified if the value of the property falls below the value of the lien. If the value of the property is less than the lien, such excess amount could be treated as an unsecured claim by the bankruptcy court. In addition, bankruptcy of a property owner could result in a delay in prosecuting Superior Court foreclosure proceedings. Such delay would increase the likelihood of a delay or default in payment of delinquent Special Tax installments and the possibility of delinquent Special Tax installments not being paid in full.

On July 30, 1992, the United States Court of Appeals for the Ninth Circuit issued its opinion in a bankruptcy case entitled *In re Glasply Marine Industries*. In that case, the court held that *ad valorem* property taxes levied by Snohomish County in the State of Washington after the date that the property owner filed a petition for bankruptcy were not entitled to priority over a secured creditor with a prior lien on the property. Although the court upheld the priority of unpaid taxes imposed before the bankruptcy petition, unpaid taxes imposed after the filing of the bankruptcy petition were declared to be "administrative expenses" of the bankruptcy estate, payable after all secured creditors. As a result, the secured creditor was able to foreclose on the property and retain all the proceeds of the sale except the amount of the pre-petition taxes.

The Bankruptcy Reform Act of 1994 (the "Bankruptcy Reform Act") included a provision which excepts from the Bankruptcy Code's automatic stay provisions, "the creation of a statutory lien for an *ad valorem* property tax imposed by . . . a political subdivision of a state if such tax comes due after the filing of the petition [by a debtor in bankruptcy court]." This amendment effectively makes the *Glasply* holding inoperative as it relates to *ad valorem* real property taxes. However, it is possible that the original rationale of the *Glasply* ruling could still result in the treatment of post-petition special taxes as "administrative expenses," rather than as tax liens secured by real property, at least during the pendency of bankruptcy proceedings.

According to the court's ruling, as administrative expenses, post-petition taxes would be paid, assuming that the debtor had sufficient assets to do so. In certain circumstances, payment of such administrative expenses may be allowed to be deferred. Once the property is transferred out of the bankruptcy estate (through foreclosure or otherwise), it would at that time become subject to current *ad valorem* taxes.

The Act provides that the Special Taxes are secured by a continuing lien which is subject to the same lien priority in the case of delinquency as *ad valorem* taxes. No case law exists with respect to how a bankruptcy court would treat the lien for Special Taxes levied after the filing of a petition in bankruptcy court. *Glasply* is controlling precedent on bankruptcy courts in the State. If the *Glasply* precedent was applied to the levy of the Special Taxes, the amount of Special Taxes received from parcels whose owners declare bankruptcy could be reduced.

The various legal opinions to be delivered concurrently with the delivery of the Bonds (including Bond Counsel's approving legal opinion) will be qualified, as to the enforceability of the various legal instruments, by moratorium, bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No Acceleration Provision

The Bonds do not contain a provision allowing for the acceleration of the Bonds in the event of a payment default or other default under the terms of the Bonds or the Indenture or in the event interest on the Bonds becomes included in gross income for federal income tax purposes. Pursuant to the Indenture, an owner is given the right for the equal benefit and protection of all owners of the Bonds similarly situated to pursue certain remedies described in APPENDIX D—"SUMMARY OF CERTAIN PROVISIONS OF THE BOND INDENTURE—EVENTS OF DEFAULT; REMEDIES" and "—Limitations on Remedies."

Loss of Tax Exemption

As discussed under the caption "TAX MATTERS" herein, interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date the Bonds were issued as a result of future acts or omissions of the District in violation of its covenants in the Indenture with respect to compliance with certain provisions of the Internal Revenue Code of 1986. Should such an event of taxability occur, the Bonds are not subject to early redemption and will remain outstanding until maturity or until redeemed under the redemption provisions contained in the Indenture.

Limited Secondary Market

There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Although the District has committed to provide certain statutorily required financial and operating information, there can be no assurance that such information will be available to Bondowners on a timely basis. See "CONTINUING DISCLOSURE." Any failure to provide annual financial information, if required, does not give rise to monetary damages but merely an action for specific performance. Occasionally, because of general market conditions, lack of current information, the absence of a credit rating for the Bonds or because of adverse history or economic prospects connected with a particular issue, secondary marketing practices in connection with a particular issue are suspended or terminated. Additionally, prices of issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price.

Proposition 218

An initiative measure commonly referred to as the "Right to Vote on Taxes Act" (the "Initiative") was approved by the voters of the State at the November 5, 1996 general election. The Initiative added Article XIIC and Article XIID to the California Constitution. According to the "Title and Summary" of the Initiative

prepared by the California Attorney General, the Initiative limits “the authority of local governments to impose taxes and property-related assessments, fees and charges.” The provisions of the Initiative as they may relate to community facilities district are subject to interpretation by the courts. The Initiative could potentially impact the Special Taxes available to the District to pay the principal of and interest on the Bonds as described below.

Among other things, Section 3 of Article XIII C states that “. . . the initiative power shall not be prohibited or otherwise limited in matters of reducing or repealing any local tax, assessment, fee or charge.” The Act provides for a procedure which includes notice, hearing, protest and voting requirements to alter the rate and method of apportionment of an existing special tax. However, the Act prohibits a legislative body from adopting any resolution to reduce the rate of any special tax or terminate the levy of any special tax pledged to repay any debt incurred pursuant to the Act unless such legislative body determines that the reduction or termination of the special tax would not interfere with the timely retirement of that debt. On July 1, 1997, a bill was signed into law by the Governor of the State enacting Government Code Section 5854, which states that:

“Section 3 of Article XIII C of the California Constitution, as adopted at the November 5, 1996, general election, shall not be construed to mean that any owner or beneficial owner of a municipal security, purchased before or after that date, assumes the risk of, or in any way consents to, any action by initiative measure that constitutes an impairment of contractual rights protected by Section 10 of Article I of the United States Constitution.”

Accordingly, although the matter is not free from doubt, it is likely that the Initiative has not conferred on the voters the power to repeal or reduce the Special Taxes if such reduction would interfere with the timely retirement of the Bonds.

It may be possible, however, for voters or the City Council, acting as the legislative body of the District, to reduce the Special Taxes in a manner which does not interfere with the timely repayment of the Bonds, but which does reduce the maximum amount of Special Taxes that may be levied in any year below the existing levels. Furthermore, no assurance can be given with respect to the future levy of the Special Taxes in amounts greater than the amount necessary for the timely retirement of the Bonds. Therefore, no assurance can be given with respect to the levy of Special Taxes for Administrative Expenses. Nevertheless, to the maximum extent that the law permits it to do so, the District will covenant that it will not initiate proceedings under the Act to reduce the maximum Special Tax rates on parcels within the District. In connection with the foregoing covenant, the City Council has made a legislative finding and determination that any elimination or reduction of Special Taxes below the foregoing level would interfere with the timely retirement of the Bonds. The District will also covenant that, in the event an initiative is adopted which purports to alter the Rate and Method, it will commence and pursue legal action in order to preserve its ability to comply with the foregoing covenant. However, no assurance can be given as to the enforceability of the foregoing covenants.

The interpretation and application of Article XIII C and Article XIII D will ultimately be determined by the courts with respect to a number of the matters discussed above, and it is not possible at this time to predict with certainty the outcome of such determination or the timeliness of any remedy afforded by the courts. See “—Limitations on Remedies.”

Ballot Initiatives

Articles XIII A, XIII B, XIII C and XIII D were adopted pursuant to measures qualified for the ballot pursuant to California’s constitutional initiative process and the State Legislature has in the past enacted legislation which has altered the spending limitations or established minimum funding provisions for particular activities. On March 6, 1995, in the case of *Rossi v. Brown*, the State Supreme Court held that an initiative can repeal a tax ordinance and prohibit the imposition of further such taxes and that the exemption from the referendum requirements does not apply to initiatives. From time to time, other initiative measures could be adopted by California voters or legislation enacted by the legislature. The adoption of any such initiative or

legislation might place limitations on the ability of the State, the City, or local districts to increase revenues or to increase appropriations within the District.

Litigation with Respect to Community Facilities Districts

Shapiro. The California Court of Appeal, Fourth Appellate District, Division One, issued its opinion in *City of San Diego v. Melvin Shapiro* (2014) 228 Cal.App.4th 756 (the “San Diego Decision”). The case involved a Convention Center Facilities District (the “CCFD”) established by the City of San Diego (“San Diego”). The CCFD is a financing district much like a community facilities district established under the provisions of the Act. The CCFD is comprised of all of the real property in San Diego. However, the special tax to be levied within the CCFD was to be levied only on hotel properties located within the CCFD.

The election authorizing the special tax was limited to owners of hotel properties and lessees of real property owned by a governmental entity on which a hotel is located. Thus, the election was not a registered voter election. Such approach to determining who would constitute the qualified electors of the CCFD was modeled after Section 53326(c) of the Act, which generally provides that, if a special tax will not be apportioned in any tax year on residential property, the legislative body may provide that the vote shall be by the landowners of the proposed district whose property would be subject to the special tax. The Court held that the CCFD special tax election was invalid under the California Constitution because Article XIII A, Section 4 thereof and Article XIII C, Section 2 thereof require that the electors in such an election be the registered voters within the district.

Horizon. The Sacramento County Superior Court issued a ruling in *Horizon Capital Investments, LLC v. City of Sacramento et al.* (Case No. 34-2017-80002661), which was a case involving an election to approve the levy of a special tax within a community facilities district (“CFD”) formed under the Act.

In 2017, the City of Sacramento initiated proceedings to form a CFD to finance certain costs to operate and maintain a streetcar line. As permitted by the Act, the proposed district included non-contiguous parcels of non-residential property. Because there were fewer than 12 registered voters residing within the territory of the proposed CFD, the City Council submitted the special tax proposed to be levied within the proposed CFD to the owners of land within the proposed CFD, as required by the Act. The proposed special tax received the requisite two-thirds vote in the landowner election.

Petitioners Horizon Capital Investments, LLC et al. filed a writ of mandate and complaint for reverse validation and declaratory relief. Petitioners argued, and the superior court agreed in its final ruling, that under section 4(a) of article XIII A of the California Constitution (which provides that “Cities, Counties and special districts, by a two-thirds vote of the qualified electors of such district [sic], may impose special taxes on such district...”) the phrase “qualified electors” means the registered voters of the entire City of Sacramento and not just the owners of the property within the boundaries of the proposed CFD. Citing the San Diego Decision, the tentative ruling states that the phrase “qualified electors of the district” refers to the registered voters of the entity imposing the special tax, which in this case was the City of Sacramento. Because the vote within the proposed CFD was by landowners only and not by all registered voters in the City of Sacramento, the final ruling states that the special tax is invalid.

The superior court’s final ruling is not binding upon other courts within the State and does not directly apply to the District, the Special Taxes, or the Bonds. The City of Sacramento did not appeal the superior court’s ruling.

The Special Tax Election in the District. With respect to the San Diego Decision, the facts of such case show that there were thousands of registered voters within the CCFD (*viz.*, all of the registered voters in San Diego). The elections held in the District had less than 12 registered voters at the time of the election to authorize the Special Taxes. In the San Diego Decision, the court expressly stated that it was not addressing the validity of landowner voting to impose special taxes pursuant to the Act in situations where there are fewer than

12 registered voters. Thus, by its terms, the court's holding in the San Diego Decision does not apply to the Special Tax election in the District. Moreover, Section 53341 of the Act provides that any "action or proceeding to attack, review, set aside, void or annul the levy of a special tax...shall be commenced within 30 days after the special tax is approved by the voters." Similarly, Section 53359 of the Act provides that any action to determine the validity of bonds issued pursuant to the Act be brought within 30 days of the voters approving the issuance of such bonds. The petitioners in *Horizon* filed the writ of mandate within 30 days of the landowner election. Voters in the District approved the Special Tax to be levied in accordance with the Rate and Method on June 1, 2021. Based on Sections 53341 and 53359 of the Act and analysis of existing laws, regulations, rulings and court decisions, the District believes that no successful challenge to the Special Tax being levied in accordance with the Rate and Method may now be brought. In connection with the issuance of the Bonds, Bond Counsel expects to deliver its opinion in the proposed form attached hereto as Appendix C.

No Ratings – Limited Secondary Market

The District has not applied to have the Bonds rated by any nationally recognized bond rating company, and it does not expect to do so in the future. See "—Limited Secondary Market."

Potential Early Redemption of Bonds from Prepayments or Community Facilities District Bond Proceeds

Property owners within the District are permitted to prepay their Special Taxes at any time. Such prepayments could also be made from the proceeds of bonds issued by or on behalf of an overlapping community facilities district. Such prepayments will result in a redemption of the Bonds on the Interest Payment Date for which timely notice may be given under the Indenture following the receipt of the prepayment. The resulting redemption of Bonds that were purchased at a price greater than par could reduce the otherwise expected yield on such Bonds. See the caption "THE BONDS — Redemption — *Special Mandatory Redemption from Special Tax Prepayments.*"

Cybersecurity

The City, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As a recipient and provider of personal, private, or sensitive information, the City is subject to multiple cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to the City's digital systems for the purposes of misappropriating assets or information or causing operational disruption and damage. To date, the City has not experienced an attack on its computer operating systems which resulted in a breach of its cybersecurity systems that are in place. However, no assurances can be given that the City's efforts to manage cyber threats and attacks will be successful or that any such attack will not materially impact the operations or finances of the City.

Limitations on Remedies

Remedies available to the owners of the Bonds may be limited by a variety of factors and may be inadequate to assure the timely payment of principal of and interest on the Bonds or to preserve the tax-exempt status of interest on the Bonds.

Bond Counsel has limited its opinion as to the enforceability of the Bonds and of the Indenture to the extent that enforceability may be limited by bankruptcy, insolvency, reorganization, fraudulent conveyance or transfer, moratorium, or other similar laws affecting generally the enforcement of creditor's rights, by equitable principles and by the exercise of judicial discretion and by limitations on remedies against public agencies in the State of California. The Bonds are not subject to acceleration. The lack of availability of certain remedies or the limitation of remedies may entail risks of delay, limitation or modification of the rights of the owners.

CONTINUING DISCLOSURE

Pursuant to a Continuing Disclosure Certificate (the “Continuing Disclosure Certificate”), the District will agree to provide, or cause to be provided, to the Municipal Securities Rulemaking Board through its Electronic Municipal Market Access (EMMA) website, or other repository authorized under Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission (the “Rule”), certain annual financial information and operating data concerning the District. The District Reports are to be filed not later than February 10 of each year, beginning February 10, 2024. The first District Report due on February 10, 2024 shall consist of this Official Statement and the audited financial statements of the City for the prior fiscal year. The full text of the Continuing Disclosure Certificate is set forth in APPENDIX E—“FORM OF DISTRICT CONTINUING DISCLOSURE CERTIFICATE.”

Notwithstanding any provision of the Indenture, failure of the District to comply with the Continuing Disclosure Certificate shall not be an event of default under the Indenture. However, any Owner or Beneficial Owner of the Bonds may take such action as is necessary and appropriate, including seeking mandate or a judgment for specific performance, to cause the District to comply with its obligations with respect to the Continuing Disclosure Certificate.

In connection with the SEC Order, the BFA conducted a review of noncompliance with all existing continuing disclosure undertakings of the City of Beaumont Community Facilities District No. 93-1 (“CFD 93-1”) with respect to bonds issued by the BFA. See the caption “INTRODUCTION—SEC Order.” The BFA identified omissions and deficiencies in prior continuing disclosure filings for Fiscal Years 2003 through 2017. Such omissions and deficiencies included the late filing of annual reports, the late filing of or failure to file the City’s audited and/or unaudited financial statements, the failure to file completed information on the status of facilities being constructed with bond proceeds, the failure to file one or more rating change notices and information concerning the certificates of occupancy and certificates of final inspection. Such omissions and deficiencies also included the failure to report certain information concerning the assessed valuation date, special tax delinquency data and reserve fund balances, cash flow management fund balances, rate stabilization fund balances, improvement fund balances, residual fund balances, special escrow fund balances, the aggregate number of building permits issued, statements of the reserve requirement, cash flow management fund requirement and rate stabilization fund requirement, and to link certain annual reports to all relevant CUSIPs. See Appendix G — “SECURITIES AND EXCHANGE COMMISSION ORDER.”

The BFA has caused CFD 93-1 to make corrective filings for Fiscal Years 2013-14 through 2017-18 with EMMA, including the filing of audited and unaudited financial statements for Fiscal Years 2013-14 through 2017-18, supplements to certain prior continuing disclosure annual reports and notices of the failure to file certain continuing disclosure annual reports and audited financial statements.

The City will assist the District in preparing the District Reports. In order to ensure ongoing compliance by the District with its continuing disclosure undertaking, (i) City staff will take steps to ensure that the filing due date is correctly documented in policies and procedures and a single City staff member has been assigned primary responsibility to monitor compliance; and (ii) the City has contracted with a consultant to assist in filing accurate, complete and timely disclosure reports on behalf of the District.

TAX MATTERS

In the opinion of Stradling Yocca Carlson & Rauth, a Professional Corporation, Newport Beach, California, Bond Counsel, under existing statutes, regulations, rulings and judicial decisions, and assuming certain representations and compliance with certain covenants and requirements described herein, interest (and original issue discount) on the Bonds is excluded from gross income for federal income tax purposes, and is not an item of tax preference for purposes of calculating the federal alternative minimum tax imposed on individuals. However, it should be noted that for tax years beginning after December 31, 2022, with respect to applicable corporations as defined in Section 59(k) of the Internal Revenue Code of 1986, as amended (the “Code”),

generally certain corporations with more than \$1,000,000,000 of average annual adjusted financial statement income, interest (and original issue discount) with respect to the Bonds might be taken into account in determining adjusted financial statement income for purposes of computing the alternative minimum tax imposed by Section 55 of the Code on such corporations. In the further opinion of Bond Counsel, interest (and original issue discount) on the Bonds is exempt from State of California personal income tax.

The excess of the stated redemption price at maturity of a Bond over the issue price of a Bond (the first price at which a substantial amount of the Bonds of a maturity is to be sold to the public) constitutes original issue discount. Original issue discount accrues under a constant yield method, and original issue discount will accrue to a Bond Owner before receipt of cash attributable to such excludable income. The amount of original issue discount deemed received by the Bond Owner will increase the Bond Owner's basis in the applicable Bond.

Bond Counsel's opinion as to the exclusion from gross income of interest (and original issue discount) on the Bonds is based upon certain representations of fact and certifications made by the District, the City and others and is subject to the condition that the District and the City comply with all requirements of the Code, that must be satisfied subsequent to the issuance of the Bonds to assure that interest (and original issue discount) on the Bonds will not become includable in gross income for federal income tax purposes. Failure to comply with such requirements of the Code might cause the interest (and original issue discount) on the Bonds to be included in gross income for federal income tax purposes retroactive to the date of issuance of the Bonds. The District and the City will covenant to comply with all such requirements.

The amount by which a Bond Owner's original basis for determining loss on sale or exchange in the applicable Bond (generally, the purchase price) exceeds the amount payable on maturity (or on an earlier call date) constitutes amortizable bond premium, which must be amortized under Section 171 of the Code; such amortizable Bond premium reduces the Bond Owner's basis in the applicable Bond (and the amount of tax-exempt interest received), and is not deductible for federal income tax purposes. The basis reduction as a result of the amortization of Bond premium may result in a Bond Owner realizing a taxable gain when a Bond is sold by the Owner for an amount equal to or less (under certain circumstances) than the original cost of the Bond to the Owner. Purchasers of the Bonds should consult their own tax advisors as to the treatment, computation and collateral consequences of amortizable Bond premium.

The Internal Revenue Service (the "IRS") has initiated an expanded program for the auditing of tax-exempt bond issues, including both random and targeted audits. It is possible that the Bonds will be selected for audit by the IRS. It is also possible that the market value of the Bonds might be affected as a result of such an audit of the Bonds (or by an audit of similar Bonds). No assurance can be given that in the course of an audit, as a result of an audit, or otherwise, Congress or the IRS might not change the Code (or interpretation thereof) subsequent to the issuance of the Bonds to the extent that it adversely affects the exclusion from gross income of interest (and original issue discount) on the Bonds or their market value.

SUBSEQUENT TO THE ISSUANCE OF THE BONDS THERE MIGHT BE FEDERAL, STATE, OR LOCAL STATUTORY CHANGES (OR JUDICIAL OR REGULATORY CHANGES TO OR INTERPRETATIONS OF FEDERAL, STATE, OR LOCAL LAW) THAT AFFECT THE FEDERAL, STATE, OR LOCAL TAX TREATMENT OF THE BONDS INCLUDING THE IMPOSITION OF ADDITIONAL FEDERAL INCOME OR STATE TAXES BEING IMPOSED ON OWNERS OF TAX-EXEMPT STATE OR LOCAL OBLIGATIONS, SUCH AS THE BONDS. THESE CHANGES COULD ADVERSELY AFFECT THE MARKET VALUE OR LIQUIDITY OF THE BONDS. NO ASSURANCE CAN BE GIVEN THAT SUBSEQUENT TO THE ISSUANCE OF THE BONDS STATUTORY CHANGES WILL NOT BE INTRODUCED OR ENACTED OR JUDICIAL OR REGULATORY INTERPRETATIONS WILL NOT OCCUR HAVING THE EFFECTS DESCRIBED ABOVE. BEFORE PURCHASING ANY OF THE BONDS, ALL POTENTIAL PURCHASERS SHOULD CONSULT THEIR TAX ADVISORS REGARDING POSSIBLE STATUTORY CHANGES OR JUDICIAL OR REGULATORY CHANGES OR INTERPRETATIONS, AND THEIR COLLATERAL TAX CONSEQUENCES RELATING TO THE BONDS.

Bond Counsel's opinions may be affected by actions taken (or not taken) or events occurring (or not occurring) after the date hereof. Bond Counsel has not undertaken to determine, or to inform any person, whether any such actions or events are taken or do occur. The Indenture and the Tax Certificate relating to the Bonds permit certain actions to be taken or to be omitted if a favorable opinion of Bond Counsel is provided with respect thereto. Bond Counsel expresses no opinion as to the effect on the exclusion from gross income of interest (and original issue discount) on the Bonds for federal income tax purposes with respect to any Bond if any such action is taken or omitted based upon the advice of counsel other than Stradling Yocca Carlson & Rauth, a Professional Corporation.

Although Bond Counsel has rendered an opinion that interest (and original issue discount) on the Bonds is excluded from gross income for federal income tax purposes provided that the District and the City continue to comply with certain requirements of the Code, the ownership of the Bonds and the accrual or receipt of interest with respect to the Bonds may otherwise affect the tax liability of certain persons. Bond Counsel expresses no opinion regarding any such tax consequences. Accordingly, before purchasing any of the Bonds, all potential purchasers should consult their tax advisors with respect to collateral tax consequences relating to the Bonds.

A copy of the proposed form of opinion of Bond Counsel is attached hereto as Appendix B.

LEGAL MATTERS

The legal opinion of Stradling Yocca Carlson & Rauth, a Professional Corporation, Newport Beach, California, Bond Counsel, approving the validity of the Bonds in substantially the form set forth as Appendix B hereto, will be made available to purchasers at the time of original delivery. Certain legal matters will be passed upon for the District and the City by Stradling Yocca Carlson & Rauth, a Professional Corporation, Newport Beach, California, as Disclosure Counsel and for the Underwriter by Kutak Rock LLP, Irvine, California, as counsel to the Underwriter. Bond Counsel expresses no opinion to the Owners of the Bonds as to the accuracy, completeness or fairness of this Official Statement or other offering materials relating to the Bonds and expressly disclaims any duty to do so.

ABSENCE OF LITIGATION

No litigation is pending or threatened concerning the validity of the Bonds and a certificate of the District to that effect will be furnished to the Underwriter at the time of the original delivery of the Bonds. Neither the City nor the District is aware of any litigation pending or threatened which questions the existence of the District or the City or contests the authority of the District to levy and collect the Special Taxes or to issue and retire the Bonds.

NO RATING

The District has not made and does not contemplate making application to any rating agency for the assignment of a rating to the Bonds.

UNDERWRITING

The Bonds are being purchased by the Underwriter. The Underwriter has agreed to purchase the Bonds at a price of \$_____ (being the \$_____ aggregate principal amount thereof, plus original issue premium of \$_____ and less an Underwriter's discount of \$_____). The purchase contract relating to the Bonds provides that the Underwriter will purchase all of the Bonds if any are purchased. The obligation to make such purchase is subject to certain terms and conditions set forth in the purchase contract, the approval of certain legal matters by counsel and certain other conditions.

The Underwriter may offer and sell the Bonds to certain dealers and others at prices lower than the offering prices stated on the inside cover page thereof. The offering prices may be changed from time to time by the Underwriter.

FINANCIAL INTERESTS

The fees being paid to the Underwriter, Bond Counsel, Disclosure Counsel, Municipal Advisor to the City, the Special Tax Consultant, the Trustee and Underwriter's Counsel are contingent upon the issuance and delivery of the Bonds. The fees being paid to the Appraiser are not contingent upon the issuance and delivery of the Bonds. From time to time, Bond Counsel represents the Underwriter on matters unrelated to the Bonds.

PENDING LEGISLATION

The District is not aware of any significant pending legislation which would have material adverse consequences on the Bonds or the ability of the District to pay the principal of and interest on the Bonds when due.

ADDITIONAL INFORMATION

The purpose of this Official Statement is to supply information to prospective buyers of the Bonds. Quotations and summaries and explanations of the Bonds and documents contained in this Official Statement do not purport to be complete, and reference is made to such documents for full and complete statements and their provisions. Any statements in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended as such and not as representations of fact.

The execution and delivery of this Official Statement by the City Manager of the City has been duly authorized by the City Council acting in its capacity as the legislative body of the District.

CITY OF BEAUMONT COMMUNITY FACILITIES
DISTRICT NO. 2021-1 (FAIRWAY CANYON)

By: _____
City Manager

APPENDIX A

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON) OF THE CITY OF BEAUMONT

The following sets forth the Rate and Method of Apportionment for the levy and collection of the Special Tax for Maintenance Services, Special Tax for Public Services and the Special Tax for Facilities in Community Facilities District No. 2021-1 (Fairway Canyon) ("CFD No. 2021-1") each Fiscal Year, in an amount determined by the City Council of the City of Beaumont through the application of the Rate and Method of Apportionment described below. All of the real property in CFD No. 2021-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

SECTION A DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final map, parcel map, condominium plan, or other recorded County parcel map or instrument. The square footage of an Assessor's Parcel is equal to the Acreage multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2021-1: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City, designee thereof, or both); the costs of collecting the Special Taxes (whether by the City or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 2021-1, or any designee thereof complying with arbitrage rebate requirements; the costs to the City, CFD No. 2021-1, or any designee thereof complying with City or major property owner disclosure requirements associated with applicable federal and state securities laws and of the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs associated with the release of funds from an escrow account; and the costs associated with the issuance of Bonds, the City's annual administration fees, and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2021-1 for any other administrative purposes, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure, or otherwise addressing the disposition of delinquent Special Taxes.

"Assessor's Parcel" means a lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number within the boundaries of CFD No. 2021-1.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

"Assigned Special Tax" means the Special Tax of that name described in Section E below.

"Backup Special Tax for Facilities" means the Special Tax of that name described in Section F below.

"Bonds" means any obligation to repay a sum of money, including obligations in the form of bonds, notes, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other

financial institutions, private businesses, or individuals, or long-term contracts, or any refunding thereof, to which Special Taxes for Facilities have been pledged.

"Boundary Map" means a recorded map of CFD No. 2021-1 which indicates the boundaries of CFD No. 2021-1.

"Building Permit" means a permit for new construction for a residential dwelling or non-residential structure. For purpose of this definition, "Building Permit" shall not include permits for construction or installation, retaining walls, utility improvements, or other such improvements not intended for human habitation.

"Building Square Footage" or "BSF" means the square footage of assessable internal living space, exclusive of garages or other structures not used as living space, as determined by reference to the building permit application for such Assessor's Parcel, as determined by the CFD Administrator.

"Calendar Year" means the period commencing January 1 of any year and ending the following December 31.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement for Facilities, the Special Tax Requirement for Maintenance Services, the Special Tax Requirement for Public Services, and providing for the levy and collection of the Special Taxes.

"CFD No. 2021-1" or "CFD" means City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) established by the City under the Act.

"City" means the City of Beaumont.

"City Council" means the City Council of the City, acting as the legislative body of CFD No. 2021-1, or its designee.

"Consumer Price Index" or "CPI" means the Consumer Price Index published by the U.S. Bureau of Labor Statistics for "All Items for All Urban Consumers: in the Riverside-San Bernardino-Ontario area." In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Consumer Price Index for the Riverside-San Bernardino-Ontario area.

"County" means the County of Riverside.

"Developed Property" means all Parcels of Taxable Property that are included in a Final Map that was recorded prior to January 1st preceding the Fiscal Year in which the Special Tax is being levied and for which a Building Permit for new construction has been issued on or prior to March 1st preceding the Fiscal Year in which the Special Tax is being levied, as determined by the CFD Administrator.

"Dwelling Unit" means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential dwelling units.

"Exempt Property" means all Assessor's Parcels designated as being exempt from Special Taxes as provided for in Section K, as determined by the CFD Administrator.

"Final Map" means a subdivision of property evidenced by the recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or the recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual lots for which building permits may be issued without further subdivision.

"Final Map Property" means Assessor's Parcels: (i) that are included in a Final Map that was recorded prior to the January 1 preceding the Fiscal Year in which the Special Tax is being levied, and (ii) for which a Building

Permit was not issued prior to March 1 preceding the Fiscal Year in which the Special Tax is being levied, as determined by the CFD Administrator.

"Fiscal Year" means the period commencing on July 1 of any year and ending the following June 30.

"Indenture" means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time.

"Land Use Category" means any of the categories listed in the tables included in Section E.

"Lot" means an individual legal lot created by a Final Map for which a Building Permit could be issued.

"Maintenance Services" means the services permitted under the Act including, without limitation, street sweeping, traffic signal maintenance, the maintenance of landscaping and lighting of publicly owned parks, parkways, streets, roads and open spaces, flood and storm protection services, and the operation of storm drainage systems contained within the boundaries of CFD No. 2021-1 and the City.

"Maintenance Services (Contingent)" means the Maintenance Services described above and permitted under the Act, contained within CFD No. 2021-1 and the City, which are proposed to be maintained and paid for through the Property Owner Association, and all to which the City has been granted an easement allowing such maintenance in any Fiscal Year following a Failure to Perform as defined in Section D hereof.

"Maximum Special Tax" means the Maximum Special Tax for Facilities, the Maximum Special Tax for Maintenance Services, the Maximum Special Tax for Public Services, and the Maximum Special Tax for Maintenance Services (Contingent).

"Maximum Special Tax for Facilities" means the maximum Special Tax for Facilities, determined in accordance with Section C, which can be levied by CFD No. 2021-1 in any Fiscal Year on any Assessor's Parcel.

"Maximum Special Tax for Maintenance Services" means the maximum Special Tax for Maintenance Services, determined in accordance with Section C, which can be levied by CFD No. 2021-1 in any Fiscal Year on any Assessor's Parcel.

"Maximum Special Tax for Maintenance Services (Contingent)" means the maximum Special Tax for Maintenance Services (Contingent), determined in accordance with Section C, which can be levied by CFD No. 2021-1 on any Assessor's Parcel for any Fiscal Year following the Fiscal Year in which there is a Failure to Perform as defined in Section D hereof. The Maximum Special Tax for Maintenance Services (Contingent), if levied, will be levied on all parcels in addition to, and not in lieu of, the Maximum Special Tax for Maintenance Services.

"Maximum Special Tax for Public Services" means the maximum Special Tax for Public Services, determined in accordance with Section C, which can be levied by CFD No. 2021-1 in any Fiscal Year on any Assessor's Parcel.

"Minimum Acreage" means the smallest allowable amount of taxable acreage. For CFD No. 2021-1, it shall not be less than 62.11 acres. The minimum acreage per Zone is as follows: (i) Zone 1 – 7.87 acres, (ii) Zone 2 – 22.00 acres, (iii) Zone 3 – 15.19 acres, and (iv) Zone 4 – 17.05 acres.

"Non-Residential Property" means all Assessor's Parcels of Developed Property for which a building permit was issued for any type of non-residential use, as determined by the CFD Administrator.

"Operating Fund for Maintenance Services" means a fund that shall be maintained for CFD No. 2021-1 for any Fiscal Year to pay for the actual costs of providing the Maintenance Services and the Administrative Expenses attributable to providing such Maintenance Services.

"Operating Fund for Maintenance Services (Contingent)" means a fund that shall be maintained for CFD No. 2021-1 for any Fiscal Year to pay for the actual costs of providing the Maintenance Services (Contingent) and the Administrative Expenses attributable to providing such Maintenance Services (Contingent).

"Operating Fund for Public Services" means a fund that shall be maintained for CFD No. 2021-1 for any Fiscal Year to pay for the actual costs of providing the Public Services and the Administrative Expenses attributable to providing such Public Services.

"Operating Fund Balance" means the amount of funds in the applicable Operating Fund at the end of the preceding Fiscal Year.

"Partial Prepayment Amount" means the amount required to prepay a portion of the Special Tax for the Facilities obligation for an Assessor's Parcel, as described in Section I.

"Prepayment Amount" means the amount required to prepay the Special Tax for the Facilities obligation in full for an Assessor's Parcel, as described in Section H.

"Property Owner Association" means the Fairway Canyon Community Association, or its successors, which was formed for the purpose of marketing, selling, and managing the common interests of the homes and lots within CFD No. 2021-1.

"Property Owner's Association Property" means all Assessor's Parcels which, as of July 1st of the Fiscal Year in which the Special Tax is being levied, have been conveyed, dedicated to, or irrevocably offered for dedication to the Property Owner Association, including any master or sub-association.

"Proportionately" means for Taxable Property that is (i) Developed Property, that the ratio of the actual Special Tax levy to the Assigned Special Tax is the same for all Parcels of Developed Property, (ii) Final Map Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Parcels of Final Map Property, and (iii) Undeveloped Property, Public Property, and Property Owners' Association Property, that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is the same for all Parcels of Undeveloped Property, Public Property, and Property Owners' Association Property.

"Public Property" means all Assessor's Parcels which, as of July 1st of the Fiscal Year in which the Special Tax is being levied, are used for rights-of-way or any other purpose and is owned by, dedicated to, or irrevocably offered for dedication to the federal government, the State of California, the County, or any other local jurisdiction, provided, however, that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified according to its use.

"Public Services" means the services permitted under the Act including, without limitation, police and fire protection, ambulance and paramedic services provided within the boundaries of CFD No. 2021-1 and the City.

"Residential Floor Area" means all the square footage of living area within the perimeter of a residential dwelling unit, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The CFD Administrator shall determine the Residential Floor Area based upon the Building Permit issued for such residential dwelling unit.

"Residential Property" means all Assessor's Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units, as determined by the CFD Administrator.

"Special Tax(es)" means the Special Tax for Facilities, the Special Tax for Maintenance Services, the Special Tax for Public Services, and the Special Tax for Maintenance Services (Contingent).

"Special Tax for Facilities" means any of the Special Taxes authorized to be levied within CFD No. 2021-1 pursuant to the Act to fund the Special Tax Requirement for Facilities.

"Special Tax for Maintenance Services" means any of the Special Taxes authorized to be levied by CFD No. 2021-1 pursuant to the Act to fund the Special Tax Requirement for Maintenance Services. Under no circumstances shall this Special Tax be eligible for prepayment of any kind.

"Special Tax for Maintenance Services (Contingent)" means any of the Special Taxes authorized to be levied by CFD No. 2021-1 pursuant to the Act to fund the Special Tax Requirement for Maintenance Services (Contingent). Under no circumstances shall this Special Tax be eligible for prepayment of any kind. The Special Tax for Maintenance Services (Contingent), if levied, will be levied on all parcels in addition to, and not in lieu of, the Special Tax for Maintenance Services.

"Special Tax for Public Services" means any of the Special Taxes authorized to be levied by CFD No. 2021-1 pursuant to the Act to fund the Special Tax Requirement for Public Services. Under no circumstances shall this Special Tax be eligible for prepayment of any kind.

"Special Tax Requirement for Facilities" means the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs on all outstanding Bonds due in the Calendar Year that commences in such Fiscal Year, (ii) Administrative Expenses, (iii) the costs associated with the release of funds from an escrow account, (iv) any amount required to establish or replenish any reserve funds established in association with the Bonds, (v) the collection or accumulation of funds for the acquisition or construction of facilities authorized by CFD No. 2021-1 provided that the inclusion of such amount does not cause an increase in the levy of Special Tax for Facilities on Final Map Property or Undeveloped Property, less (vi) any amounts available to pay debt service or other periodic costs on the Bonds pursuant to any applicable bond Indenture, fiscal agent agreement, or trust agreement.

"Special Tax Requirement for Maintenance Services" means the amount to be collected in any Fiscal Year to pay for certain costs as required to meet the needs of CFD No. 2021-1 for Maintenance Services in both the current Fiscal Year and the next Fiscal Year. The costs to be covered shall be the (i) direct costs for Maintenance Services, (ii) amount necessary to fund an operating reserve for the costs of Maintenance Services as determined by the Administrator, and (iii) Administrative Expenses, less (iv) a credit in an amount equal to the Operating Fund Balance. Under no circumstances shall the Special Tax Requirement for Maintenance Services include funds for bonds.

"Special Tax Requirement for Maintenance Services (Contingent)" means that amount to be collected in any Fiscal Year to pay for certain costs as required to meet the needs of CFD No. 2021-1 for Maintenance Services (Contingent) in both the current Fiscal Year and the next Fiscal Year. The costs to be covered shall be the (i) direct costs for Maintenance Services (Contingent), (ii) amount necessary to fund an operating reserve for the costs of Maintenance Services (Contingent) as determined by the CFD Administrator, and (iii) Administrative Expenses, less (iv) a credit in an amount equal to the Operating Fund Balance. Under no circumstances shall the Special Tax Requirement for Maintenance Services (Contingent) include funds for bonds. The Special Tax Requirement for Maintenance Services (Contingent), if initiated, will be applied to all parcels in addition to, and not in lieu of, the Special Tax Requirement for Maintenance Services.

"Special Tax Requirement for Public Services" means the amount to be collected in any Fiscal Year to pay for certain costs as required to meet the needs of CFD No. 2021-1 for Public Services in both the current Fiscal Year and the next Fiscal Year. The costs to be covered shall be the (i) direct costs for Public Services, (ii) amount necessary to fund an operating reserve for the costs of Public Services as determined by the Administrator, and (iii) Administrative Expenses, less (iv) a credit in an amount equal to the Operating Fund Balance. Under no circumstances shall the Special Tax Requirement for Public Services include funds for bonds.

"Taxable Property" means all Assessor's Parcels within CFD No. 2021-1, which are not Exempt Property, as determined by the CFD Administrator.

"Trustee" means the firm that holds and administers assets on behalf of CFD No. 2021-1 under and pursuant to the Indenture.

"Undeveloped Property" means all Assessor's Parcels of Taxable Property which are not Developed Property or Final Map Property, as determined by the CFD Administrator.

"Zone(s)" means Zone 1, 2, 3, or 4 as geographically identified on the Boundary Map.

"Zone 1" means the specific geographic area as depicted on the Boundary Map.

"Zone 2" means the specific geographic area as depicted on the Boundary Map.

"Zone 3" means the specific geographic area as depicted on the Boundary Map.

"Zone 4" means the specific geographic area as depicted on the Boundary Map.

SECTION B CLASSIFICATION OF ASSESSOR'S PARCELS

Each Fiscal Year, beginning with Fiscal Year 2021-22, each Assessor's Parcel shall be classified as Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be assigned to one of the four Zones based upon its geographic location and further classified as Developed Property, Final Map Property, or Undeveloped Property. In addition, each Assessor's Parcel of Developed Property shall further be classified as Residential Property or Non-Residential Property. Lastly, Assessor's Parcels of Residential Property shall be further categorized into Land Use Categories based on the Residential Floor Area for such Assessor's Parcel.

SECTION C MAXIMUM SPECIAL TAXES

1. Developed Property

- a. The Maximum Special Tax for Facilities for each Assessor's Parcel of Residential Property that is classified as Developed Property in any Fiscal Year shall be the amount determined by the greater of (i) the application of the Assigned Special Tax for Facilities in the tables included in Section E below or (ii) the application of the Backup Special Tax for Facilities. The Maximum Special Tax for Facilities for each Assessor's Parcel of Non-Residential Property that is classified as Developed Property in any Fiscal Year shall be the Assigned Special Tax in the tables included in Section E below.
- b. The Maximum Special Tax for Maintenance Services for each Assessor's Parcel of Residential Property that is classified as Developed Property in Fiscal Year 2021-22 shall be \$205 per unit and is applicable to all four Zones. The Maximum Special Tax for Maintenance Services for each Assessor's Parcel of Non-Residential Property that is classified as Developed Property in Fiscal Year 2021-22 shall be \$1,744 per Acre and is applicable to all four Zones.

On each July 1, commencing July 1, 2022, the Maximum Special Tax for Maintenance Services for the prior Fiscal Year shall be adjusted by the greater of (i) an amount equal to the percentage change increase in the Consumer Price Index for the twelve-month period ending in January of the prior Fiscal Year or (ii) two percent (2%).

- c. The Maximum Special Tax for Maintenance Services (Contingent) for each Assessor's Parcel of Residential Property that is classified as Developed Property in Fiscal Year 2021-22 shall be \$624 per unit and is applicable to all four Zones. The Maximum Special Tax for Maintenance Services (Contingent) for each Assessor's Parcel of Non-Residential Property that is classified as Developed

Property in Fiscal Year 2021-22 shall be \$5,310 per Acre and is applicable to all four Zones. The Maximum Special Tax for Maintenance Services (Contingent), if levied, will be levied on all parcels in addition to, and not in lieu of, the Maximum Special Tax for Maintenance Services.

On each July 1, commencing July 1, 2022, the Maximum Special Tax for Maintenance Services (Contingent) for the prior Fiscal Year shall be adjusted by the greater of (i) an amount equal to the percentage change increase in the Consumer Price Index for the twelve-month period ending in January of the prior Fiscal Year or (ii) two percent (2%).

- d. The Maximum Special Tax for Public Services for each Assessor's Parcel of Residential Property that is classified as Developed Property in Fiscal Year 2021-22 shall be \$509 per unit and is applicable to all four Zones.

On each July 1, commencing July 1, 2022, the Maximum Special Tax for Public Services for the prior Fiscal Year shall be adjusted by the greater of (i) an amount equal to the percentage change increase in the Consumer Price Index for the twelve-month period ending in January of the prior Fiscal Year or (ii) five percent (5%).

2. Final Map Property

- a. The Maximum Special Tax for Facilities for each Assessor's Parcel classified as Final Map Property shall be the Assigned Special Tax for the Zone in which the Assessor's Parcel is located as set forth in Section E below.
- b. The Maximum Special Tax for Maintenance Services for each Assessor's Parcel of Residential and Non-Residential Property that is classified as Final Map Property in Fiscal Year 2021-22 shall be \$1,744 per Acre and is applicable to all four Zones.

On each July 1, commencing July 1, 2022, the Maximum Special Tax for Maintenance Services for the prior Fiscal Year shall be adjusted by the greater of (i) an amount equal to the percentage change increase in the Consumer Price Index for the twelve-month period ending in January of the prior Fiscal Year or (ii) two percent (2%).

- c. The Maximum Special Tax for Maintenance Services (Contingent) for each Assessor's Parcel of Residential and Non-Residential Property that is classified as Final Map Property in Fiscal Year 2021-22 shall be \$5,310 per Acre and is applicable to all four Zones. The Maximum Special Tax for Maintenance Services (Contingent), if levied, will be levied on all parcels in addition to, and not in lieu of, the Maximum Special Tax for Maintenance Services.

On each July 1, commencing July 1, 2022, the Maximum Special Tax for Maintenance Services (Contingent) for the prior Fiscal Year shall be adjusted by the greater of i) an amount equal to the percentage change increase in the Consumer Price Index for the twelve-month period ending in January of the prior Fiscal Year or ii) two percent (2%).

- d. Final Map Property shall not be subject to the Maximum Special Tax for Public Services.

3. Undeveloped Property

- a. The Maximum Special Tax for Facilities for each Assessor's Parcel classified as Undeveloped Property shall be the Assigned Special Tax for the Zone in which the Assessor's Parcel is located as set forth in Section E below.
- b. Undeveloped Property shall not be subject to the Maximum Special Tax for Maintenance Services or the Maximum Special Tax for Maintenance Services (Contingent).

- c. Undeveloped Property shall not be subject to the Maximum Special Tax for Public Services.

SECTION D
AUTHORITY TO LEVY SPECIAL TAX FOR MAINTENANCE SERVICES (CONTINGENT)

The City Council may levy the Special Tax for Maintenance Services (Contingent), applicable to all four Zones, commencing in the first Fiscal Year following the occurrence of any of the following events (each such event, a **“Failure to Perform”**):

- a. the Property Owner Association files a voluntary petition in bankruptcy or the approval by a court of competent jurisdiction of a petition applicable to the Property Owner Association of any proceedings instituted under the Federal Bankruptcy Code, as amended;
- b. the Property Owner Association is dissolved;
- c. the Property Owner Association fails to levy annual assessments sufficient to fund (i) the maintenance for the then Property Owner Association owned and/or Property Owner Association maintained Maintenance Services (Contingent) or (ii) the replacement of such facilities related to the Maintenance Services (Contingent) in accordance with (A) the requirements of the then current reserve funding plan of the Property Owner Association performed pursuant to California Civil Code Section 5550 or (B) if California Civil Code 5550 is no longer applicable, the requirements of the then applicable law and/or regulations governing the Property Owner Association’s requirements to budget for and finance such replacement; or
- d. the Property Owner Association fails to maintain the Maintenance Services at the same level as defined within the Property Owner Association maintenance specifications. In the event the Property Owner Association maintenance specifications do not meet either the City or County maintenance requirements, the City Council will have sole discretion to determine the required level of maintenance required for purposes of this section.

In the event of the occurrence of a Failure to Perform described in “c.” or “d.” above, the City shall give the Property Owner Association written notice of such event. If such Failure to Perform is reasonably capable of being cured within sixty (60) days from the date of such notice, the Property Owner Association shall have such period of time to cure such Failure to Perform prior to the levy by the City Council of Special Tax for Maintenance Services (Contingent). If such Failure to Perform is such that it is reasonably capable of being cured, but not within such sixty (60) day period and the Property Owner Association (i) initiates corrective action within such sixty (60) day period, and (ii) diligently, continually, and in good faith works to effect a cure of such Failure to Perform as soon as possible, then the Property Owner Association shall have such additional time, as is reasonably necessary, to cure such Failure to Perform prior to the levy by the City Council of Special Tax for Maintenance Services (Contingent).

The City Council may suspend the levy of Special Tax for Maintenance Services (Contingent) if the Property Owner Association has cured the Failure to Perform to the satisfaction of the City Council and the Property Owner Association has agreed to such conditions as the City Council may find necessary to minimize the occurrence of such Failure to Perform in the future. In the event the City Council initiates the Special Tax for Maintenance Services (Contingent), it will apply to all taxable parcels in addition to, and not in lieu of, the Special Tax for Maintenance Services.

SECTION E ASSIGNED SPECIAL TAX FOR FACILITIES

1. Developed Property

Each Fiscal Year, beginning with Fiscal Year 2021-22, each Assessor's Parcel of Developed Property shall be subject to an Assigned Special Tax. The Assigned Special Tax applicable to an Assessor's Parcel of Developed Property for any Fiscal Year shall be determined pursuant to Tables 1 - 4 below based upon the Zone in which the Assessor's Parcel is located.

**TABLE 1
ASSIGNED SPECIAL TAX RATES FOR FACILITIES
FOR DEVELOPED PROPERTY WITHIN ZONE 1**

Land Use Category	Building Square Footage	Assigned Special Tax
Residential Property	Less than 1,801	\$1,745 per Dwelling Unit
Residential Property	1,801 – 2,000	\$1,845 per Dwelling Unit
Residential Property	2,001 – 2,200	\$1,945 per Dwelling Unit
Residential Property	2,201 – 2,400	\$2,045 per Dwelling Unit
Residential Property	2,401 – 2,600	\$2,145 per Dwelling Unit
Residential Property	2,601 – 2,800	\$2,245 per Dwelling Unit
Residential Property	Greater than 2,800	\$2,345 per Dwelling Unit
Non-Residential Property	N/A	\$18,347 per Acre

**TABLE 2
ASSIGNED SPECIAL TAX RATES FOR FACILITIES
FOR DEVELOPED PROPERTY WITHIN ZONE 2**

Land Use Category	Building Square Footage	Assigned Special Tax
Residential Property	Less than 1,801	\$1,545 per Dwelling Unit
Residential Property	1,801 – 2,000	\$1,645 per Dwelling Unit
Residential Property	2,001 – 2,200	\$1,745 per Dwelling Unit
Residential Property	2,201 – 2,400	\$1,845 per Dwelling Unit
Residential Property	2,401 – 2,600	\$1,945 per Dwelling Unit
Residential Property	2,601 – 2,800	\$2,045 per Dwelling Unit
Residential Property	Greater than 2,800	\$2,145 per Dwelling Unit
Non-Residential Property	N/A	\$16,210 per Acre

TABLE 3
ASSIGNED SPECIAL TAX RATES FOR FACILITIES
FOR DEVELOPED PROPERTY WITHIN ZONE 3

Land Use Category	Building Square Footage	Assigned Special Tax
Residential Property	Less than 1,401	\$1,840 per Dwelling Unit
Residential Property	1,401 – 1,600	\$1,930 per Dwelling Unit
Residential Property	1,601 – 1,800	\$2,020 per Dwelling Unit
Residential Property	1,801 – 2,000	\$2,110 per Dwelling Unit
Residential Property	2,001 – 2,200	\$2,200 per Dwelling Unit
Residential Property	2,201 – 2,400	\$2,290 per Dwelling Unit
Residential Property	Greater than 2,400	\$2,380 per Dwelling Unit
Non-Residential Property	N/A	\$19,194 per Acre

TABLE 4
ASSIGNED SPECIAL TAX RATES FOR FACILITIES
FOR DEVELOPED PROPERTY WITHIN ZONE 4

Land Use Category	Building Square Footage	Assigned Special Tax
Residential Property	Less than 1,401	\$1,640 per Dwelling Unit
Residential Property	1,401 – 1,600	\$1,730 per Dwelling Unit
Residential Property	1,601 – 1,800	\$1,820 per Dwelling Unit
Residential Property	1,801 – 2,000	\$1,910 per Dwelling Unit
Residential Property	2,001 – 2,200	\$2,000 per Dwelling Unit
Residential Property	2,201 – 2,400	\$2,090 per Dwelling Unit
Residential Property	Greater than 2,400	\$2,180 per Dwelling Unit
Non-Residential Property	N/A	\$14,991 per Acre

2. Final Map Property and Undeveloped Property

Each Fiscal Year, beginning with Fiscal Year 2021-22, each Assessor's Parcel of Final Map Property and Undeveloped Property shall be subject to an Assigned Special Tax. The Assigned Special Tax applicable to an Assessor's Parcel of Final Map Property and Undeveloped Property for any Fiscal Year shall be determined pursuant to the rate per Acre below for the Zone in which the Assessor's Parcel is located:

1. Zone 1 rate per Acre - \$18,347
2. Zone 2 rate per Acre - \$16,210
3. Zone 3 rate per Acre - \$19,194
4. Zone 4 rate per Acre - \$14,991

SECTION F
BACKUP SPECIAL TAX FOR FACILITIES

When a Final Map is recorded, the CFD Administrator shall determine which Zone the Final Map area lies within and the Backup Special Tax for a Parcel classified or to be classified as Residential Property within such Final Map shall be determined by multiplying the Undeveloped Property Maximum Special Tax rate per Acre for the applicable Zone by the total Acreage of Taxable Property within such Final Map, excluding the Acreage

associated with Non-Residential Property, Public Property and/or Property Owners' Association Property that is not Exempt Property pursuant to Section J and dividing such amount by the number of Parcels within such Final Map classified as either (i) Developed Property or (ii) Final Map Property for which a Building Permit is expected to be issued for Residential Property (i.e., the number of residential lots).

Notwithstanding the forgoing, if Parcels classified or to be classified as Residential Property are subsequently changed or modified by recordation of a lot line adjustment or similar instrument, then the Backup Special Tax shall be recalculated for the area that has been changed or modified using the methodology described in the preceding paragraph.

The Backup Special Tax shall not apply to Non-Residential Property, Public Property, or Property Owners' Association Property.

SECTION G

METHOD OF APPORTIONMENT OF THE SPECIAL TAXES

1. Commencing with Fiscal Year 2021-22 and for each subsequent Fiscal Year, the City Council shall levy Special Taxes for Facilities on all Taxable Property until the amount of Special Tax for Facilities equals the Special Tax Requirement for Facilities in accordance with the following steps:

Step One: The Special Tax for Facilities shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Special Tax for Facilities rates in the table included in Section E as needed to satisfy the Special Tax Requirement for Facilities.

Step Two: If additional moneys are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Special Tax for Facilities shall be levied Proportionately on each Assessor's Parcel of Final Map Property, at up to 100% of the Assigned Special Tax for Facilities applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement for Facilities.

Step Three: If additional moneys are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, the Special Tax for Facilities shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property, at up to 100% of the Assigned Special Tax for Facilities applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement for Facilities.

Step Four: If additional moneys are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then for each Assessor's Parcel of Developed Property whose Maximum Special Tax for Facilities is the Backup Special Tax, the Special Tax for Facilities shall be increased Proportionately from the Assigned Special Tax for Facilities up to 100% of the Backup Special Tax for Facilities as needed to satisfy the Special Tax Requirement for Facilities.

Step Five: If additional moneys are needed to satisfy the Special Tax Requirement for Facilities after the first four steps have been completed, the Special Tax for Facilities shall be levied Proportionately on each Assessor's Parcel of Property Owner's Association Property found not to be exempt pursuant to Section K and each Assessor's Parcel of Public Property found not to be exempt pursuant to Section K, at up to 100% of the Maximum Special Tax for Facilities applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement for Facilities.

2. Commencing with Fiscal Year 2021-22 and for each subsequent Fiscal Year, the City Council shall levy Special Taxes for Maintenance Services on all Taxable Property until the amount of Special Tax for

Maintenance Services equals the Special Tax Requirement for Maintenance Services in accordance with the following steps:

Step One: The Special Tax for Maintenance Services shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Maximum Special Tax for Maintenance Services as needed to satisfy the Special Tax Requirement for Maintenance Services.

Step Two: If additional moneys are needed to satisfy the Special Tax Requirement for Maintenance Services after the first step has been completed, the Special Tax for Maintenance Services shall be levied Proportionately on each Assessor's Parcel of Final Map Property, at up to 100% of the Maximum Special Tax for Maintenance Services applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement for Maintenance Services.

3. Commencing with Fiscal Year 2021-22 and for each subsequent Fiscal Year, the City Council shall levy Special Taxes for Public Services on all Taxable Property until the amount of the Special Tax for Public Services equals the Special Tax Requirement for Public Services in accordance with the following steps:

Step One: The Special Tax for Public Services shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Maximum Special Tax for Public Services as needed to satisfy the Special Tax Requirement for Public Services.

4. In the first Fiscal Year that the Special Taxes for Maintenance Services (Contingent) is levied and in any subsequent Fiscal Year, the City Council shall levy Special Taxes for Maintenance Services (Contingent) on all Taxable Property until the amount of Special Tax for Maintenance Services (Contingent) equals the Special Tax Requirement for Maintenance Services (Contingent) in accordance with the following steps:

Step One: The Special Tax for Maintenance Services (Contingent) shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Maximum Special Tax for Maintenance Services (Contingent) as needed to satisfy the Special Tax Requirement for Maintenance Services (Contingent).

Step Two: If additional moneys are needed to satisfy the Special Tax Requirement for Maintenance Services (Contingent) after the first step has been completed, the Special Tax for Maintenance Services (Contingent) shall be levied Proportionately on each Assessor's Parcel of Final Map Property, at up to 100% of the Maximum Special Tax for Maintenance Services (Contingent) applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement for Maintenance Services (Contingent).

Under no circumstances will the Special Tax for Facilities, the Special Tax for Maintenance Services, the Special Tax for Maintenance Services (Contingent), or the Special Tax for Public Services levied against any Assessor's Parcel used as a private residence be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel or Parcels within the CFD by more than ten percent (10%) of the Special Tax that would have been levied in that Fiscal Year, had there never been any such delinquencies or defaults, pursuant to California Government Code Section 53321(d), as in effect on the date of formation of CFD No. 2021-1.

SECTION H PREPAYMENT OF SPECIAL TAX FOR FACILITIES

The following additional definitions apply to this Section H:

“CFD Public Facilities” means \$13,460,835 or such lesser amount as determined by the CFD Administrator, expressed in 2021 dollars, which shall increase by the Construction Inflation Index on January 1, 2022, and on

each January 1 thereafter, or such lower amount (i) shall be determined by the City as sufficient to provide the public facilities under the authorized bonding program for CFD No. 2021-1, or (ii) determined by the City Council concurrently with a covenant that it will not issue any more Bonds to be supported by Special Taxes levied under this Rate and Method of Apportionment.

“Construction Fund” means an account specifically identified in the Indenture or functionally equivalent to hold funds, which are currently available for expenditure to acquire or construct public facilities eligible under CFD No. 2021-1.

“Construction Inflation Index” means the annual percentage change in the Engineering News-Record Building Cost Index for the city of Los Angeles, measured as of the Calendar Year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Construction Inflation Index shall be another index as determined by the City that is reasonably comparable to the Engineering News-Record Building Cost Index for the City of Los Angeles.

“Future Facilities Costs” means the CFD Public Facilities minus public facility costs available to be funded through existing construction or escrow accounts that have been funded by the Outstanding Bonds, and minus public facility costs funded by interest earnings on the Construction Fund actually earned prior to the date of prepayment.

“Outstanding Bonds” means all previously issued Bonds issued and secured by the levy of Special Taxes for Facilities which will remain outstanding after the first interest and/or principal payment date following the current Fiscal Year, excluding Bonds to be redeemed at a later date with the proceeds of prior prepayments of Special Taxes for Facilities.

The Special Tax for Facilities obligation of an Assessor's Parcel of Developed Property, an Assessor's Parcel of Final Map Property, Undeveloped Property for which a building permit has been issued, or an Assessor's Parcel of Undeveloped Property may be prepaid in full, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Special Tax for Facilities obligation would be prepaid. The Prepayment Amount for an Assessor's Parcel eligible for prepayment shall be determined as described below.

An owner of an Assessor's Parcel intending to prepay the Special Tax for Facilities obligation shall provide the City with written notice of intent to prepay, and within five (5) days of receipt of such notice, the City shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by CFD No. 2021-1 in calculating the proper amount of a prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the City shall notify such owner of the prepayment amount of such Assessor's Parcel.

The Prepayment Amount for each applicable Assessor's Parcel shall be calculated according to the following formula (capitalized terms defined below):

	Bond Redemption Amount
plus	Redemption Premium
plus	Future Facilities Amount
plus	Defeasance
plus	Administrative Fee
less	<u>Reserve Fund Credit</u>
equals	Prepayment Amount

As of the date of prepayment, the Prepayment Amount shall be calculated as follows:

1. For Assessor's Parcels of Developed Property, compute the Assigned Special Tax for Facilities and the Backup Special Tax for Facilities applicable to the Assessor's Parcel. For Assessor's

Parcels of Final Map Property or Undeveloped Property, compute the Assigned Special Tax for Facilities and the Backup Special Tax for Facilities as though it was already designated as Developed Property based upon the building permit issued or to be issued for that Assessor's Parcel.

2. For each Assessor's Parcel of Developed Property, Final Map Property, or Undeveloped Property to be prepaid, (a) divide the Assigned Special Tax for Facilities computed pursuant to paragraph 1 for such Assessor's Parcel by the sum of the estimated Assigned Special Tax for Facilities applicable to all Assessor's Parcels of Taxable Property at buildout, as reasonably determined by the CFD Administrator, and (b) divide the Backup Special Tax for Facilities computed pursuant to paragraph 1 for such Assessor's Parcel by the sum of the estimated Backup Special Tax for Facilities applicable to all Assessor's Parcels of Taxable Property at buildout, as reasonably determined by the CFD Administrator.
3. Multiply the larger quotient computed pursuant to paragraph 2(a) or 2(b) by the Outstanding Bonds. The product shall be the "Bond Redemption Amount".
4. Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed with the proceeds of the Bond Redemption Amount. This product is the "Redemption Premium."
5. Compute the Future Facilities Cost.
7. Multiply the larger quotient computed pursuant to paragraph 2(a) or 2(b) by the amount determined pursuant to paragraph 5 to determine the Future Facilities Cost to be prepaid (the "Future Facilities Amount"). Notwithstanding the foregoing, the Future Facilities Amount shall in no event be less than 0.
8. Compute the amount needed to pay interest on the Bond Redemption Amount, the Redemption Premium, and the Reserve Fund Credit (see step 11) to be redeemed with the proceeds of the Prepayment Amount until the earliest redemption date for the Outstanding Bonds.
9. Estimate the amount of interest earnings to be derived from the reinvestment of the Bond Redemption Amount plus the Redemption Premium until the earliest call date for the Outstanding Bonds.
10. Subtract the amount computed pursuant to paragraph 8 from the amount computed pursuant to paragraph 7. This difference is the "Defeasance."
11. Estimate the administrative fees and expenses associated with the prepayment, including the costs of computation of the Prepayment Amount, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption. This amount is the "Administrative Fee."
12. Calculate the "Reserve Fund Credit" as the lesser of: (a) the expected reduction in the applicable reserve requirements, if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirements in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the applicable reserve funds on the prepayment date. Notwithstanding the foregoing, if the reserve fund requirement is satisfied by a surety bond or other instrument at the time of the prepayment, then no Reserve Fund Credit shall be given. Notwithstanding the foregoing, the Reserve Fund Credit shall in no event be less than 0.
13. The Prepayment Amount is equal to the sum of the Bond Redemption Amount, the Redemption

Premium, the Future Facilities Amount, the Defeasance, and the Administrative Fee, less the Reserve Fund Credit.

With respect to a Special Tax for Facilities obligation that is prepaid pursuant to this Section H, the City Council shall indicate in the records of CFD No. 2021-1 that there has been a prepayment of the Special Tax for Facilities obligation and shall cause a suitable notice to be recorded in compliance with the Act within thirty (30) days of receipt of such prepayment to indicate the prepayment of the Special Tax for Facilities obligation and the release of the Special Tax for Facilities lien on such Assessor's Parcel and the obligation of such Assessor's Parcel to pay such Special Taxes for Facilities shall cease.

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Special Tax for Facilities that may be levied on Taxable Property in each future Fiscal Year, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently Outstanding Bonds in each future Fiscal Year.

SECTION I PARTIAL PREPAYMENT OF SPECIAL TAX FOR FACILITIES

The Special Tax for Facilities obligation of an Assessor's Parcel of Developed Property, or an Assessor's Parcel of Final Map Property, or Undeveloped Property for which a building permit has been issued and will be classified as Developed Property in the next Fiscal Year, as calculated in this Section I below, may be partially prepaid, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Special Tax for Facilities obligation would be prepaid.

The Partial Prepayment Amount shall be calculated according to the following formula:

$$PP = P_H \times F$$

The terms above have the following meanings:

PP = the Partial Prepayment Amount.

P_H = the Prepayment Amount calculated according to Section H.

F = the percent by which the owner of the Assessor's Parcel is partially prepaying the Special Tax for Facilities obligation.

With respect to any Assessor's Parcel that is partially prepaid, the City Council shall indicate in the record of CFD No. 2021-1 that there has been a partial prepayment of the Special Tax for Facilities obligation and shall cause a suitable notice to be recorded in compliance with the Act within thirty (30) days of receipt of such partial prepayment of the Special Tax for Facilities obligation, to indicate the partial prepayment of the Special Tax for Facilities obligation and the partial release of the Special Tax for Facilities lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Special Tax for Facilities shall cease.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Special Tax for Facilities that may be levied on Taxable Property in each future Fiscal Year after such partial prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently Outstanding Bonds in each future Fiscal Year.

SECTION J TERMINATION OF SPECIAL TAX

For each Fiscal Year that any Bonds are outstanding the Special Tax for Facilities shall be levied on all Assessor's Parcels subject to the Special Tax for Facilities. If any delinquent Special Tax for Facilities remain uncollected prior to or after all Bonds are retired, the Special Tax for Facilities may be levied to the extent necessary to reimburse CFD No. 2021-1 for uncollected Special Taxes for Facilities associated with the levy of

such Special Taxes for Facilities, but no later than 2061-62 Fiscal Year. The Special Tax for Maintenance Services, the Special Tax for Maintenance Services (Contingent), and the Special Tax for Public Services shall be levied as long as each is needed to meet the Special Tax Requirement for Maintenance Services, the Special Tax Requirement for Maintenance Services (Contingent), and the Special Tax Requirement for Public Services, respectively, as determined at the sole discretion of the City Council.

SECTION K EXEMPTIONS

The City shall classify as Exempt Property (i) Assessor's Parcels defined as Public Property, (ii) Assessor's Parcels which are used as places of worship and are exempt from *ad valorem* property taxes because they are owned by a religious organization, (iii) Assessor's Parcels used exclusively by a Property Owner's Association, or (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement. Notwithstanding the above, the City Council shall not classify an Assessor's Parcel as Exempt Property within a Zone if such classification would reduce the sum of the Taxable Property to less than the Minimum Acreage for that Zone, as defined in Section A above. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of the Taxable Property to less than the Minimum Acreage per Zone will continue to be classified as Taxable Property, and will continue to be subject to Special Taxes accordingly.

Tax-exempt status will be assigned by the CFD Administrator in chronological order. If an Assessor's Parcel's classification is changed after the initial status is assigned, then its tax-exempt status will be revoked.

SECTION L APPEALS

Any taxpayer may file a written appeal of the Special Taxes on his/her Assessor's Parcel(s) with the CFD Administrator, provided that the appellant is current in his/her payments of Special Taxes. During pendency of an appeal, all Special Taxes previously levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination. If the CFD Administrator agrees with the appellant, the CFD Administrator shall take any of the following actions, in order of priority, in order to correct the error:

- (i) amend the Special Tax levy for the current Fiscal Year prior to the payment date;
- (ii) require the CFD to reimburse the taxpayer the amount of the overpayment to the extent of the available funds of CFD No. 2021-1; or
- (iii) grant a credit against, eliminate or reduce the future Special Taxes levied on the taxpayer's property within CFD No. 2021-1 in the amount of the overpayment provided that the CFD Administrator can certify there are sufficient Special Taxes to pay for the Special Tax Requirements for Facilities.

SECTION M MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes, provided, however, that CFD No. 2021-1 may collect the Special Tax at a different time or in a different manner if necessary to meet its financial obligations.

SECTION N
INTERPRETATIONS

The City Council may interpret this Rate and Method of Apportionment of Special Tax by ordinance or resolution for purposes of clarifying any vagueness or ambiguity. Any decision of the City Council shall be final and binding as to all persons.

APPENDIX B

FORM OF OPINION OF BOND COUNSEL

Bond Counsel will deliver an opinion for the Bonds substantially in the form set forth below:

_____, 2023

City of Beaumont
Community Facilities District No. 2021-1
Beaumont, California

Re: \$ _____ *City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) 2024 Special Tax Bonds*

Ladies and Gentlemen:

We have examined the Constitution and the laws of the State of California, a certified record of the proceedings of the City of Beaumont (the “City”) taken in connection with the authorization and issuance by the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) (the “District”) of its 2024 Special Tax Bonds in the aggregate principal amount of \$ _____ (the “Bonds”) and such other information and documents as we consider necessary to render this opinion. In rendering this opinion, we have relied upon certain representations of fact and certifications made by the District, the City, the initial purchasers of the Bonds and others. We have not undertaken to verify through independent investigation the accuracy of the representations and certifications relied upon by us.

The Bonds have been issued pursuant to the Mello -Roos Community Facilities Act of 1982, as amended (comprising Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California), Resolution No. 2023-____, adopted by the City Council of the City acting in its capacity as the legislative body of the District (the “City Council”) on December 19, 2023 (the “Resolution”), and an Indenture dated as of January 1, 2024 (the “Indenture”), by and between the District and Zions Bancorporation, National Association, as the trustee (the “Trustee”). All capitalized terms not defined herein shall have the meaning set forth in the Indenture.

The Bonds are dated their date of delivery and mature on the dates and in the amounts set forth in the Indenture. The Bonds bear interest payable semiannually on each March 1 and September 1, commencing on September 1, 2024, at the rates per annum set forth in the Indenture. The Bonds are registered Bonds in the form set forth in the Indenture, redeemable in the amounts, at the times and in the manner provided for in the Indenture.

Based upon our examination of the foregoing, and in reliance thereon and on all matters of fact as we deem relevant under the circumstances, and upon consideration of applicable laws, we are of the opinion that:

(1) The Bonds have been duly and validly authorized by the District and are legal, valid and binding limited obligations of the District, enforceable in accordance with their terms and the terms of the Indenture, except as the same may be limited by bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance and other similar laws affecting creditors’ rights generally, by the exercise of judicial discretion in accordance with general principles of equity or otherwise in appropriate cases, and by the limitations on legal remedies against public agencies in the State of California. The Bonds are limited obligations of the District but are not a debt of the City, the County of Riverside, the State of California or any other political subdivision thereof within the meaning of any constitutional or statutory limitation, and, except for the Special Taxes, neither

the faith and credit nor the taxing power of the City, the County of Riverside, the State of California, or any of its political subdivisions is pledged for the payment thereof.

(2) The execution and delivery of the Indenture has been duly authorized by the District, and the Indenture is valid and binding upon the District and is enforceable in accordance with its terms, except to the extent that enforceability may be limited by bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance and other similar laws affecting creditors' rights generally, by the exercise of judicial discretion in accordance with general principles of equity or otherwise in appropriate cases, and by the limitations on legal remedies against public agencies in the State of California; provided, however, we express no opinion as to the enforceability of the covenant of the District contained in the Indenture to levy Special Taxes for the payment of Administrative Expenses or as to any provisions therein relating to indemnification, penalty, waiver, choice of law or choice of forum.

(3) The Indenture creates a valid pledge of that which the Indenture purports to pledge, subject to the provisions of the Indenture, except to the extent that enforceability of the Indenture may be limited by bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance and other similar laws affecting creditors' rights generally, by the exercise of judicial discretion in accordance with general principles of equity or otherwise in appropriate cases, and by the limitations on legal remedies against public agencies in the State of California.

(4) Under existing statutes, regulations, rulings and judicial decisions, interest (and original issue discount) on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of calculating the federal alternative minimum tax imposed on individuals; however, for tax years beginning after December 31, 2022, with respect to applicable corporations as defined in Section 59(k) of the Internal Revenue Code of 1986, as amended (the "Code"), interest (and original issue discount) with respect to the Bonds might be taken into account in determining adjusted financial statement income for the purposes of computing the alternative minimum tax imposed on such corporations.

(5) Interest (and original issue discount) on the Bonds is exempt from State of California personal income tax.

(6) The difference between the issue price of a Bond (the first price at which a substantial amount of the Bonds of a maturity are to be sold to the public) and the stated redemption price at maturity with respect to such Bond constitutes original issue discount. Original issue discount accrues under a constant yield method, and original issue discount will accrue to a Bondowner before receipt of cash attributable to such excludable income. The amount of original issue discount deemed received by a Bondowner will increase the Bondowner's basis in the applicable Bond.

(7) The amount by which a Bondowner's original basis for determining loss on sale or exchange in the applicable Bond (generally the purchase price) exceeds the amount payable on maturity (or on an earlier call date) constitutes amortizable Bond premium which must be amortized under Section 171 of the Code; such amortizable Bond premium reduces the Bondowner's basis in the applicable Bond (and the amount of tax-exempt interest received), and is not deductible for federal income tax purposes. The basis reduction as a result of the amortization of Bond premium may result in a Bondowner realizing a taxable gain when a Bond is sold by the owner for an amount equal to or less (under certain circumstances) than the original cost of the Bond to the owner.

The opinions expressed herein as to the exclusion from gross income for federal income tax purposes of interest (and original issue discount) on the Bonds are subject to the condition that the City and the District comply with all requirements of the Code, that must be satisfied subsequent to the issuance of the Bonds to assure that such interest (and original issue discount) will not become includable in gross income for federal income tax purposes. Failure to comply with such requirements of the Code might cause interest (and original issue discount) on the Bonds to be included in gross income for federal income tax purposes retroactive to the

date of issuance of the Bonds. The City and the District have covenanted to comply with all such requirements. Except as set forth in paragraphs (4), (5), (6) and (7) above, we express no opinion as to any tax consequences related to the Bonds.

Certain requirements and procedures contained or referred to in the Indenture and Tax Certificate may be changed, and certain actions may be taken, under the circumstances and subject to the terms and conditions set forth in the Indenture and Tax Certificate, upon the advice or with the approving opinion of counsel nationally recognized in the area of tax-exempt obligations. We express no opinion as to the effect on the exclusion of interest (and original issue discount) on the Bonds from gross income for federal income tax purposes on and after the date on which any such change occurs or action is taken upon the advice or approval of counsel other than Stradling Yocca Carlson & Rauth, a Professional Corporation.

Our opinion is limited to matters governed by the laws of the State of California and federal law. We assume no responsibility with respect to the applicability or the effect of the laws of any other jurisdiction.

The opinions expressed herein are based upon an analysis of existing statutes, regulations, rulings and judicial decisions and cover certain matters not directly addressed by such authorities. We call attention to the fact that the foregoing opinions may be affected by actions taken (or not taken) or events occurring (or not occurring) after the date hereof. We have not undertaken to determine, or to inform any person, whether such actions or events are taken (or not taken) or do occur (or do not occur). Our engagement with respect to the Bonds terminates upon their issuance, and we disclaim any obligation to update the matters set forth herein.

We express no opinion herein as to the accuracy, completeness or sufficiency of the Official Statement or other offering material relating to the Bonds and expressly disclaim any duty to advise the owners of the Bonds with respect to the matters contained in the Official Statement and any other offering material relating to the Bonds.

Respectfully submitted,

APPENDIX C

DEMOGRAPHIC INFORMATION REGARDING THE COUNTY OF RIVERSIDE AND THE CITY OF BEAUMONT

The Bonds are not obligations of the City of Beaumont (the “City”) or the County of Riverside (the “County”) and do not represent a lien or charge against any funds or property of the City or the County. The following information is provided only to give prospective investors an overview of the general economic condition of the City, the County and the State of California (the “State”).

General

The City was incorporated in 1912 under the General Laws of the State. The City is located approximately 78 miles east of Los Angeles and encompasses an area of 30.9 square miles. The City has an estimated population of approximately 56,590 persons as of January 1, 2023.

Population

The following table offers population figures for the City, the County and the State as of January 1 for the years 2019 through 2023.

<i>Area</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>
City of Beaumont	49,913	51,731	53,945	54,349	56,590
County of Riverside	2,419,057	2,440,719	2,418,727	2,430,976	2,439,234
State of California	39,605,361	39,648,938	39,286,510	39,078,674	38,940,231

Source: California State Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2020 with 2010 Census Benchmark for 2019-2020; E-4 Population Estimates for Cities, Counties, and the State, 2021-2023 with 2020 Census Benchmark for 2021-2023.

Building Activity

The following tables provide summaries of the building permit valuations and the number of new dwelling units authorized in the City and County from 2018 through 2022.

BUILDING PERMIT VALUATIONS

City of Beaumont

2018-2022

	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>
Valuation (\$000):					
Residential	\$183,245	\$159,847	\$73,829	\$141,171	\$159,166
Non-residential	<u>271,487</u>	<u>30,156</u>	<u>25,559</u>	<u>16,448</u>	<u>993</u>
Total*	<u>\$454,731</u>	<u>\$190,003</u>	<u>\$99,388</u>	<u>\$157,619</u>	<u>\$160,159</u>
Residential Units:					
Single family	656	528	271	494	651
Multiple family	<u>112</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	768	528	271	494	651

* May not foot due to rounding.

Source: Construction Industry Research Board.

BUILDING PERMIT VALUATIONS
County of Riverside
2018-2022

	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>
Valuation (\$000):					
Residential	\$2,558,081	\$2,275,405	\$2,519,303	\$2,262,642	\$2,921,113
Non-residential	<u>1,959,680</u>	<u>1,285,856</u>	<u>1,155,968</u>	<u>1,543,998</u>	<u>1,701,618</u>
Total*	<u>\$4,517,761</u>	<u>\$3,561,261</u>	<u>\$3,675,272</u>	<u>\$3,806,640</u>	<u>\$4,622,731</u>
Residential Units:					
Single family	7,540	6,563	8,443	7,360	8,863
Multiple family	<u>1,628</u>	<u>1,798</u>	<u>723</u>	<u>1,126</u>	<u>2,861</u>
Total	9,168	8,361	9,166	8,486	11,724

* May not foot due to rounding.

Source: Construction Industry Research Board.

Employment

The following table shows the largest employers located in the County as of fiscal year 2022.

LARGEST EMPLOYERS
County of Riverside
2022

<i>Rank</i>	<i>Name of Business</i>	<i>Employees</i>	<i>Type of Business</i>
1.	County of Riverside	23,772	County Government
2.	Amazon	14,500	Online Retailer
3.	March Air Reserve Base	9,600	Military Reserve Base
4.	University of California-Riverside	8,593	University
5.	Moreno Valley Unified School District	6,020	School District
6.	Kaiser Permanente Riverside Medical Center	5,817	Medical Center
7.	Corona-Norco Unified School District	5,478	School District
8.	Riverside Unified School District	5,431	School District
9.	Stater Bros	4,699	Grocery Store
10.	Mt. San Jacinto Community College District	4,638	School District

Source: County of Riverside Annual Comprehensive Financial Report for the year ending June 30, 2022.

Employment and Industry

Employment data by industry is not separately reported on an annual basis for Beaumont but is compiled for the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (the “MSA”), which includes all of Riverside and San Bernardino Counties. In addition to varied manufacturing employment, the MSA has large and growing commercial and service sector employment, as reflected in the table below. The following table represents the Annual Average Labor Force and Industry Employment for the MSA for the period from 2018 through 2022.

**RIVERSIDE-SAN BERNARDINO-ONTARIO MSA
INDUSTRY EMPLOYMENT & LABOR FORCE - BY ANNUAL AVERAGE**

	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>
Civilian Labor Force	2,045,200	2,075,200	2,095,800	2,125,300	2,160,600
Civilian Employment	1,957,500	1,991,200	1,888,900	1,968,700	2,071,200
Civilian Unemployment	87,700	84,000	206,900	156,600	89,400
Civilian Unemployment Rate	4.3%	4.0%	9.9%	7.4%	4.1%
 Total Farm	14,500	15,400	14,100	13,700	13,900
Total Nonfarm	1,506,600	1,552,700	1,495,800	1,575,100	1,660,300
Total Private	1,249,400	1,291,500	1,247,800	1,333,100	1,410,900
Goods Producing	206,800	209,700	202,200	207,700	216,400
Mining & Logging	1,200	1,200	1,300	1,400	1,600
Construction	105,200	107,200	104,900	110,100	115,200
Manufacturing	100,400	101,300	96,000	96,100	99,600
Service Providing	1,299,800	1,343,100	1,293,700	1,367,400	1,443,900
Trade, Transportation & Utilities	379,400	395,100	406,900	443,200	464,500
Wholesale Trade	66,100	67,700	65,600	67,400	69,700
Retail Trade	181,200	180,700	168,800	177,000	180,600
Transportation, Warehousing & Utilities	132,100	146,600	172,500	198,800	214,200
Information	11,400	11,500	9,600	9,700	10,200
Financial Activities	44,600	45,000	44,100	45,200	46,800
Professional & Business Services	151,400	157,900	154,800	169,400	179,100
Educational & Health Services	239,500	250,300	248,800	254,300	266,400
Leisure & Hospitality	170,600	175,900	141,300	160,200	179,600
Other Services	45,800	46,200	40,200	43,600	47,900
Government	<u>257,200</u>	<u>261,200</u>	<u>248,000</u>	<u>242,000</u>	<u>249,400</u>
Total, All Industries	1,521,100	1,568,100	1,509,900	1,588,800	1,674,200

Note: Does not include proprietors, self-employed, unpaid volunteers or family workers, domestic workers in households and persons involved in labor-management trade disputes. Employment reported by place of work. Items may not add to total due to independent rounding. The "Total, All Industries" data is not directly comparable to the employment data found in this Appendix C.

Source: State of California, Employment Development Department, March 2022 Benchmark.

The following table summarizes the labor force, employment and unemployment figures for the years 2018 through 2022 for Beaumont, the County, the State and the nation as a whole.

**CITY OF BEAUMONT,
COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA AND UNITED STATES
Average Annual Civilian Labor Force, Employment and Unemployment**

<i>Year and Area</i>	<i>Labor Force</i>	<i>Employment⁽¹⁾</i>	<i>Unemployment⁽²⁾</i>	<i>Unemployment Rate (%)⁽³⁾</i>
2018				
Beaumont	22,700	21,900	800	3.3%
Riverside County	1,090,100	1,041,700	48,400	4.4
State of California	19,289,500	18,468,100	821,400	4.3
United States ⁽⁴⁾	162,075,000	155,761,000	6,314,000	3.9
2019				
Beaumont	23,700	23,000	800	3.2%
Riverside County	1,108,100	1,061,500	46,600	4.2
State of California	19,409,400	18,612,600	796,800	4.1
United States ⁽⁴⁾	163,539,000	157,538,000	6,001,000	3.7
2020				
Beaumont	23,900	21,800	2,100	8.8%
Riverside County	1,121,100	1,008,000	113,000	10.1
State of California	18,931,100	16,996,700	1,934,500	10.2
United States ⁽⁴⁾	160,742,000	147,795,000	12,947,000	8.1
2021				
Beaumont	24,300	22,700	1,500	6.3%
Riverside County	1,133,000	1,050,000	83,000	7.3
State of California	18,923,200	17,541,900	1,381,200	7.3
United States	161,204,000	152,581,000	8,623,000	5.3
2022				
Beaumont	24,700	23,900	800	3.4%
Riverside County	1,152,100	1,104,100	48,000	4.2
State of California	19,252,000	18,440,900	811,100	4.2
	164,287,000	158,291,000	5,996,000	3.6

(1) Includes persons involved in labor-management trade disputes.

(2) Includes all persons without jobs who are actively seeking work.

(3) The unemployment rate is computed from unrounded data; therefore, it may differ from rates computed from rounded figures in this table.

(4) Not strictly comparable with data for prior years.

Source: California Employment Development Department, March 2021 Benchmark, California Employment Development Department, March 2022 Benchmark, and U.S. Department of Labor, Bureau of Labor Statistics.

Personal Income

Personal Income is the income that is received by all persons from all sources. It is calculated as the sum of wage and salary disbursements, supplements to wages and salaries, proprietors' income with inventory valuation and capital consumption adjustments, rental income of persons with capital consumption adjustment, personal dividend income, personal interest income, and personal current transfer receipts, less contributions for government social insurance.

The personal income of an area is the income that is received by, or on behalf of, all the individuals who live in the area; therefore, the estimates of personal income are presented by the place of residence of the income recipients.

Total personal income in Riverside County increased by 90.2% between 2008 and 2022. The following tables summarize personal income for Riverside County for 2008 through 2022.

PERSONAL INCOME
Riverside County
2008-2022
(Dollars in Thousands)

<i>Year</i>	<i>Riverside County</i>	<i>Annual Percent Change</i>
2008	\$66,862,826	1.9%
2009	65,663,326	(1.8)
2010	68,084,905	3.7
2011	72,170,010	6.0
2012	74,093,810	2.7
2013	76,470,084	3.2
2014	80,268,670	5.0
2015	85,386,347	6.4
2016	89,644,299	5.0
2017	93,156,635	3.9
2018	97,619,217	4.8
2019	102,037,774	4.5
2020	114,090,413	11.8
2021	125,820,553	10.3
2022	127,195,983	1.1

Source: U.S. Department of Commerce, Bureau of Economic Analysis.

The following table summarizes per capita personal income for Riverside County, California and the United States for 2012-2022. This measure of income is calculated as the personal income of the residents of the area divided by the resident population of the area.

PER CAPITA PERSONAL INCOME
2011 through 2021
Riverside County, State of California and United States

<i>Year</i>	<i>Riverside County</i>	<i>State of California</i>	<i>United States</i>
2012	\$32,774	\$48,154	\$44,548
2013	33,450	48,549	44,798
2014	34,670	51,332	46,887
2015	36,418	54,632	48,725
2016	37,693	56,667	49,613
2017	38,605	58,942	51,550
2018	39,955	61,663	53,786
2019	41,385	64,513	56,250
2020	45,834	70,192	59,765
2021	51,180	76,614	64,143
2022	51,415	77,036	65,470

Note: Per capita personal income was computed using Census Bureau midyear population estimates. Estimates for 2012-2022 reflect county population estimates available as of March 2022.

Source: U.S. Department of Commerce, Bureau of Economic Analysis.

Taxable Sales

The table below presents taxable sales for the years 2018 through 2022 for the City.

TAXABLE SALES
City of Beaumont
2018-2022
(Dollars in Thousands)

<i>Year</i>	<i>Permits</i>	<i>Taxable Transactions</i>
2018	1,382	\$ 455,472
2019	1,441	475,414
2020	1,543	616,039
2021	1,336	1,229,150
2022	1,475	2,484,152

Source: "Taxable Sales in California (Sales & Use Tax)" - California State Board of Equalization for 2018-2022; Taxable Sales in California, California Department of Tax and Fee Administration for 2018-2022.

The table below presents taxable sales for the years 2018 through 2022 for the County.

TAXABLE SALES
County of Riverside
2018-2022
(Dollars in Thousands)

<i>Year</i>	<i>Permits</i>	<i>Taxable Sales</i>
2018	61,433	\$38,919,498
2019	64,063	40,626,998
2020	69,284	42,313,474
2021	64,335	55,535,196
2022	66,738	61,908,344

Source: Taxable Sales in California, California Department of Tax and Fee Administration for 2018-2022

APPENDIX D

SUMMARY OF CERTAIN PROVISIONS OF THE BOND INDENTURE

APPENDIX E

FORM OF DISTRICT CONTINUING DISCLOSURE CERTIFICATE

APPENDIX F

BOOK-ENTRY ONLY SYSTEM

The information in this section concerning DTC and DTC's book-entry only system has been obtained from sources that the District believes to be reliable, but the District takes no responsibility for the completeness or accuracy thereof. The following description of the procedures and record keeping with respect to beneficial ownership interests in the Bonds, payment of principal, premium, if any, accreted value and interest on the Bonds to DTC Participants or Beneficial Owners, confirmation and transfers of beneficial ownership interests in the Bonds and other related transactions by and between DTC, the DTC Participants and the Beneficial Owners is based solely on information provided by DTC to the District which the District believes to be reliable, but the District and the Underwriter do not and cannot make any independent representations concerning these matters and do not take responsibility for the accuracy or completeness thereof. Neither the DTC, Direct Participants, Indirect Participants nor the Beneficial Owners should rely on the foregoing information with respect to such matters, but should instead confirm the same with DTC or the DTC Participants, as the case may be.

The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond will be issued for each annual maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited through the facilities of DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of "AA+." The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive Bonds representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as prepayments, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being prepaid, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Trustee, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Bond Owner shall give notice to elect to have its Bonds purchased or tendered, through its Participant, to the Trustee, and shall effect delivery of such Bonds by causing the Direct Participant to transfer the Participant's interest in the Bonds, on DTC's records, to the Trustee. The requirement for physical delivery of Bonds in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Bonds are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Bonds to the Trustee's DTC account.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the District or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, physical certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry only transfers through DTC (or a successor securities depository). In that event, Bonds will be printed and delivered to DTC.

THE PAYING AGENT, AS LONG AS A BOOK-ENTRY ONLY SYSTEM IS USED FOR THE BONDS, WILL SEND ANY NOTICE OF REDEMPTION OR OTHER NOTICES TO OWNERS ONLY TO DTC. ANY FAILURE OF DTC TO ADVISE ANY DTC PARTICIPANT, OR OF ANY DTC PARTICIPANT TO NOTIFY ANY BENEFICIAL OWNER, OF ANY NOTICE AND ITS CONTENT OR EFFECT WILL NOT AFFECT THE VALIDITY OF SUFFICIENCY OF THE PROCEEDINGS RELATING TO THE REDEMPTION OF THE BONDS CALLED FOR REDEMPTION OR OF ANY OTHER ACTION PREMISED ON SUCH NOTICE.

APPENDIX G
SECURITIES AND EXCHANGE COMMISSION ORDER

APPENDIX H
APPRAISAL REPORT

BOND INDENTURE

Between

**CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)**

and

**ZIONS BANCORPORATION, NATIONAL ASSOCIATION,
as Trustee**

Relating to

**\$ _____
CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
2024 SPECIAL TAX BONDS**

Dated as of January 1, 2024

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BOND INDENTURE

THIS BOND INDENTURE dated as of January 1, 2024, by and between CITY OF BEAUMONT COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON) (the “District”) and ZIONS BANCORPORATION, NATIONAL ASSOCIATION, as trustee (the “Trustee”), governs the terms of the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) 2024 Special Tax Bonds and any Parity Bonds issued in accordance herewith from time to time.

RECITALS :

A. The City Council of the City of Beaumont, located in the County of Riverside, California (the “City Council”), has undertaken proceedings and declared the necessity to issue bonds on behalf of the District pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California (the “Act”).

B. Based upon Resolution Nos. 2021-28, 2021-29 and 2021-30 adopted by the City Council on June 1, 2021 and Resolution No. 2023-__ adopted by the City Council on December 19, 2023 and an election held on June 1, 2021, authorizing the levy of a special tax and the issuance of bonds, the District is authorized to issue bonds in one or more series pursuant to the Act, in an aggregate principal amount not to exceed \$19,500,000.

C. The District intends to finance various Project Costs (as defined herein) through the issuance of bonds in an aggregate principal amount of \$_____ designated as the “City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) 2024 Special Tax Bonds” (the “Bonds”); and

D. The District has determined that all requirements of the Act for the issuance of the Bonds have been satisfied.

NOW, THEREFORE, in order to establish the terms and conditions upon and subject to which the Bonds are to be issued, and in consideration of the premises and of the mutual covenants contained herein and of the purchase and acceptance of the Bonds by the Owners thereof, and for other valuable consideration, the receipt of which is hereby acknowledged, the District does hereby covenant and agree, for the benefit of the Owners of the Bonds and any Parity Bonds (as defined herein) which may be issued hereunder from time to time, as follows:

ARTICLE I

DEFINITIONS

Section 1.1. Definitions. Unless the context otherwise requires, the following terms shall have the following meanings:

Account. The term “Account” means any account created pursuant to this Indenture.

Acquisition and Construction Fund. The term “Acquisition and Construction Fund” means the fund by that name established pursuant to Section 3.1 hereof.

Acquisition Agreement. The term “Acquisition Agreement” means that certain Acquisition Agreement by and among the City, the District and SDC Fairway Canyon, LLC, a Delaware limited liability company, together with any amendments thereto.

Act. The term “Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Section 53311 *et seq.* of the California Government Code.

Administrative Expense Account. The term “Administrative Expense Account” means the account by that name created and established in the Special Tax Fund pursuant to Section 3.1 hereof.

Administrative Expenses. The term “Administrative Expenses” means the administrative costs with respect to the calculation and collection of the Special Taxes, including all attorneys’ fees, expenses and other costs related thereto (including those of the Trustee’s counsel), the fees and expenses of the Trustee, any fees and related costs for credit enhancement for the Bonds or any Parity Bonds which are not otherwise paid as Costs of Issuance, any costs related to the District’s compliance with state and federal laws requiring continuing disclosure of information concerning the Bonds and the District, and any other costs otherwise incurred by City staff on behalf of the District in order to carry out the purposes of the District as set forth in the Resolution of Formation and any obligation of the District hereunder.

Administrative Expenses Cap. The term “Administrative Expenses Cap” means \$30,000 per year.

Alternate Penalty Account. The term “Alternate Penalty Account” means the account by that name created and established in the Rebate Fund pursuant to Section 3.1 hereof.

Annual Debt Service. The term “Annual Debt Service” means the principal amount of any Outstanding Bonds or Parity Bonds payable in a Bond Year either at maturity or pursuant to a Sinking Fund Payment and any interest payable on any Outstanding Bonds or Parity Bonds in such Bond Year, if the Bonds and any Parity Bonds are retired as scheduled.

Authorized Investments. The term “Authorized Investments” means any of the following which at the time of investment are legal investments under the laws of the State for the moneys proposed to be invested therein:

- (1) For all purposes, including defeasance investments in refunding escrow accounts:
 - (a) cash; or
 - (b) obligations of, or obligations guaranteed as to principal and interest by, the U.S. or any agency or instrumentality thereof, when such obligations are backed by the full faith and credit of the U.S., including U.S. Treasury obligations, all direct or fully guaranteed obligations, Farmers Home Administration, General Services Administration, guaranteed Title XI financing, Government National Mortgage Association (GNMA) and State and Local Government Series; or
 - (c) obligations of government-sponsored agencies that are not backed by the full faith and credit of the U.S. Government: Federal Home Loan Mortgage Corporation (FHLMC) debt obligations, Farm Credit System (formerly: Federal Land Banks, Federal Intermediate Credit Banks and Banks for Cooperatives), Federal Home Loan Banks (FHL Banks), Federal National Mortgage Association (FNMA) debt obligations, Financing Corp. (FICO) debt obligations, Resolution Funding

Corp. (REFCORP) debt obligations and U.S. Agency for International Development (U.S.A.I.D.) guaranteed notes.

(2) For all purposes other than defeasance investments in refunding escrow accounts:

(a) obligations of any of the following federal agencies, which obligations represent the full faith and credit of the United States of America: Export-Import Bank, Rural Economic Community Development Administration, U.S. Maritime Administration, Small Business Administration, U.S. Department of Housing & Urban Development (PHAs), Federal Housing Administration and Federal Financing Bank;

(b) direct obligations of any of the following federal agencies, which obligations are not fully guaranteed by the full faith and credit of the United States of America: senior debt obligations issued by the Federal National Mortgage Association (FNMA) or Federal Home Loan Mortgage Corporation (FHLMC), obligations of the Resolution Funding Corporation (REFCORP) and senior debt obligations of the Federal Home Loan Bank System;

(c) U.S. dollar denominated deposit accounts, federal funds and bankers' acceptances with domestic commercial banks (including those of the Trustee and its affiliates) which have a rating on their short term certificates of deposit on the date of purchase of "A-1" or "A-1+" by S&P and "P-1" by Moody's and maturing no more than 360 days after the date of purchase (ratings on holding companies are not considered as the rating of the bank);

(d) commercial paper which is rated at the time of purchase in the single highest classification "A-1+" by S&P and "P-1" by Moody's and which matures not more than 270 days after the date of purchase;

(e) investments in a money market fund rated "AAm," "AAm-G" or better by S&P, including funds for which the Trustee or its affiliates provide investment advisory or other management services;

(f) pre-refunded municipal obligations defined as follows: any bonds or other obligations of any state of the United States of America, or any agency, instrumentality or local governmental unit of any such state, which are not callable at the option of the obligor prior to maturity or as to which irrevocable instructions have been given by the obligor to call on the date specified in the notice, and

(i) which are rated, based on irrevocable escrow account or fund (the "escrow"), in the highest rating category of S&P and Moody's or any successors thereto; or

(ii) (1) which are fully secured as to principal and interest and redemption premium, if any, by an escrow consisting only of cash or obligations described in paragraph (1)(b) above, which escrow may be applied only to the payment of such principal of and interest and redemption premium, if any, on such bonds or other obligations on the maturity date or dates thereof or the specified redemption date or dates pursuant to such irrevocable instructions, as appropriate; and (2) which escrow is sufficient, as verified by a nationally recognized independent certified public accountant, to pay principal of and interest and redemption premium, if any, on the bonds or other obligations described in this paragraph on the maturity date or dates specified in the irrevocable instructions referred to above, as appropriate;

(g) municipal obligations rated “Aaa/AAA” or general obligations of states with a rating of at least “Aa2/AA” or higher by both Moody’s and S&P;

(h) Investment Agreements (supported by appropriate opinions of counsel); and

(i) the Local Agency Investment Fund of the State, created pursuant to Section 16429.1 of the California Government Code, to the extent that the Trustee is authorized to register such investment in its name.

The value of the above investments shall be determined as follows:

(a) for the purpose of determining the amount in any fund, all Authorized Investments credited to such fund shall be valued at market value. The Trustee shall determine the market value based on accepted industry standards, including the Trustee’s internal systems, and from accepted industry providers. Accepted industry providers shall include, but are not limited to, pricing services provided by Financial Times Interactive Data Corporation, Bank of America Merrill Lynch or Salomon Smith Barney. Notwithstanding anything to the contrary herein, in making any valuation of investments hereunder, the Trustee may utilize computerized securities pricing services that may be available to it, including those available through its regular accounting system, and rely thereon;

(b) as to certificates of deposit and bankers acceptances: the face amount thereof, plus accrued interest thereon; and

(c) as to any investment not specified above: the value thereof established by prior agreement between the City and the Trustee.

Authorized Representative of the District. The term “Authorized Representative of the District” means the Mayor, City Manager, Administrative Services Director, Finance Director or Deputy City Clerk of the City, or any other officer or employee authorized by the City Council of the City or by an Authorized Representative of the District to undertake the action referenced in this Indenture as required to be undertaken by an Authorized Representative of the District.

Bond Counsel. The term “Bond Counsel” means Stradling Yocca Carlson & Rauth, a Professional Corporation, or another attorney at law or a firm of attorneys selected by the District of nationally recognized standing in matters pertaining to the tax-exempt nature of interest on bonds issued by states and their political subdivisions duly admitted to the practice of law before the highest court of any state of the United States of America or the District of Columbia.

Bond Register. The term “Bond Register” means the books which the Trustee shall keep or cause to be kept on which the registration and transfer of the Bonds and any Parity Bonds shall be recorded.

Bonds. The term “Bonds” means the District’s 2024 Special Tax Bonds issued on January __, 2024 in the aggregate principal amount of \$_____.

Bond Year. The term “Bond Year” means the twelve-month period commencing on September 2 of each year and ending on September 1 of the following year, except that the first Bond Year for the Bonds or an issue of Parity Bonds shall begin on the Delivery Date and end on the first September 1 which is not more than 12 months after the Delivery Date.

Business Day. The term “Business Day” means a day which is not a Saturday or Sunday or a day of the year on which banks or trust companies in New York, New York, Wilmington, Delaware, Los Angeles, California, or the city where the Principal Office of the Trustee is located, are not required or authorized by law, regulation or executive order, to close or to remain closed.

Certificate of an Authorized Representative. The term “Certificate of an Authorized Representative” means a written certificate or warrant request executed by an Authorized Representative of the District.

City. The term “City” means the City of Beaumont, County of Riverside, State of California.

City Council. The term “City Council” means the City Council of the City.

City Facilities Account. The term “City Facilities Account” means the account by that name created and established in the Acquisition and Construction Fund pursuant to Section 3.1 hereof.

Code. The term “Code” means the Internal Revenue Code of 1986, as amended, and any Regulations, rulings, judicial decisions, and notices, announcements, and other releases of the United States Treasury Department or Internal Revenue Service interpreting and construing it.

Continuing Disclosure Certificate. The term “Continuing Disclosure Certificate” means that certain Continuing Disclosure Certificate dated January __, 2024, as originally executed by the District and as it may be from time to time amended or supplemented in accordance with its terms.

Costs of Issuance. The term “Costs of Issuance” means the costs and expenses incurred in connection with the formation of the District and the issuance and sale of the Bonds or any Parity Bonds, including the acceptance and initial annual fees and expenses of the Trustee and its counsel, legal fees and expenses, costs of printing the Bonds and Parity Bonds and the preliminary and final official statements for the Bonds and Parity Bonds, fees of financial consultants, costs of the appraisal and all other related fees and expenses, including reimbursement to property owners within the District for design, engineering and legal costs, as set forth in a Certificate of an Authorized Representative of the District.

Costs of Issuance Account. The term “Costs of Issuance Account” means the account by that name created and established in the Acquisition and Construction Fund pursuant to Section 3.1 hereof.

Delivery Date. The term “Delivery Date” means, with respect to the Bonds and each issue of Parity Bonds, the date on which the bonds of such issue were issued and delivered to the initial purchasers thereof.

Depository. The term “Depository” means The Depository Trust Company, New York, New York, and its successors and assigns as securities depository for the Bonds, or any other securities depository acting as Depository under Article II hereof.

District. The term “District” means City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) established pursuant to the Act and Resolution No. 2021-28 adopted by the City Council of the City on June 1, 2021.

Event of Default. The term “Event of Default” means an event described in Section 8.1 hereof.

Fiscal Year. The term “Fiscal Year” means the period beginning on July 1 of each year and ending on the next following June 30.

Funds. The term “Funds” means any funds created pursuant to this Indenture.

Gross Taxes. The term “Gross Taxes” means the amount of all Special Taxes received by the District together with the proceeds collected from the sale of property pursuant to foreclosure for the delinquency of such Special Taxes remaining after the payment of all costs related to such foreclosure actions.

Indenture. The term “Indenture” means this Bond Indenture, together with any Supplemental Indenture approved pursuant to Article VI hereof.

Independent Financial Consultant. The term “Independent Financial Consultant” means a financial consultant or firm of such consultants generally recognized to be well qualified in the financial consulting field, appointed and paid by the District, who, or each of whom: (1) is in fact independent and not under the domination of the District or the City; (2) does not have any substantial interest, direct or indirect, in the District or the City; and (3) is not connected with the District or the City as a member, officer or employee of the District or the City, but who may be regularly retained to make annual or other reports to the District or the City.

Interest Account. The term “Interest Account” means the account by that name created and established in the Special Tax Fund pursuant to Section 3.1 hereof.

Interest Payment Date. The term “Interest Payment Date” means September 1, 2024 and each March 1 and September 1 thereafter; provided, however, that, if any such day is not a Business Day, interest up to the Interest Payment Date will be paid on the Business Day next succeeding such date.

Investment Agreement. The term “Investment Agreement” means one or more agreements for the investment of funds of the District complying with the criteria therefor as set forth in subsection (2)(h) of the definition of Authorized Investments herein.

Maximum Annual Debt Service. The term “Maximum Annual Debt Service” means the maximum sum obtained for any Bond Year prior to the final maturity of the Bonds and any Parity Bonds by adding the following for each Bond Year: (1) the principal amount of all Outstanding Bonds and Parity Bonds payable in such Bond Year either at maturity or pursuant to a Sinking Fund Payment; and (2) the interest payable on the aggregate principal amount of all Bonds and Parity Bonds Outstanding in such Bond Year if the Bonds and Parity Bonds are retired as scheduled.

Moody’s. The term “Moody’s” means Moody’s Investors Service, Inc., its successors and assigns.

Net Taxes. The term “Net Taxes” means Gross Taxes minus amounts set aside to pay Administrative Expenses.

Nominee. The term “Nominee” means the nominee of the Depository, which may be the Depository, as determined from time to time pursuant to Section 2.16 hereof.

Ordinance. The term “Ordinance” means Ordinance No. 1133 adopted by the City Council on June 15, 2021 providing for the levying of the Special Tax.

Outstanding. The terms “Outstanding” or “Outstanding Bonds and Parity Bonds” means all Bonds and Parity Bonds theretofore issued by the District, except: (i) Bonds and Parity Bonds theretofore cancelled or surrendered for cancellation in accordance with Section 10.1 hereof; (ii) Bonds and Parity Bonds for payment or redemption of which monies shall have been theretofore deposited in trust (whether upon or prior to the maturity or the redemption date of such Bonds or Parity Bonds), provided that, if such Bonds or Parity Bonds are to be redeemed prior to the maturity thereof, notice of such redemption shall have been given as provided in this Indenture or any applicable Supplemental Indenture for Parity Bonds; and (iii) Bonds and Parity Bonds which have been surrendered to the Trustee for transfer or exchange pursuant to Section 2.9 hereof or for which a replacement has been issued pursuant to Section 2.10 hereof.

Owner. The term “Owner” means the person or persons in whose name or names any Bond or Parity Bond is registered.

Parity Bonds. The term “Parity Bonds” means all bonds, notes or other similar evidences of indebtedness hereafter issued, payable out of the Net Taxes and which, as provided in this Indenture or any Supplemental Indenture, rank on a parity with the Bonds.

Participants. The term “Participants” means those broker-dealers, banks and other financial institutions from time to time for which the Depository holds Bonds or Parity Bonds as securities depository.

Person. The term “Person” means natural persons, firms, corporations, partnerships, associations, trusts, public bodies and other entities.

Prepayments. The term “Prepayments” means any amounts paid by the District to the Trustee and designated by the District as a prepayment of Special Taxes for one or more parcels in the District made in accordance with the RMA.

Principal Account. The term “Principal Account” means the account by that name created and established in the Special Tax Fund pursuant to Section 3.1 hereof.

Principal Office of the Trustee. The term “Principal Office of the Trustee” means the office of the Trustee located in Costa Mesa, California, or such other office or offices as the Trustee may designate from time to time by notice to the Owners and the District, or the designated office of any successor Trustee (or such other address as such successor Trustee may designate from time to time by notice to the Owners and the District), where it principally conducts and administers its corporate trust business under indentures pursuant to which municipal or governmental obligations are issued.

Project. The term “Project” means those public facilities described in the Acquisition Agreement which are to be acquired or constructed within and outside of the District, including all engineering, planning and design services and other incidental expenses related to such facilities and other facilities, if any, authorized by the qualified electors within the District from time to time.

Project Costs. The term “Project Costs” means the amounts necessary to finance the Project, to create and replenish any necessary reserve funds, to pay the initial and annual costs associated with the Bonds or any Parity Bonds, including, but not limited to, remarketing, credit enhancement, Trustee and other fees and expenses relating to the issuance of the Bonds or any Parity Bonds and the formation of the District, and to pay any other “incidental expenses” of the District, as such term is defined in the Act.

Rating Agency. The term “Rating Agency” means Moody’s or S&P, or both, as the context requires.

Rebate Account. The term “Rebate Account” means the account by that name created and established in the Rebate Fund pursuant to Section 3.1 hereof.

Rebate Fund. The term “Rebate Fund” means the fund by that name established pursuant to Section 3.1 hereof in which there are established the Accounts described in Section 3.1 hereof.

Rebate Regulations. The term “Rebate Regulations” means any final, temporary or proposed Regulations promulgated under Section 148(f) of the Code.

Record Date. The term “Record Date” means the fifteenth day of the month preceding an Interest Payment Date, regardless of whether such day is a Business Day.

Redemption Account. The term “Redemption Account” means the account by that name created and established in the Special Tax Fund pursuant to Section 3.1 hereof.

Regulations. The term “Regulations” means the regulations adopted or proposed by the Department of Treasury from time to time with respect to obligations issued pursuant to Section 103 of the Code.

Representation Letter. The term “Representation Letter” means the Blanket Letter of Representations from the District to the Depository as described in Section 2.13 hereof.

Reserve Account. The term “Reserve Account” means the account by that name created and established in the Special Tax Fund pursuant to Section 3.1 hereof.

Reserve Policy means a letter of credit, insurance policy, surety bond or other such funding instrument issued by a municipal bond insurance company rated least “Aa3” or higher by Moody’s or “AA-” or higher by S&P, delivered to the Trustee for the purpose of providing all or a portion of the 2024 Bonds Reserve Requirement for the Bonds or all or a portion of the Reserve Requirement for a series of Parity Bonds.

Reserve Requirement. The term “Reserve Requirement” means, with respect to the Bonds, the 2024 Bonds Reserve Requirement, and with respect to a series of Parity Bonds, that amount as shall be set forth in the Supplemental Indenture executed and delivered in connection with such series of Parity Bonds.

Resolution of Formation. The term “Resolution of Formation” means Resolution No. 2021-28 adopted by the City Council on June 1, 2021 pursuant to which the City Council established the District.

RMA. The term “RMA” means the Rate and Method of Apportionment of City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) approved by the qualified electors of the District at the June 1, 2021 election.

Sinking Fund Payment. The term “Sinking Fund Payment” means the annual payment to be deposited in the Redemption Account to redeem a portion of the Term Bonds in accordance with the schedules set forth in Section 4.1(b) hereof and any annual sinking fund payment schedule to retire any Parity Bonds which are designated as Term Bonds.

Six-Month Period. The term “Six-Month Period” means the period of time beginning on the Delivery Date of each issue of Bonds or Parity Bonds, as applicable, and ending six consecutive months thereafter, and each six-month period thereafter until the latest maturity date of the Bonds and the Parity Bonds (and any obligations that refund an issue of the Bonds or Parity Bonds).

Special Tax Administrator. The term “Special Tax Administrator” means the individual or entity appointed by the City to administer the calculation and collection of the Special Taxes.

Special Tax Fund. The term “Special Tax Fund” means the fund by that name created and established pursuant to Section 3.1 hereof.

Special Taxes. The term “Special Taxes” means the Special Tax for Facilities (as defined in the RMA) authorized to be levied by the District on property within the District in accordance with the Ordinance, the Resolution of Formation, the Act and the voter approval obtained at the June 1, 2021 election in the District, including any scheduled payments and any Prepayments thereof, the net proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes to the amount of said lien and penalties and interest thereon; provided that any delinquent Special Tax sold to an independent third-party or to the City for 100% of the delinquent amount shall no longer be pledged hereunder to the payment of the Bonds or Parity Bonds.

S&P. The term “S&P” means S&P Global Ratings, a Standard & Poor’s Financial Services LLC business, its successors and assigns.

State. The term “State” means the State of California.

Subaccount. The term “Subaccount” means any subaccount created pursuant to this Indenture.

Supplemental Indenture. The term “Supplemental Indenture” means any supplemental indenture amending or supplementing this Indenture.

Surplus Fund. The term “Surplus Fund” means the fund by that name created and established pursuant to Section 3.1 hereof.

Tax Certificate. The term “Tax Certificate” means the certificate by that name to be executed by the District on a Delivery Date to establish certain facts and expectations and which contains certain covenants relevant to compliance with the Code.

Tax-Exempt. The term “Tax-Exempt” means, with reference to an Authorized Investment, an Authorized Investment the interest earnings on which are excludable from gross income for

federal income tax purposes pursuant to Section 103(a) of the Code, other than one described in Section 57(a)(5)(C) of the Code.

Taxable Property. The term “Taxable Property” has the meaning ascribed to it in the RMA.

Term Bonds. The term “Term Bonds” means the Bonds maturing on September 1, 20__, September 1, 20__, and September 1, 20__, and any term maturities of an issue of Parity Bonds as specified in a Supplemental Indenture.

Treasurer. The term “Treasurer” means the Treasurer-Tax Collector of the County of Riverside, or his or her written designee.

Trustee. The term “Trustee” means Zions Bancorporation, National Association, a national banking association duly organized and existing under the laws of the United States, at its designated corporate trust office in Costa Mesa, California, and its successors or assigns, or any other bank or trust company which may at any time be substituted in its place as provided in Sections 7.2 or 7.3, and any successor thereto.

2024 Bonds Reserve Subaccount. The term “2024 Bonds Reserve Subaccount” means the Subaccount by that name created and established in the Reserve Account pursuant to Section 3.1 hereof.

2024 Bonds Reserve Requirement. The term “2024 Bonds Reserve Requirement” means that amount as of any date of calculation equal to the lesser of: (i) 10% of the initial principal amount of the Bonds; (ii) Maximum Annual Debt Service on the then Outstanding Bonds; (iii) 125% of average Annual Debt Service on the then Outstanding Bonds; provided, however, that the 2024 Bonds Reserve Requirement shall not exceed \$_____.

Underwriter. The term “Underwriter” means, with respect to the Bonds, Stifel Nicolaus & Company, Incorporated and with respect to each issue of Parity Bonds, the institution or institutions, if any, with whom the District enters into a purchase contract for the sale of such issue.

ARTICLE II

GENERAL AUTHORIZATION AND BOND TERMS

Section 2.1. Amount, Issuance, Purpose and Nature of Bonds and Parity Bonds. Under and pursuant to the Act, the Bonds in the aggregate principal amount of \$_____, together with any Parity Bonds authorized by the City Council in accordance with Section 9.2 hereof, shall be issued for the purposes of financing and/or refinancing the Project, paying Costs of Issuance and funding the applicable Subaccount of the Reserve Account with respect to the Bonds or a series of Parity Bonds; provided that the aggregate principal amount of the Bonds and any Parity Bonds shall not exceed the total indebtedness presently authorized or subsequently authorized by the qualified electors within the District in accordance with the Act. The Bonds and any Parity Bonds shall be and are limited obligations of the District and shall be payable as to the principal thereof and interest thereon and any premiums upon the redemption thereof solely from the Net Taxes and the other amounts in the Special Tax Fund (other than amounts in the Administrative Expense Account of the Special Tax Fund and provided that amounts in the 2024 Bonds Reserve Subaccount shall only secure and be available to pay the principal of, redemption premium, if any, and interest on the

Bonds, and amounts in the Subaccount of the Reserve Account established for a series of Parity Bonds shall secure only and be available to pay the principal of, redemption premium, if any, and interest on, only such series of Parity Bonds).

Section 2.2. Type and Nature of Bonds and Parity Bonds. Neither the faith and credit nor the taxing power of the City, the State of California, or any political subdivision thereof other than the District is pledged to the payment of the Bonds or any Parity Bonds. Except for the Net Taxes, no other taxes are pledged to the payment of the Bonds or any Parity Bonds. The Bonds and any Parity Bonds are not general or special obligations of the City nor general obligations of the District, but are limited obligations of the District payable solely from certain amounts deposited by the District in the Special Tax Fund (exclusive of the Administrative Expense Account), as more fully described herein. The District's limited obligation to pay the principal of, premium, if any, and interest on the Bonds and any Parity Bonds from amounts in the Special Tax Fund (exclusive of the Administrative Expense Account) is absolute and unconditional, free of deductions and without any abatement, offset, recoupment, diminution or set-off whatsoever. No Owner of the Bonds or any Parity Bonds may compel the exercise of the taxing power by the District (except as pertains to the Special Taxes) or the City or the forfeiture of any of their property. The principal of and interest on the Bonds and any Parity Bonds and premiums upon the redemption thereof, if any, are not a debt of the City, the State of California or any of its political subdivisions within the meaning of any constitutional or statutory limitation or restriction. The Bonds and any Parity Bonds are not a legal or equitable pledge, charge, lien, or encumbrance upon any of the District's property, or upon any of its income, receipts or revenues, except the Net Taxes and other amounts in the Special Tax Fund (exclusive of the Administrative Expense Account) which are, under the terms of this Indenture and the Act, set aside for the payment of the Bonds, any Parity Bonds and interest thereon, and neither the members of the legislative body of the District or the members of the City Council nor any persons executing the Bonds or any Parity Bonds are liable personally on the Bonds or any Parity Bonds, by reason of their issuance.

Notwithstanding anything to the contrary contained in this Indenture, the District shall not be required to advance any money derived from any source of income other than the Net Taxes for the payment of the interest on or the principal of the Bonds or any Parity Bonds, or for the performance of any covenants contained herein. The District may, however, advance funds for any such purpose, provided that such funds are derived from a source legally available for such purpose.

Section 2.3. Equality of Bonds and Parity Bonds and Pledge of Net Taxes. Pursuant to the Act and this Indenture, the Bonds and any Parity Bonds shall be equally payable from and secured by a first pledge of and lien on the Net Taxes and other amounts in the Special Tax Fund (exclusive of the Administrative Expense Account), without priority for number, date of the Bonds or Parity Bonds, date of sale, date of execution, or date of delivery, and the payment of the interest on and principal of the Bonds and any Parity Bonds and any premiums upon the redemption thereof, shall be exclusively paid from the Net Taxes and other amounts in the Special Tax Fund (exclusive of the Administrative Expense Account) which are hereby set aside for the payment of the Bonds and any Parity Bonds; provided that any delinquent Special Tax sold to an independent third-party or to the City for 100% of the delinquent amount shall no longer be pledged hereunder to the payment of the Bonds or Parity Bonds. Amounts in the Special Tax Fund (other than the Administrative Expense Account therein) shall constitute a trust fund held for the benefit of the Owners to be applied to the payment of the interest on and principal of the Bonds and any Parity Bonds and, so long as any of the Bonds and any Parity Bonds or interest thereon remain Outstanding, shall not be used for any other purpose, except as permitted by this Indenture or any Supplemental Indenture.

Notwithstanding any provision contained in this Indenture to the contrary, Net Taxes deposited in the Rebate Fund and the Surplus Fund shall no longer be considered to be pledged to the Bonds or any Parity Bonds, and none of the Rebate Fund, the Surplus Fund, the Acquisition and Construction Fund or the Administrative Expense Account of the Special Tax Fund shall be construed as a trust fund held for the benefit of the Owners.

Notwithstanding anything to the contrary contained in this Indenture, amounts in the 2024 Bonds Reserve Subaccount shall only secure and be available to pay the principal of, redemption premium, if any, and interest on the Bonds, and amounts in the Subaccount of the Reserve Account established for a series of Parity Bonds shall secure only and be available to pay the principal of, redemption premium, if any, and interest on, such series of Parity Bonds.

Nothing in this Indenture or any Supplemental Indenture shall preclude: (i) subject to the limitations contained hereunder, the redemption prior to maturity of any Bonds or Parity Bonds subject to call and redemption and payment of said Bonds or Parity Bonds from proceeds of refunding bonds issued under the Act as the same now exists or as hereafter amended, or under any other law of the State of California; or (ii) the issuance, subject to the limitations contained herein, of Parity Bonds which shall be payable from Net Taxes.

Section 2.4. Description of Bonds; Interest Rates. The Bonds and any Parity Bonds shall be issued in fully registered form in denominations of \$5,000 or any integral multiple thereof. The Bonds and any Parity Bonds of each issue shall be numbered as desired by the Trustee.

The Bonds shall be designated “City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) 2024 Special Tax Bonds.” The Bonds shall be dated as of their Delivery Date and shall mature and be payable on September 1 in the years and in the aggregate principal amounts and shall be subject to and shall bear interest at the rates set forth in the table below payable on September 1, 2024 and each Interest Payment Date thereafter:

<i>Maturity Date</i>	<i>Principal</i>	<i>Interest</i>
<i>September 1</i>	<i>Amount</i>	<i>Rate</i>
	\$	%

*Term Bond

Interest shall be payable on each Bond and Parity Bond from the date established in accordance with Section 2.5 below on each Interest Payment Date thereafter until the principal sum of such Bond or Parity Bond has been paid; provided, however, that if at the maturity date of any Bond or Parity Bond (or if the same is redeemable and shall be duly called for redemption, then at the date fixed for redemption) funds are available for the payment or redemption thereof in full, in accordance with the terms of this Indenture, such Bonds and Parity Bonds shall then cease to bear interest. Interest due on the Bonds and Parity Bonds shall be calculated on the basis of a 360-day year comprised of twelve 30-day months.

Section 2.5. Place and Form of Payment. The Bonds and Parity Bonds shall be payable both as to principal and interest, and as to any premiums upon the redemption thereof, in lawful money of the United States of America. The principal of the Bonds and Parity Bonds and any premiums due upon the redemption thereof shall be payable upon presentation and surrender thereof at the Principal Office of the Trustee, or at the designated office of any successor Trustee. If the Nominee of the Bonds or Parity Bonds is registered to Cede & Co., payment of principal and any premiums shall be made without presentment. Interest on any Bond or Parity Bond shall be payable from the Interest Payment Date next preceding the date of authentication of such Bond or Parity Bond, unless: (i) such date of authentication is an Interest Payment Date, in which event interest shall be payable from such date of authentication; (ii) the date of authentication is after a Record Date but prior to the immediately succeeding Interest Payment Date, in which event interest shall be payable from the Interest Payment Date immediately succeeding the date of authentication; or (iii) the date of authentication is prior to the close of business on the first Record Date occurring after the issuance of such Bond or Parity Bond, in which event interest shall be payable from the dated date of such Bond or Parity Bond, as applicable; provided, however, that if at the time of authentication of such Bond or Parity Bond, interest is in default, interest on such Bond or Parity Bond shall be payable from the last Interest Payment Date to which the interest has been paid or made available for payment or, if no interest has been paid or made available for payment on such Bond or Parity Bond, interest on such Bond or Parity Bond shall be payable from its dated date. Interest on any Bond or Parity Bond shall be paid to the person whose name shall appear in the Bond Register as the Owner of such Bond or Parity Bond as of the close of business on the Record Date. Such interest shall be paid by check of the Trustee mailed by first class mail, postage prepaid, to such Owner at his or her address as it appears on the Bond Register. In addition, upon a request in writing received by the Trustee on or before the applicable Record Date from an Owner of \$1,000,000 or more in principal amount of the Bonds or of any issue of Parity Bonds, payment shall be made on the Interest Payment Date by wire transfer in immediately available funds to an account within the United States of America designated by such Owner.

Section 2.6. Form of Bonds and Parity Bonds. The definitive Bonds may be printed from steel engraved or lithographic plates or may be typewritten. The Bonds and the certificate of authentication shall be substantially in the form attached hereto as Exhibit A, which form is hereby approved and adopted as the form of such Bonds and of the certificate of authentication. Each issue of Parity Bonds and the certificate of authentication therefor shall be in the form provided in the Supplemental Indenture for such issue of Parity Bonds.

Until definitive Bonds or Parity Bonds, as applicable, shall be prepared, the District may cause to be executed and delivered in lieu of such definitive Bonds or Parity Bonds temporary bonds in typed, printed, lithographed or engraved form and in fully registered form, subject to the same provisions, limitations and conditions as are applicable in the case of definitive Bonds or Parity Bonds, except that they may be in any denominations authorized by the District. Until exchanged for

definitive Bonds or Parity Bonds, as applicable, any temporary bond shall be entitled and subject to the same benefits and provisions of this Indenture as definitive Bonds and Parity Bonds. If the District issues temporary Bonds or Parity Bonds, it shall execute and furnish definitive Bonds or Parity Bonds, as applicable, without unnecessary delay and thereupon any temporary Bond or Parity Bond may be surrendered to the Trustee at the Principal Office of the Trustee, without expense to the Owner and at the sole expense of the District, in exchange for a definitive Bond or Parity Bond of the same issue, maturity, interest rate and principal amount in any authorized denomination. All temporary Bonds or Parity Bonds so surrendered shall be cancelled by the Trustee and shall not be reissued.

Section 2.7. Execution and Authentication. The Bonds and Parity Bonds shall be signed on behalf of the District by the manual or facsimile signature of the Mayor of the City and countersigned by the manual or facsimile signature of the City Clerk or Deputy City Clerk of the City, in their capacity as officers of the District, and the seal of the City or the District (or a facsimile thereof) may be impressed, imprinted, engraved or otherwise reproduced thereon, and attested by the signature of the City Clerk or Deputy City Clerk of the City. In case any one or more of the officers who shall have signed or sealed any of the Bonds or Parity Bonds shall cease to be such officer before the Bonds or Parity Bonds so signed and sealed have been authenticated and delivered by the Trustee (including new Bonds or Parity Bonds delivered pursuant to the provisions hereof with reference to the transfer and exchange of Bonds or Parity Bonds or lost, stolen, destroyed or mutilated Bonds or Parity Bonds), such Bonds and Parity Bonds shall nevertheless be valid and may be authenticated and delivered as herein provided, and may be issued as if the person who signed or sealed such Bonds or Parity Bonds had not ceased to hold such office.

Only the Bonds as shall bear thereon such certificate of authentication in the form set forth in Exhibit A attached hereto shall be entitled to any right or benefit under this Indenture, and no Bond shall be valid or obligatory for any purpose until such certificate of authentication shall have been duly executed by the Trustee.

Section 2.8. Bond Register. The Trustee will keep or cause to be kept, at its office, sufficient books for the registration and transfer of the Bonds and any Parity Bonds which shall upon reasonable prior notice be open to inspection by the District during all regular business hours, and, subject to the limitations set forth in Section 2.9 below, upon presentation for such purpose, the Trustee shall, under such reasonable regulations as it may prescribe, register or transfer or cause to be transferred on said Bond Register, Bonds and any Parity Bonds as herein provided.

The District and the Trustee may treat the Owner of any Bond or Parity Bond whose name appears on the Bond Register as the absolute Owner of that Bond or Parity Bond for any and all purposes and the District and the Trustee shall not be affected by any notice to the contrary. The District and the Trustee may rely on the address of the Owner as it appears in the Bond Register for any and all purposes. It shall be the duty of the Owner to give prompt written notice to the Trustee of any change in the Owner's address so that the Bond Register may be revised accordingly.

Section 2.9. Registration of Exchange or Transfer. Subject to the limitations set forth in the following paragraph, the registration of any Bond or Parity Bond may, in accordance with its terms, be transferred upon the Bond Register by the person in whose name it is registered, in person or by his or her duly authorized attorney, upon surrender of such Bond or Parity Bond for cancellation at the office of the Trustee, accompanied by delivery of written instrument of transfer in

a form acceptable to the Trustee and duly executed by the Owner or his or her duly authorized attorney.

Bonds or Parity Bonds may be exchanged at the office of the Trustee for a like aggregate principal amount of Bonds or Parity Bonds for other authorized denominations of the same maturity and issue. The Trustee shall not collect from the Owner any charge for any new Bond or Parity Bond issued upon any exchange or transfer, but shall require the Owner requesting such exchange or transfer to pay any tax or other governmental charge required to be paid with respect to such exchange or transfer. Whenever any Bonds or Parity Bonds shall be surrendered for registration of transfer or exchange, the District shall execute and the Trustee shall authenticate and deliver a new Bond or Bonds or a new Parity Bond or Parity Bonds, as applicable, of the same issue and maturity, for a like aggregate principal amount; provided that the Trustee shall not be required to register transfers or make exchanges of: (i) Bonds or Parity Bonds for a period of 15 days next preceding any selection of the Bonds or Parity Bonds to be redeemed; or (ii) any Bonds or Parity Bonds chosen for redemption.

The Trustee shall have no obligation or duty to monitor, determine or inquire as to compliance with any restrictions on transfer or exchange imposed under this Indenture or under applicable law with respect to any transfer of any interest in any Bond or Parity Bond other than to require delivery of such certificates and other documentation or evidence as are expressly required by, and to do so if and when expressly required by the terms of, this Indenture, and to examine the same to determine substantial compliance as to form with the express requirements hereof.

Section 2.10. Mutilated, Lost, Destroyed or Stolen Bonds or Parity Bonds. If any Bond or Parity Bond shall become mutilated, the District shall execute, and the Trustee shall authenticate and deliver, a new Bond or Parity Bond of like tenor, date, issue and maturity in exchange and substitution for the Bond or Parity Bond so mutilated, but only upon surrender to the Trustee of the Bond or Parity Bond so mutilated. Every mutilated Bond or Parity Bond so surrendered to the Trustee shall be cancelled by the Trustee pursuant to Section 10.1 hereof. If any Bond or Parity Bond shall be lost, destroyed or stolen, evidence of such loss, destruction or theft may be submitted to the Trustee and, if such evidence is satisfactory to the Trustee and, if any indemnity satisfactory to the Trustee shall be given, the District shall execute and the Trustee shall authenticate and deliver a new Bond or Parity Bond, as applicable, of like tenor, maturity and issue, numbered and dated as the Trustee shall determine in lieu of and in substitution for the Bond or Parity Bond so lost, destroyed or stolen. Any Bond or Parity Bond issued in lieu of any Bond or Parity Bond alleged to be mutilated, lost, destroyed or stolen shall be equally and proportionately entitled to the benefits hereof with all other Bonds and Parity Bonds issued hereunder. The Trustee shall not treat both the original Bond or Parity Bond and any replacement Bond or replacement Parity Bond as being Outstanding for the purpose of determining the principal amount of Bonds or Parity Bonds which may be executed, authenticated and delivered hereunder or for the purpose of determining any percentage of Bonds or Parity Bonds Outstanding hereunder, but both the original and replacement Bond or Parity Bond shall be treated as one and the same. Notwithstanding any other provision of this Section, in lieu of delivering a new Bond or Parity Bond which has been mutilated, lost, destroyed or stolen, and which has matured, the Trustee may make payment with respect to such Bonds or Parity Bonds.

Section 2.11. Validity of Bonds and Parity Bonds. The validity of the authorization and issuance of the Bonds and any Parity Bonds shall not be affected in any way by any defect in any proceedings taken by the District for the financing of the Project, or by the invalidity, in whole or in part, of any contracts made by the District in connection therewith, and shall not be dependent upon

the completion of the financing of the Project or upon the performance by any Person of his or her obligation with respect to the Project, and the recital contained in the Bonds or any Parity Bonds that the same are issued pursuant to the Act and other applicable laws of the State shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 2.12. Book-Entry System. The Bonds shall be initially delivered in the form of a separate single fully registered Bond (which may be typewritten) for each maturity of the Bonds. Upon initial delivery, the ownership of each such Bond shall be registered in the registration books kept by the Trustee in the name of the Nominee as nominee of the Depository. Except as provided in Section 2.14 hereof, all of the Outstanding Bonds shall be registered in the registration books kept by the Trustee in the name of the Nominee. At the election of the District, any Parity Bonds may also be issued as book-entry bonds registered in the name of the Nominee as provided herein, in which case the references in Sections 2.12 through 2.15 to “Bonds” shall be applicable to such Parity Bonds.

With respect to Bonds registered in the Bond Register kept by the Trustee in the name of the Nominee, the District and the Trustee shall have no responsibility or obligation to any such Participant or to any Person on behalf of which such a Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the District and the Trustee shall have no responsibility or obligation with respect to: (i) the accuracy of the records of the Depository, the Nominee, or any Participant with respect to any ownership interest in the Bonds; (ii) the delivery to any Participant or any other Person, other than an Owner as shown in the registration books kept by the Trustee, of any notice with respect to the Bonds, including any notice of redemption; (iii) the selection by the Depository and its Participants of the beneficial interests in the Bonds to be redeemed in the event that the Bonds are redeemed in part; or (iv) the payment to any Participant or any other Person, other than an Owner as shown in the registration books kept by the Trustee, of any amount with respect to principal of, premium, if any, or interest due with respect to the Bonds. The District and the Trustee may treat and consider the Person in whose name each Bond is registered in the registration books kept by the Trustee as the holder and absolute owner of such Bond for the purpose of payment of the principal of, premium, if any, and interest on such Bond, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfers with respect to such Bond and for all other purposes whatsoever. The Trustee shall pay all principal of, premium, if any, and interest due on the Bonds only to or upon the order of the respective Owner, as shown in the registration books kept by the Trustee, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to satisfy and discharge fully the District’s obligations with respect to payment of the principal, premium, if any, and interest due on the Bonds to the extent of the sum or sums so paid. No Person other than an Owner, as shown in the registration books kept by the Trustee, shall receive a Bond evidencing the obligation of the District to make payments of principal, premium, if any, and interest pursuant to this Indenture. Upon delivery by the Depository to the Trustee and the District of written notice to the effect that the Depository has determined to substitute a new nominee in place of the Nominee, and subject to the provisions herein with respect to Record Dates, the word Nominee in this Indenture shall refer to such new nominee of the Depository.

Section 2.13. Representation Letter. In order to qualify the Bonds and any Parity Bonds which the District elects to register in the name of the Nominee for the Depository’s book-entry system, an Authorized Representative of the District is hereby authorized to execute from time to time and deliver to such Depository the Representation Letter. The execution and delivery of the Representation Letter shall not in any way limit the provisions of Section 2.12 or in any other way

impose upon the District or the Trustee any obligation whatsoever with respect to persons having interests in the Bonds other than the Owners, as shown on the registration books kept by the Trustee. The District agrees to take all action necessary to continuously comply with all representations made by it in the Representation Letter. In addition to the execution and delivery of the Representation Letter, the Authorized Representatives of the District are hereby authorized to take any other actions, not inconsistent with this Indenture, to qualify the Bonds for the Depository's book-entry program.

Section 2.14. Transfers Outside Book-Entry System. In the event that: (i) the Depository determines not to continue to act as securities depository for the Bonds; or (ii) the District determines that the Depository shall no longer so act, then the District will discontinue the book-entry system with the Depository. If the District fails to identify another qualified securities depository to replace the Depository then the Bonds so designated shall no longer be restricted to being registered in the registration books kept by the Trustee in the name of the Nominee, but shall be registered in whatever name or names Persons transferring or exchanging Bonds shall designate, in accordance with the provisions of Section 2.9 hereof.

Section 2.15. Payments to the Nominee. Notwithstanding any other provisions of this Indenture to the contrary, so long as any Bond is registered in the name of the Nominee, all payments with respect to principal, premium, if any, and interest due with respect to such Bond and all notices with respect to such Bond shall be made and given, respectively, as provided in the Representation Letter or as otherwise instructed by the Depository.

Section 2.16. Initial Depository and Nominee. The initial Depository under this Indenture shall be The Depository Trust Company, New York, New York. The initial Nominee shall be Cede & Co., as Nominee of The Depository Trust Company, New York, New York.

Section 2.17. CUSIP Numbers. The District in issuing Bonds or Parity Bonds, as applicable, may use "CUSIP" numbers, and, if so, the Trustee shall use "CUSIP" numbers in notices of redemption as a convenience to Owners; provided that the Trustee shall have no liability for any defect in the "CUSIP" numbers as they appear on any Bond, Parity Bond, notice or elsewhere, and, provided further that any such notice may state that no representation is made as to the correctness of such numbers either as printed on the Bonds or Parity Bonds, as applicable, or as contained in any notice of a redemption and that reliance may be placed only on the other identification numbers printed on the Bonds or Parity Bonds, as applicable, and any such redemption shall not be affected by any defect in or omission of such numbers. The District will promptly notify the Trustee in writing of any change in the "CUSIP" numbers.

ARTICLE III

CREATION OF FUNDS AND APPLICATION OF PROCEEDS

Section 3.1. Creation of Funds; Application of Proceeds.

(a) There are hereby created and established and shall be maintained by the Trustee the following funds and accounts:

(1) The City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) Special Tax Fund (the "Special Tax Fund") (in which there shall be established and created

an Interest Account, a Principal Account, a Redemption Account, a Reserve Account (and within the Reserve Account, the 2024 Bonds Reserve Subaccount), and an Administrative Expense Account).

(2) The City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) Rebate Fund (the “Rebate Fund”) (in which there shall be established a Rebate Account and an Alternate Penalty Account).

(3) The City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) Acquisition and Construction Fund (the “Acquisition and Construction Fund”) (in which there shall be established a City Facilities Account and a Costs of Issuance Account).

(4) The City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) Surplus Fund (the “Surplus Fund”).

The amounts on deposit in the foregoing Funds, Accounts and Subaccounts shall be held by the Trustee. The Trustee shall invest and disburse the amounts in such Funds, Accounts and Subaccounts in accordance with the provisions of this Article III and shall disburse investment earnings thereon in accordance with the provisions of Section 3.10 hereof.

In connection with the issuance of any Parity Bonds as described in Section 9.2, the Trustee, at the written direction of an Authorized Representative of the District, may create new Funds, Accounts and Subaccounts, or may create additional Accounts and Subaccounts within any of the foregoing Funds and Accounts for the purpose of separately accounting for the proceeds of the Bonds and any Parity Bonds.

(b) The proceeds of the sale of the Bonds shall be received by the Trustee on behalf of the District and deposited and transferred as follows:

(1) \$_____ shall be transferred to the Costs of Issuance Account of the Acquisition and Construction Fund to pay the Costs of Issuance of the Bonds;

(2) \$_____ shall be transferred to the 2024 Bonds Reserve Subaccount of the Reserve Account to fund the 2024 Bonds Reserve Requirement;

(3) \$_____ shall be transferred to the City Facilities Account of the Acquisition and Construction Fund.

(c) The proceeds of Special Taxes collected by the District prior to the issuance of the Bonds and transferred to the Trustee shall be deposited and transferred as follows:

(1) \$_____ shall be transferred to the City Facilities Account of the Acquisition and Construction Fund;

(2) \$_____ shall be transferred to the Interest Account of the Special Tax Fund.

The Trustee may, in its discretion, establish temporary funds or accounts in its books and records to facilitate such transfers.

Section 3.2. Deposits to and Disbursements from Special Tax Fund.

(a) Except for Prepayments, which shall be deposited to the Redemption Account of the Special Tax Fund, the Trustee shall, on each date on which the Special Taxes are received from the District, deposit the Special Taxes in the Special Tax Fund to be held in trust for the Owners. The Trustee shall transfer the Special Taxes on deposit in the Special Tax Fund on the dates and in the amounts set forth in the following Sections, in the following order of priority, to:

- (1) the Administrative Expense Account of the Special Tax Fund up to the Administrative Expenses Cap;
- (2) the Interest Account of the Special Tax Fund;
- (3) the Principal Account of the Special Tax Fund;
- (4) the Redemption Account of the Special Tax Fund;
- (5) the Subaccounts of the Reserve Account of the Special Tax Fund, on a proportionate basis based on the outstanding principal amount of the Bonds and any Parity Bonds;
- (6) the Administrative Expense Account of the Special Tax Fund to the extent that Administrative Expenses exceed or are expected to exceed the Administrative Expense Cap;
- (7) the Rebate Fund; and
- (8) the Surplus Fund.

(b) At maturity of all of the Bonds and Parity Bonds and, after all principal and interest then due on the Bonds and Parity Bonds then Outstanding have been paid or provided for and any amounts owed to the Trustee have been paid in full, moneys in the Special Tax Fund and any accounts therein may be used by the District for any lawful purpose.

Section 3.3. Administrative Expense Account of the Special Tax Fund. The Trustee shall transfer from the Special Tax Fund and deposit in the Administrative Expense Account of the Special Tax Fund from time to time amounts necessary to make timely payment of Administrative Expenses as set forth in a Certificate of an Authorized Representative of the District; provided, however, that, except as set forth in the following sentence, the total amount transferred with respect to a Bond Year shall not exceed the Administrative Expenses Cap until such time as there has been deposited to the Interest Account and the Principal Account an amount, together with any amounts already on deposit therein, that is sufficient to pay the interest and principal on all Bonds and Parity Bonds due in such Bond Year and to restore the 2024 Bonds Reserve Subaccount to the 2024 Bonds Reserve Requirement and any other Subaccount of the Reserve Account to the applicable Reserve Requirement. Notwithstanding the foregoing, amounts in excess of the Administrative Expenses Cap may be transferred to the Administrative Expense Account to the extent necessary to collect delinquent Special Taxes. Subject to Section 3.10, moneys in the Administrative Expense Account of the Special Tax Fund may be invested in any Authorized Investments as directed in writing by an Authorized Representative of the District and shall be disbursed as directed in a Certificate of an Authorized Representative.

Section 3.4. Interest Account and Principal Account of the Special Tax Fund. The principal of and interest due on the Bonds and any Parity Bonds until maturity, other than principal due upon redemption, shall be paid by the Trustee from the Principal Account and the Interest Account of the Special Tax Fund, respectively.

For the purpose of assuring that the payment of principal of and interest on the Bonds and any Parity Bonds will be made when due, after making the transfer required by Section 3.3, at least one Business Day prior to each March 1 and September 1, the Trustee shall make the following transfers from the Special Tax Fund first to the Interest Account and then to the Principal Account; provided, however, that to the extent that deposits have been made in the Interest Account or the Principal Account from the proceeds of the sale of an issue of the Bonds or any Parity Bonds, or otherwise, the transfer from the Special Tax Fund need not be made; and provided, further, that, if amounts in the Special Tax Fund (exclusive of the Reserve Account and the Administrative Expense Account) are inadequate to make the foregoing transfers, then any deficiency shall be made up by transfers from the Subaccounts of the Reserve Account:

(a) To the Interest Account, an amount such that the balance in the Interest Account one Business Day prior to each Interest Payment Date shall be equal to the installment of interest due on the Bonds and any Parity Bonds on said Interest Payment Date and any installment of interest due on a previous Interest Payment Date which remains unpaid. Moneys in the Interest Account shall be used for the payment of interest on the Bonds and any Parity Bonds as the same become due.

(b) To the Principal Account, an amount such that the balance in the Principal Account one Business Day prior to September 1 of each year, commencing September 1, 2024, shall equal the principal payment due on the Bonds and any Parity Bonds maturing on such September 1 and any principal payment due on a previous September 1 which remains unpaid. Moneys in the Principal Account shall be used for the payment of the principal of such Bonds and any Parity Bonds as the same become due at maturity.

Section 3.5. Redemption Account of the Special Tax Fund.

(a) With respect to each September 1 on which a Sinking Fund Payment is due, after the deposits have been made to the Administrative Expense Account, the Interest Account and the Principal Account of the Special Tax Fund as required by Sections 3.3 and 3.4 hereof, the Trustee shall next transfer into the Redemption Account of the Special Tax Fund from the Special Tax Fund the amount needed to make the balance in the Redemption Account one Business Day prior to each September 1 on which a Sinking Fund Payment is due equal to the Sinking Fund Payment due on any Outstanding Bonds and Parity Bonds on such September 1; provided, however, that, if amounts in the Special Tax Fund are inadequate to make the foregoing transfers, then any deficiency with respect to the Bonds shall be made up by an immediate transfer from the 2024 Bonds Reserve Subaccount and any deficiency with respect to a series of Parity Bonds shall be made up by an immediate transfer from the Subaccount of the Reserve Account for such series of Parity Bonds, if funded, pursuant to Section 3.6 below. Moneys so deposited in the Redemption Account shall be used and applied by the Trustee to call and redeem Term Bonds in accordance with the Sinking Fund Payment schedules set forth in Section 4.1(b) hereof, and to redeem Parity Bonds in accordance with any Sinking Fund Payment schedule in the Supplemental Indenture for such Parity Bonds.

(b) After making the deposits to the Administrative Expense Account, the Interest Account and the Principal Account of the Special Tax Fund pursuant to Sections 3.3 and 3.4 above

and to the Redemption Account for Sinking Fund Payments then due pursuant to subparagraph (a) of this Section, and in accordance with the District's election to call Bonds for optional redemption as set forth in Section 4.1(a) hereof, or to call Parity Bonds for optional redemption as set forth in any Supplemental Indenture for Parity Bonds, the Trustee shall transfer from the Special Tax Fund and deposit in the Redemption Account moneys available for the purpose and sufficient to pay the principal and the premiums, if any, payable on the Bonds or Parity Bonds called for optional redemption; provided, however, that amounts in the Special Tax Fund (other than the Administrative Expense Account therein) may be applied to optionally redeem Bonds and Parity Bonds only if immediately following such redemption the amount in the 2024 Bonds Reserve Subaccount will equal the 2024 Bonds Reserve Requirement and the amount in each other Subaccount of the Reserve Account will equal the related Reserve Requirement.

(c) Prepayments deposited to the Redemption Account shall be applied on the redemption date established pursuant to Section 4.1(c) hereof to the payment of the principal of, premium, if any, and interest on the Bonds and Parity Bonds to be redeemed with such Prepayments.

(d) Moneys set aside in the Redemption Account shall be used solely for the purpose of redeeming Bonds and Parity Bonds and shall be applied on or after the redemption date to the payment of principal of and premium, if any, on the Bonds or Parity Bonds to be redeemed upon presentation and surrender of such Bonds or Parity Bonds, and, in the case of an optional redemption or an extraordinary redemption from Prepayments, to pay the interest thereon; provided, however, that in lieu or partially in lieu of such call and redemption, moneys deposited in the Redemption Account may be used to purchase Outstanding Bonds or Parity Bonds in the manner hereinafter provided. Purchases of Outstanding Bonds or Parity Bonds may be made by the District at public or private sale as and when and at such prices as the District may in its discretion determine but only at prices (including brokerage or other expenses) not more than par plus accrued interest, plus, in the case of moneys set aside for an optional redemption or an extraordinary redemption, the premium applicable at the next following call date according to the premium schedule established pursuant to Section 4.1(a) or 4.1(c) hereof, as applicable, or in the case of Parity Bonds the premium established in any Supplemental Indenture. Any accrued interest payable upon the purchase of Bonds or Parity Bonds may be paid from the amount reserved in the Interest Account of the Special Tax Fund for the payment of interest on the next following Interest Payment Date.

Section 3.6. Reserve Account of the Special Tax Fund. There shall be maintained in the 2024 Bonds Reserve Subaccount an amount equal to the 2024 Bonds Reserve Requirement and in each other Subaccount of the Reserve Account established for a series of Parity Bonds, an amount equal to the Reserve Requirement for such series of Parity Bonds. The 2024 Reserve Requirement and the Reserve Requirement established for a series of Parity Bonds may be satisfied in whole or in part by cash, a Reserve Policy, or a combination thereof. The amounts in a Subaccount of the Reserve Account shall be applied as follows:

(a) Moneys in the 2024 Bonds Reserve Subaccount shall be used solely for the purpose of paying the principal of, including Sinking Fund Payments, and interest on the Bonds when due in the event that the moneys in the Interest Account and the Principal Account of the Special Tax Fund are insufficient therefor or moneys in the Redemption Account of the Special Tax Fund are insufficient to make a Sinking Fund Payment when due and for the purpose of making any required transfer to the Rebate Fund with respect to the Bonds pursuant to Section 3.7 hereof upon written direction from the District. Moneys in any other Subaccount of the Reserve Account established for a series of Parity Bonds shall be used solely for the purpose of paying the principal of, including

Sinking Fund Payments, and interest on such series of Parity Bonds when due in the event that the moneys in the Interest Account and the Principal Account of the Special Tax Fund are insufficient therefor or moneys in the Redemption Account of the Special Tax Fund are insufficient to make a Sinking Fund Payment when due and for the purpose of making any required transfer to the Rebate Fund with respect to such series of Parity Bonds pursuant to Section 3.7 hereof upon written direction from the District.

If the amounts in the Interest Account, the Principal Account or the Redemption Account of the Special Tax Fund are insufficient to pay the principal of, including Sinking Fund Payments, or interest on any Bonds or Parity Bonds when due, or amounts in the Special Tax Fund are insufficient to make transfers to the Rebate Fund when required, the Trustee shall withdraw from the applicable Subaccount of the Reserve Account, first from the cash on deposit therein, and second from a draw on the Reserve Policy, if any, for deposit in the Interest Account, the Principal Account or the Redemption Account of the Special Tax Fund or the Rebate Fund, as applicable, moneys necessary for such purposes.

(b) Whenever moneys are withdrawn from a Subaccount of the Reserve Account, after making the required transfers referred to in Sections 3.3, 3.4 and 3.5 above, the Trustee shall transfer to each Subaccount of the Reserve Account from available moneys in the Special Tax Fund, or from any other legally available funds which the District elects to apply to such purpose, on a proportionate basis based on the outstanding principal amount of the Bonds and any Parity Bonds, the amount needed to restore the amount of each Subaccount of the Reserve Account to, with respect to the Bonds, the 2024 Bonds Reserve Requirement and, with respect to each series of Parity Bonds, the applicable Reserve Requirement for such series, by first, repaying any amounts due under each Reserve Policy, and second, to fund each Subaccount of the Reserve Account to, with respect to the Bonds, the 2024 Bonds Reserve Requirement and, with respect to each series of Parity Bonds, the applicable Reserve Requirement for such series. Moneys in the Special Tax Fund shall be deemed available for transfer to the Subaccounts of the Reserve Account only if the District certifies to the Trustee that such amounts will not be needed to make the deposits required to be made to the Administrative Expense Account, the Interest Account, the Principal Account or the Redemption Account of the Special Tax Fund on or before the next September 1. If amounts in the Special Tax Fund together with any other amounts transferred to replenish the Subaccounts of the Reserve Account are inadequate to restore the Subaccounts of the Reserve Account to, with respect to the Bonds, the 2024 Bonds Reserve Requirement and, with respect to each series of Parity Bonds, the applicable Reserve Requirement for such series, including any amounts necessary to pay costs related to each Reserve Policy, if any, then the District shall include the amount necessary to restore the Subaccounts of the Reserve Account to, with respect to the Bonds, the 2024 Bonds Reserve Requirement and, with respect to each series of Parity Bonds, the applicable Reserve Requirement for such series, in the next annual Special Tax levy to the extent of the maximum permitted Special Tax rates.

(c) In connection with a redemption of Bonds pursuant to Section 4.1(a) or 4.1(c), or a partial defeasance of Bonds in accordance with Section 9.1 hereof, amounts in the 2024 Bonds Reserve Subaccount may be applied to such redemption or partial defeasance so long as the amount on deposit in the 2024 Bonds Reserve Subaccount following such redemption or partial defeasance equals the 2024 Bonds Reserve Requirement. The District shall set forth in a Certificate of an Authorized Representative the amount in the 2024 Bonds Reserve Subaccount to be transferred to the Redemption Account on a redemption date or to be transferred pursuant to this Indenture to partially

defeasance Bonds, and the Trustee shall make such transfer on the applicable redemption or defeasance date, subject to the limitation in the preceding sentence.

In connection with a redemption of a series of Parity Bonds in accordance with any Supplemental Indenture, or a partial defeasance of such series of Parity Bonds in accordance with Section 9.1 hereof, amounts in the related Subaccount of the Reserve Account may be applied to such redemption or partial defeasance so long as the amount on deposit in such Subaccount of the Reserve Account following such redemption or partial defeasance equals the Reserve Requirement for such series of Parity Bonds. The District shall set forth in a Certificate of an Authorized Representative the amount in the Subaccount of the Reserve Account to be transferred to the Redemption Account on a redemption date or to be transferred pursuant to this Indenture to partially defeasance such Parity Bonds, and the Trustee shall make such transfer on the applicable redemption or defeasance date, subject to the limitation in the preceding sentence.

(d) To the extent that the 2024 Bonds Reserve Subaccount is at the 2024 Bonds Reserve Requirement as of the first day of the final Bond Year for the Bonds, amounts in the 2024 Bonds Reserve Subaccount may be applied to pay the principal of and interest due on the Bonds in the final Bond Year for the Bonds. Moneys in the 2024 Bonds Reserve Subaccount in excess of the 2024 Bonds Reserve Requirement not transferred in accordance with the preceding provisions of this Section shall be withdrawn from the 2024 Bonds Reserve Subaccount on the Business Day before each March 1 and September 1 and shall be transferred to the Acquisition and Construction Fund or an Account therein, as directed by a Certificate of an Authorized Representative, until all amounts have been disbursed from the Acquisition and Construction Fund (or such fund is closed) and thereafter to the Interest Account of the Special Tax Fund.

(e) To the extent that the Subaccount of the Reserve Account for a series of Parity Bonds is at the Reserve Requirement for such series as of the first day of the final Bond Year for such series of Parity Bonds, amounts in such Subaccount of the Reserve Account may be applied to pay the principal of and interest due on such series of Parity Bonds in the final Bond Year for such issue. Moneys in the Subaccount of the Reserve Account for a series of Parity Bonds in excess of the Reserve Requirement for such series not transferred in accordance with the preceding provisions of this Section shall be withdrawn from such Subaccount of the Reserve Account on the Business Day before each March 1 and September 1 and shall be transferred to the Acquisition and Construction Fund or an Account therein, as directed by a Certificate of an Authorized Representative, until all amounts have been disbursed from the Acquisition and Construction Fund (or such fund is closed) and thereafter to the Interest Account of the Special Tax Fund.

Section 3.7. Rebate Fund.

(a) The Trustee shall establish and maintain a fund separate from any other fund established and maintained hereunder designated as the Rebate Fund and shall establish a separate Rebate Account and Alternate Penalty Account therein. All money at any time deposited in the Rebate Account or the Alternate Penalty Account of the Rebate Fund shall be held by the Trustee in trust, for payment to the United States Treasury. A separate subaccount of the Rebate Account and the Alternate Penalty Account shall be established for the Bonds and each issue of Parity Bonds the interest on which is excluded from gross income for federal income tax purposes. All amounts on deposit in the Rebate Fund with respect to the Bonds or an issue of Parity Bonds shall be governed by this Section 3.7 and the Tax Certificate for such issue, unless the District obtains an opinion of Bond Counsel that the exclusion from gross income for federal income tax purposes of interest

payments on the Bonds and Parity Bonds will not be adversely affected if such requirements are not satisfied.

(1) Rebate Account. The following requirements shall be satisfied with respect to each subaccount of the Rebate Account:

(i) Annual Computation. Within 55 days of the end of each Bond Year, the District shall calculate or cause to be calculated the amount of rebatable arbitrage for the Bonds and each issue of Parity Bonds to which this Section 3.7 is applicable, in accordance with Section 148(f)(2) of the Code and Section 1.148-3 of the Rebate Regulations (taking into account any applicable exceptions with respect to the computation of the rebatable arbitrage described in the Tax Certificate for each issue (e.g., the temporary investments exceptions of Section 148(f)(4)(B) and (C) of the Code), and taking into account whether the election pursuant to Section 148(f)(4)(C)(vii) of the Code (the “1½% Penalty”) has been made), for this purpose treating the last day of the applicable Bond Year as a computation date, within the meaning of Section 1.148-1(b) of the Rebate Regulations (the “Rebatable Arbitrage”). The District shall obtain expert advice as to the amount of the Rebatable Arbitrage to comply with this Section.

(ii) Annual Transfer. Within 55 days of the end of each Bond Year for which Rebatable Arbitrage must be calculated as required by the Tax Certificate for each issue, upon the written direction of an Authorized Representative of the District, an amount shall be deposited to each subaccount of the Rebate Account by the Trustee from any funds so designated by the District if and to the extent required, so that the balance in the Rebate Account shall equal the amount of Rebatable Arbitrage so calculated by or on behalf of the District in accordance with clause (i) of this subsection (a)(1) with respect to the Bonds and each issue of Parity Bonds to which this Section 3.7 is applicable. In the event that immediately following any transfer required by the previous sentence, or the date on which the District determines that no transfer is required for such Bond Year, the amount then on deposit to the credit of the applicable subaccount of the Rebate Account exceeds the amount required to be on deposit therein, upon written instructions from an Authorized Representative of the District, the Trustee shall withdraw the excess from the appropriate subaccount of the Rebate Account and then credit the excess to the Special Tax Fund.

(iii) Payment to the Treasury. The Trustee shall pay, as directed in writing by an Authorized Representative of the District, to the United States Treasury, out of amounts in each subaccount of the Rebate Account:

(X) not later than 60 days after the end of: (A) the fifth Bond Year for the Bonds and each issue of Parity Bonds to which this Section 3.7 is applicable; and (B) each applicable fifth Bond Year thereafter, an amount equal to at least 90% of the Rebatable Arbitrage calculated as of the end of such Bond Year for the Bonds and each issue of Parity Bonds, as applicable; and

(Y) not later than 60 days after the payment or redemption of all of the Bonds or an issue of Parity Bonds, as applicable, an amount equal to 100% of the Rebatable Arbitrage calculated as of the end of such applicable Bond Year, and any income attributable to the Rebatable Arbitrage, computed in accordance with Section 148(f) of the Code.

In the event that, prior to the time of any payment required to be made from the Rebate Account, the amount in the Rebate Account is not sufficient to make such payment when such

payment is due, the District shall calculate or cause to be calculated the amount of such deficiency and deposit an amount received from any legally available source equal to such deficiency prior to the time such payment is due. Each payment required to be made pursuant to this subsection (a)(1) shall be made to the Internal Revenue Service Center, Ogden, Utah 84201 on or before the date on which such payment is due, and shall be accompanied by Internal Revenue Service Form 8038-T, or shall be made in such other manner as provided under the Code.

(2) Alternate Penalty Account.

(i) Six-Month Computation. If the 1½% Penalty has been elected for the Bonds or an issue of Parity Bonds, within 85 days of each particular Six-Month Period, the District shall determine or cause to be determined whether the 1½% Penalty is payable (and the amount of such penalty) as of the close of the applicable Six-Month Period. The District shall obtain expert advice in making such determinations.

(ii) Six-Month Transfer. Within 85 days of the close of each Six-Month Period, the Trustee, at the written direction of an Authorized Representative of the District, shall deposit an amount in the appropriate subaccounts of the Alternate Penalty Account from any source of funds held by the Trustee pursuant to this Indenture and designated by the District in such written directions or provided to it by the District, if and to the extent required, so that the balance in each subaccount of the Alternate Penalty Account equals the amount of 1½% Penalty due and payable to the United States Treasury determined as provided in subsection (a)(2)(i) above. In the event that immediately following any transfer provided for in the previous sentence, or the date on which the District determines that no transfer is required for such Bond Year, the amount then on deposit in a subaccount of the Alternate Penalty Account exceeds the amount required to be on deposit therein to make the payments required by subsection (iii) below, the Trustee, at the written direction of an Authorized Representative of the District, may withdraw the excess from the applicable subaccount of the Alternate Penalty Account and credit the excess to the Special Tax Fund.

(iii) Payment to the Treasury. The Trustee shall pay, as directed in writing by an Authorized Representative of the District, to the United States Treasury, out of amounts in a subaccount of the Alternate Penalty Account, not later than 90 days after the close of each Six-Month Period the 1½% Penalty, if applicable and payable, computed with respect to the Bonds and any issue of Parity Bonds in accordance with Section 148(f)(4) of the Code. In the event that, prior to the time of any payment required to be made from a subaccount of the Alternate Penalty Account, the amount in such subaccount is not sufficient to make such payment when such payment is due, the District shall calculate the amount of such deficiency and direct the Trustee, in writing, to deposit an amount equal to such deficiency into such subaccount of the Alternate Penalty Account from any funds held by the Trustee pursuant to this Indenture and designated by the District in such written directions prior to the time such payment is due. Each payment required to be made pursuant to this subsection (a)(2) shall be made to the Internal Revenue Service, Ogden, Utah 84201 on or before the date on which such payment is due, and shall be accompanied by Internal Revenue Service Form 8038-T or shall be made in such other manner as provided under the Code.

(b) Disposition of Unexpended Funds. Any funds remaining in the Accounts of the Rebate Fund with respect to the Bonds or an issue of Parity Bonds after redemption and payment of such issue and after making the payments described in subsections (a)(1)(iii) or (a)(2)(iii) (whichever is applicable), may be withdrawn by the Trustee at the written direction of the District and utilized in any manner by the District.

(c) Survival of Defeasance and Final Payment. Notwithstanding anything in this Section or this Indenture to the contrary, the obligation to comply with the requirements of this Section shall survive the defeasance and final payment of the Bonds and any Parity Bonds with respect to which an Account has been created in the Rebate Fund.

(d) Amendment Without Consent of Owners. This Section 3.7 may be deleted or amended in any manner without the consent of the Owners, provided that prior to such event there is delivered to the District an opinion of Bond Counsel to the effect that such deletion or amendment will not adversely affect the exclusion from gross income for federal income tax purposes of interest on the Bonds and any issue of Parity Bonds issued on a tax-exempt basis.

(e) Trustee. The Trustee shall have no responsibility to monitor or calculate any amounts payable to the U.S. Treasury pursuant to this Section and shall be deemed constructively to have complied with its obligations hereunder if it follows the written instructions of the District given pursuant to this Section. The Trustee shall not be responsible for calculating rebate amounts or for the adequacy or correctness of any rebate report. The Trustee shall be deemed conclusively to have complied with the provisions of this Indenture and any other agreement relating to the Bonds or Parity Bonds regarding calculation and payment of rebate if it follows the directions of the District, and it shall have no independent duty to review or enforce the District's compliance with such rebate requirements. The Trustee may rely conclusively upon and shall be fully protected from all liability in relying upon the District's opinions, calculations, determinations, directions, and certifications required by this Section. Except to the extent expressly herein provided, the Trustee shall in no instance be responsible or liable for the tax treatment of the Bonds or the Parity Bonds, the District's compliance with the Code, or any other tax consequences in connection with the Bonds or the Parity Bonds.

Section 3.8. Surplus Fund. After making the transfers required by Sections 3.3, 3.4, 3.5, 3.6 and 3.7 hereof, as soon as practicable after each September 1, the Trustee shall transfer all remaining amounts in the Special Tax Fund to the Surplus Fund, unless on or prior to such date, it has received a Certificate of an Authorized Representative directing that certain amounts be retained in the Special Tax Fund because the District has included such amounts as being available in the Special Tax Fund in calculating the amount of the levy of Special Taxes for such Fiscal Year pursuant to Section 5.2(b) hereof. Moneys deposited in the Surplus Fund will be transferred by the Trustee pursuant to a Certificate of an Authorized Representative: (i) to the Interest Account, the Principal Account or the Redemption Account of the Special Tax Fund to pay the principal of, including Sinking Fund Payments, premium, if any, and interest on the Bonds and any Parity Bonds when due in the event that moneys in the Special Tax Fund and the Subaccounts of the Reserve Account of the Special Tax Fund are insufficient therefor; (ii) to each Subaccount of the Reserve Account, on a proportionate basis based on the outstanding principal amount of the Bonds and any Parity Bonds, to replenish the 2024 Bonds Reserve Subaccount to the 2024 Bonds Reserve Requirement, and to each other Subaccount of the Reserve Account to the applicable Reserve Requirement; (iii) to the Administrative Expense Account of the Special Tax Fund to pay Administrative Expenses to the extent that the amounts on deposit in the Administrative Expense Account of the Special Tax Fund are insufficient to pay Administrative Expenses; (iv) to the Acquisition and Construction Fund to pay Project Costs; or (v) after all Project Costs have been paid, to the District, for any other lawful purpose of the District.

The amounts in the Surplus Fund are not pledged to the repayment of the Bonds or the Parity Bonds and may be used by the District for any lawful purpose. In the event that the District

reasonably expects to use any portion of the moneys in the Surplus Fund to pay debt service on any Outstanding Bonds or Parity Bonds, the District shall notify the Trustee in a Certificate of an Authorized Representative and the Trustee shall segregate such amount into a separate subaccount and the moneys on deposit in such subaccount of the Surplus Fund shall, subject to Section 3.10, be invested at the written direction of the District in Authorized Investments the interest on which is excludable from gross income under Section 103 of the Code (other than bonds the interest on which is a tax preference item for purposes of computing the alternative minimum tax of individuals under the Code) or in Authorized Investments at a yield not in excess of the yield on the issue of Bonds or Parity Bonds to which such amounts are to be applied, unless, in the opinion of Bond Counsel, investment at a higher yield will not adversely affect the exclusion from gross income for federal income tax purposes of interest on the Bonds or any Parity Bonds which were issued on a tax-exempt basis for federal income tax purposes. Such amounts shall be disbursed as directed by an Authorized Representative of the District.

Section 3.9. Acquisition and Construction Fund.

(a) The moneys in the Costs of Issuance Account shall be disbursed by the Trustee pursuant to a Certificate of an Authorized Representative, and any balance remaining therein after 180 days shall be transferred by the Trustee to the City Facilities Account within the Acquisition and Construction Fund as directed in writing by an Authorized Representative of the District. Following such transfer to the Acquisition and Construction Fund, the Costs of Issuance Account shall be closed.

(b) The moneys in the Acquisition and Construction Fund and the Accounts therein (other than the Costs of Issuance Account) shall be applied exclusively to pay the Project Costs. Amounts for Project Costs shall be disbursed by the Trustee from the Acquisition and Construction Fund or the Accounts therein (other than the Costs of Issuance Account), as specified in a Requisition for Disbursement of Project Costs, substantially in the form of Exhibit B-1 attached hereto. A properly executed Requisition for Disbursement of Project Costs must be submitted in connection with each requested disbursement and the Trustee may rely thereon without investigating the accuracy thereof. Amounts in an Account of the Acquisition and Construction Fund may be transferred to another Account or Accounts therein pursuant to a Certificate of an Authorized Representative of the District. For purposes of complying with the requirements of this Section, the Trustee may conclusively rely and shall be protected in acting or refraining from acting upon the requisition signed by the authorized officer of the District. The Trustee shall not be bound to make an investigation into the facts or matters stated in any Requisition of the District. The Trustee shall not be responsible for determining whether the funds on hand in the Acquisition and Construction Fund are sufficient to complete the Project. The Trustee shall not be responsible to collect lien waivers.

(c) Upon receipt of a Certificate of an Authorized Representative of the District stating that all or a specified portion of the amount remaining in the Acquisition and Construction Fund or the Accounts therein (other than the Costs of Issuance Account) is no longer needed to pay Project Costs, the Trustee shall: (i) transfer all or such specified portion, as applicable, of the moneys remaining on deposit in the Acquisition and Construction Fund or the Accounts therein (other than the Costs of Issuance Account) to the Interest Account, the Principal Account or Redemption Account of the Special Tax Fund, to the Costs of Issuance Account or to the Surplus Fund, as directed in such certificate, provided that in connection with any direction to transfer amounts to the Surplus Fund there shall have been delivered to the Trustee with such certificate an opinion of Bond

Counsel to the effect that such transfer to the Surplus Fund will not adversely affect the exclusion from gross income for federal income tax purposes of interest on the Bonds or any Parity Bonds which were issued on a tax-exempt basis for federal income tax purposes; and (ii) thereafter, close the Acquisition and Construction Fund.

Section 3.10. Investments. Moneys held in any of the Funds, Accounts and Subaccounts under this Indenture shall be invested at the written direction (which may include a facsimile transmission) of the District upon at least two (2) Business Days' notice in accordance with the limitations set forth below and to the extent permitted by law only in Authorized Investments (such direction to specify the particular Authorized Investment to be made) which shall be deemed at all times to be a part of such Funds, Accounts and Subaccounts. Any loss resulting from such Authorized Investments shall be credited or charged to the Fund, Account or Subaccount from which such investment was made, and any investment earnings on a Fund, Account or Subaccount shall be applied as follows: (i) investment earnings on all amounts deposited in the Acquisition and Construction Fund (including the Accounts therein), the Special Tax Fund, the Surplus Fund and the Rebate Fund and each Account therein (other than the Subaccounts of the Reserve Account of the Special Tax Fund) shall be deposited in those respective Funds, Accounts and Subaccounts; and (ii) investment earnings on all amounts deposited in the Subaccounts of the Reserve Account shall be deposited therein to be applied as set forth in Section 3.6. Moneys in the Funds, Accounts and Subaccounts held under this Indenture may be invested by the Trustee as directed in writing (which may include a facsimile transmission) by the District, from time to time, in Authorized Investments (such direction to specify the particular Authorized Investment to be made) subject to the following restrictions (provided that the Trustee is not required to verify compliance with such restrictions and may rely on the District's written instructions as evidence of such compliance):

(a) Moneys in the Acquisition and Construction Fund and the Accounts therein shall be invested in Authorized Investments which will by their terms mature, or in the case of an Investment Agreement are available without penalty, as close as practicable to the date the District estimates the moneys represented by the particular investment will be needed for withdrawal from the Acquisition and Construction Fund or the Accounts therein. Notwithstanding anything herein to the contrary, amounts in the Acquisition and Construction Fund or the Accounts therein three years after the Delivery Date for the Bonds and the proceeds of each issue of Parity Bonds issued on a tax-exempt basis which are remaining on deposit in the Acquisition and Construction Fund on the date which is three years following the date of issuance of such issue of Parity Bonds shall be invested by the District only in Authorized Investments the interest on which is excluded from gross income under Section 103 of the Code (other than bonds the interest on which is a tax preference item for purposes of computing the alternative minimum tax of individuals under the Code) or in Authorized Investments at a yield not in excess of the yield on the issue of Bonds or Parity Bonds from which such proceeds were derived, unless in the opinion of Bond Counsel such restriction is not necessary to prevent interest on the Bonds or any Parity Bonds which were issued on a tax-exempt basis for federal income tax purposes from being included in gross income for federal income tax purposes.

(b) Moneys in the Interest Account, the Principal Account, and the Redemption Account of the Special Tax Fund shall be invested only in Authorized Investments which will by their terms mature, or in the case of an Investment Agreement are available for withdrawal without penalty, on such dates so as to ensure the payment of principal of, premium, if any, and interest on the Bonds and any Parity Bonds as the same become due.

(c) Moneys in the 2024 Bonds Reserve Subaccount may be invested only in Authorized Investments (other than the Authorized Investment described in clause (2)(i) of the definition thereof) which, taken together, have a weighted average maturity not in excess of five years; provided that such amounts may be invested in an Investment Agreement to the later of the final maturity of the Bonds so long as such amounts may be withdrawn at any time, without penalty, for application in accordance with Section 3.6 hereof; and provided that no such Authorized Investment of amounts in the 2024 Bonds Reserve Subaccount shall mature later than the final maturity date of the Bonds.

Moneys in a Subaccount of the Reserve Account established for a series of Parity Bonds may be invested only in Authorized Investments (other than the Authorized Investment described in clause (2)(i) of the definition thereof) which, taken together, have a weighted average maturity not in excess of five years; provided that such amounts may be invested in an Investment Agreement to the later of the final maturity of such series of Parity Bonds so long as such amounts may be withdrawn at any time, without penalty, for application in accordance with Section 3.6 hereof; and provided that no such Authorized Investment of amounts in such Subaccount of the Reserve Account shall mature later than the respective final maturity date of such Parity Bonds.

(d) Moneys in the Rebate Fund shall be invested only in Authorized Investments of the type described in clause (1) of the definition thereof which by their terms will mature, as nearly as practicable, on the dates such amounts are needed to be paid to the United States Government pursuant to Section 3.7 hereof or in Authorized Investments of the type described in clause (2)(e) of the definition thereof.

(e) In the absence of written investment directions from the District, the Trustee shall hold all funds hereunder uninvested as cash.

The Trustee shall sell, or present for redemption, any Authorized Investment whenever it may be necessary to do so in order to provide moneys to meet any payment or transfer to such funds and accounts or from such funds and accounts. Notwithstanding anything herein to the contrary, the Trustee shall not be responsible or liable for any loss, fee, tax or other charge from investments, reinvestments, liquidations, sales or transfers undertaken in accordance with the provisions of this Indenture. In the event of a loss on the sale of such investments (after giving effect to any interest or other income thereon except to the extent theretofore paid to the District), the Trustee shall have no responsibility or liability in respect of such loss except that the Trustee shall notify the District of the amount of such loss and the District shall promptly pay such amount to the Trustee to be credited as part of the moneys originally invested.

The Trustee may act as principal or agent in the making or disposing of any investment and shall be entitled to its customary fee for making such investment. The Trustee may sell at the best market price obtainable, or present for redemption, any Authorized Investment so purchased whenever it shall be necessary to provide moneys to meet any required payment, transfer, withdrawal or disbursement from the fund or account to which such Authorized Investment is credited, and, subject to the provisions of Section 7.4, the Trustee shall not be liable or responsible for any loss resulting from such investment. For investment purposes, the Trustee may commingle the funds and accounts established hereunder, but shall account for each separately. The Trustee is hereby authorized, in making or disposing of any investment permitted by this Section, to deal with itself (in its individual capacity) or which any one or more of its affiliates, whether it or such affiliate is acting as an agent of the Trustee or for any third person or dealing as principal for its own account. The

parties acknowledge that the Trustee is not providing investment supervision, recommendations, or advice.

The District acknowledges that, to the extent that regulations of the Comptroller of the Currency or other applicable regulatory entity grant the District the right to receive brokerage confirmations of security transactions as they occur, the District specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the District periodic cash transaction statements which include detail for all investment transactions made by the Trustee hereunder.

ARTICLE IV

REDEMPTION OF BONDS AND PARITY BONDS

Section 4.1. Redemption of Bonds.

(a) Optional Redemption. The Bonds may be redeemed at the option of the District from any source of funds on any Interest Payment Date on or after September 1, 20__, in whole or in part, from such maturities as are selected by the District and by lot within a maturity, at the following redemption prices, expressed as a percentage of the principal amount to be redeemed, together with accrued interest to the date of redemption:

Redemption Date

Redemption Price

%

In the event that the District elects to redeem Bonds as provided above, the District shall give written notice to the Trustee of its election to so redeem, the redemption date and the principal amount of the Bonds of each maturity to be redeemed. The notice to the Trustee shall be given at least 30 but no more than 60 days prior to the redemption date, or by such later date as is acceptable to the Trustee.

(b) Mandatory Sinking Fund Redemption. The Bonds maturing on September 1, 20__ (the “20__ Term Bonds”) shall be called before maturity and redeemed, from the Sinking Fund Payments that have been deposited into the Redemption Account established hereunder, on September 1, 20__, and on each September 1 thereafter prior to maturity, in accordance with the schedule of Sinking Fund Payments set forth below. The 20__ Term Bonds so called for redemption shall be selected by the Trustee by lot and shall be redeemed at a redemption price for each redeemed 20__ Term Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

Term Bonds Maturing September 1, 20__

Sinking Fund Redemption Date
(September 1)

Sinking Fund Payments

\$

*

* Maturity.

(c) The Bonds maturing on September 1, 20__ (the “20__ Term Bonds”) shall be called before maturity and redeemed, from the Sinking Fund Payments that have been deposited into the Redemption Account established hereunder, on September 1, 20__, and on each September 1 thereafter prior to maturity, in accordance with the schedule of Sinking Fund Payments set forth below. The 20__ Term Bonds so called for redemption shall be selected by the Trustee by lot and shall be redeemed at a redemption price for each redeemed 20__ Term Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

Term Bonds Maturing September 1, 20__

Sinking Fund Redemption Date
(September 1)

Sinking Fund Payments

\$

*

* Maturity.

(d) The Bonds maturing on September 1, 20__ (the “20__ Term Bonds”) shall be called before maturity and redeemed, from the Sinking Fund Payments that have been deposited into the Redemption Account established hereunder, on September 1, 20__, and on each September 1 thereafter prior to maturity, in accordance with the schedule of Sinking Fund Payments set forth below. The 20__ Term Bonds so called for redemption shall be selected by the Trustee by lot and shall be redeemed at a redemption price for each redeemed 20__ Term Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

Term Bonds Maturing September 1, 20__

***Sinking Fund Redemption Date
(September 1)***

Sinking Fund Payments

\$

*

* Maturity.

If the District purchases Term Bonds during the Fiscal Year immediately preceding one of the sinking fund redemption dates specified above, the District shall notify the Trustee at least 45 days prior to the redemption date as to the principal amount purchased, and the amount purchased shall be credited at the time of purchase to the next Sinking Fund Payment for the Term Bond so purchased, to the extent of the full principal amount of the purchase. All Bonds purchased pursuant to this subsection shall be cancelled pursuant to Section 10.1 hereof.

In the event of a partial optional redemption or extraordinary redemption of the Term Bonds, each of the remaining Sinking Fund Payments for such Term Bonds shall be reduced, as nearly as practicable, on a pro rata basis.

(e) Extraordinary Redemption. The Bonds are subject to extraordinary redemption as a whole or in part on a pro rata basis among maturities and by lot within a maturity, on any Interest Payment Date on or after September 1, 2024 and shall be redeemed by the Trustee, from Prepayments deposited to the Redemption Account pursuant to Section 3.2, plus amounts transferred from the 2024 Bonds Reserve Subaccount pursuant to Section 3.6(c), at the following redemption prices, expressed as a percentage of the principal amount to be redeemed, together with accrued interest to the redemption date:

Redemption Date

Redemption Price

%

Prepayments will be allocated to the payment at maturity and redemption of Bonds and any Parity Bonds as nearly as practicable on a proportionate basis based on the outstanding principal amount of the Bonds and any Parity Bonds and such amounts shall be applied to redeem Bonds and Parity Bonds as nearly as practicable on a pro rata basis among maturities in increments of \$5,000; provided, however, that, for Prepayments of less than \$50,000, the District may specify in a Certificate of an Authorized Representative that Prepayments be applied to one or more maturities of the Bonds or Parity Bonds so long as there is delivered to the Trustee a certificate of the Independent Financial Consultant that, following such application of the Prepayments, the maximum Special Taxes that may be levied in each Fiscal Year on Taxable Property is not less than 110% of Annual Debt Service, plus the Administrative Expenses Cap, in the Bond Year that begins in such Fiscal Year.

(f) The redemption provisions for Parity Bonds shall be set forth in a Supplemental Indenture.

Section 4.2. Selection of Bonds and Parity Bonds for Redemption. If less than all of the Bonds or Parity Bonds Outstanding are to be redeemed, the portion of any Bond or Parity Bond of a denomination of more than \$5,000 to be redeemed shall be in the principal amount of \$5,000 or an integral multiple thereof. In selecting portions of such Bonds or Parity Bonds for redemption, the Trustee shall treat such Bonds or Parity Bonds, as applicable, as representing that number of Bonds or Parity Bonds of \$5,000 denominations which is obtained by dividing the principal amount of such Bonds or Parity Bonds to be redeemed in part by \$5,000. The procedure for the selection of Parity Bonds for redemption may be modified as set forth in the Supplemental Indenture for such Parity Bonds. The Trustee shall promptly notify the District in writing of the Bonds or Parity Bonds, or portions thereof, selected for redemption.

Section 4.3. Notice of Redemption. When Bonds or Parity Bonds are due for redemption under Section 4.1 above or under another redemption provision set forth in a Supplemental Indenture relating to any Parity Bonds, the Trustee shall give notice, in the name and at the expense of the District, of the redemption of such Bonds or Parity Bonds. Such notice of redemption shall: (i) specify the CUSIP numbers (if any), the bond numbers and the maturity date or dates of the Bonds or Parity Bonds selected for redemption, except that where all of the Bonds or all of an issue of Parity Bonds are subject to redemption, or all of the Bonds or Parity Bonds of one maturity are to be redeemed, the bond numbers of such issue need not be specified; (ii) state the date fixed for redemption and surrender of the Bonds or Parity Bonds to be redeemed; (iii) state the redemption price; (iv) state the place or places where the Bonds or Parity Bonds are to be redeemed; (v) in the case of Bonds or Parity Bonds to be redeemed only in part, state the portion of such Bond or Parity Bond which is to be redeemed; (vi) state the date of issue of the Bonds or Parity Bonds as originally issued; (vii) state the rate of interest borne by each Bond or Parity Bond being redeemed; and (viii) state any other descriptive information needed to identify accurately the Bonds or Parity Bonds being redeemed as shall be specified by the Trustee. Such notice shall further state that on the date fixed for redemption, there shall become due and payable on each Bond, Parity Bond or portion thereof called for redemption, the principal thereof, together with any premium, and interest accrued to the redemption date, and that from and after such date, interest thereon shall cease to accrue and be payable. At least 30 days but no more than 45 days prior to the redemption date, the Trustee shall mail a copy of such notice of redemption, by first class mail, postage prepaid, to the respective Owners thereof at their addresses appearing on the Bond Register, and to the original purchaser of any Bonds or Parity Bonds; provided, however, so long as the Bonds and Parity Bonds are registered in the name of the Nominee, such notice shall be given in such manner as complies with the requirements of the Depository. The actual receipt by the Owner of any Bond or Parity Bond of notice of such redemption shall not be a condition precedent to redemption, and neither the failure to receive nor any defect in such notice shall affect the validity of the proceedings for the redemption of such Bonds or Parity Bonds, or the cessation of interest on the redemption date. A certificate by the Trustee that notice of such redemption has been given as herein provided shall be conclusive as against all parties and the Owner shall not be entitled to show that he or she failed to receive notice of such redemption.

In addition to the foregoing notice, further notice shall be given by the Trustee as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Each further notice of redemption shall be sent not later than the date that notice of redemption is given to the Owners pursuant to the first paragraph of this Section by first class mail or facsimile to the Depository and to any other registered securities depositories then in the business of holding substantial amounts of obligations of types comprising the Bonds and Parity Bonds and to one or more of the national information services that are in the business of disseminating notice of redemption of obligations such as the Bonds and Parity Bonds.

Upon the payment of the redemption price of any Bonds and Parity Bonds being redeemed, each check or other transfer of funds issued for such purpose shall to the extent practicable bear the CUSIP number identifying, by issue and maturity, the Bonds and Parity Bonds being redeemed with the proceeds of such check or other transfer.

With respect to any notice of optional redemption of Bonds or Parity Bonds, such notice may state that such redemption shall be conditional upon the receipt by the Trustee on or prior to the date fixed for such redemption of moneys sufficient to pay the principal of, premium, if any, and interest on such Bonds or Parity Bonds to be redeemed and that, if the District determines that such moneys will not be so received on or prior to the redemption date, said notice shall be of no force and effect and the Trustee shall not be required to redeem such Bonds or Parity Bonds. If any condition stated in the redemption notice for an optional redemption shall not have been satisfied on or prior to the redemption date: (i) the redemption notice shall be of no force and effect, (ii) the District shall not be required to redeem such Bonds or Parity Bonds, (iii) the redemption shall not be made, and (iv) the Trustee shall within a reasonable time thereafter give notice to the persons in the manner in which the conditional redemption notice was given that such condition or conditions were not met and that the redemption was canceled.

Section 4.4. Partial Redemption of Bonds or Parity Bonds. Upon surrender of any Bond or Parity Bond to be redeemed in part only, the District shall execute and the Trustee shall authenticate and deliver to the Owner, at the expense of the District, a new Bond or Bonds or a new Parity Bond or Parity Bonds of authorized denominations equal in aggregate principal amount to the unredeemed portion of the Bonds surrendered, with the same interest rate and the same maturity or, in the case of surrender of a Parity Bond, a new Parity Bond or Parity Bonds subject to the foregoing limitations.

Section 4.5. Effect of Notice and Availability of Redemption Money. Notice of redemption having been duly given, as provided in Section 4.3 hereof, and the amount necessary for the redemption having been made available for that purpose and being available therefor on the date fixed for such redemption:

(a) the Bonds and Parity Bonds, or portions thereof, designated for redemption shall, on the date fixed for redemption, become due and payable at the redemption price thereof as provided in this Indenture or in any Supplemental Indenture with respect to any Parity Bonds, anything in this Indenture or in the Bonds or the Parity Bonds to the contrary notwithstanding;

(b) upon presentation and surrender thereof at the Principal Office of the Trustee, the redemption price of such Bonds and Parity Bonds shall be paid to the Owners thereof;

(c) as of the redemption date the Bonds or the Parity Bonds, or portions thereof so designated for redemption shall be deemed to be no longer Outstanding and such Bonds or Parity Bonds, or portions thereof, shall cease to bear further interest; and

(d) as of the date fixed for redemption no Owner of any of the Bonds, Parity Bonds or portions thereof so designated for redemption shall be entitled to any of the benefits of this Indenture or any Supplemental Indenture, or to any other rights, except with respect to payment of the redemption price and interest accrued to the redemption date from the amounts so made available.

ARTICLE V

COVENANTS AND WARRANTY

Section 5.1. Warranty. The District warrants that it shall preserve and protect the security pledged hereunder to the Bonds and any Parity Bonds against all claims and demands of all persons.

Section 5.2. Covenants. So long as any of the Bonds or Parity Bonds issued hereunder are Outstanding and unpaid, the District makes the following covenants with the Owners under the provisions of the Act and this Indenture (to be performed by the District or its proper officers, agents or employees), which covenants are necessary and desirable to secure the Bonds and Parity Bonds and tend to make them more marketable; provided, however, that said covenants do not require the District to expend any funds or moneys other than the Special Taxes and other amounts deposited to the Special Tax Fund:

(a) **Punctual Payment; Against Encumbrances.** The District covenants that it will receive all Special Taxes in trust for the Owners and will direct the Treasurer to deposit all Special Taxes with the Trustee as soon as reasonably practicable following their apportionment to the District, and the District shall have no beneficial right or interest in the amounts so deposited except as provided by this Indenture. All such Special Taxes shall be disbursed, allocated and applied solely to the uses and purposes set forth herein, and shall be accounted for separately and apart from all other money, funds, accounts or other resources of the District. Notwithstanding anything to the contrary herein, the Trustee shall have no duty to prepare or file any Federal or state tax report or return with respect to any funds held pursuant to this Indenture or any income earned thereon, except for the delivery and filing of tax information reporting forms required to be delivered and filed with the Internal Revenue Service.

The District covenants that it will duly and punctually pay or cause to be paid the principal of and interest on every Bond and Parity Bond issued hereunder, together with the premium, if any, thereon on the date, at the place and in the manner set forth in the Bonds and the Parity Bonds and in accordance with this Indenture to the extent that Net Taxes and other amounts pledged hereunder are available therefor, and that the payments into the Funds and Accounts created hereunder will be made, all in strict conformity with the terms of the Bonds, any Parity Bonds, and this Indenture, and that it will faithfully observe and perform all of the conditions, covenants and requirements of this Indenture and all Supplemental Indentures and of the Bonds and any Parity Bonds issued hereunder.

The District will not mortgage or otherwise encumber, pledge or place any charge upon any of the Net Taxes except as provided in this Indenture, and will not issue any obligation or security having a lien or charge upon the Net Taxes superior to or on a parity with the Bonds, other than Parity Bonds. Nothing herein shall prevent the District from issuing or incurring indebtedness which is payable from a pledge of Net Taxes which is subordinate in all respects to the pledge of Net Taxes to repay the Bonds and the Parity Bonds, subject to compliance with the District's bonded indebtedness limit.

(b) Levy of Special Tax. Beginning in Fiscal Year 2024-25 and so long as any Bonds or Parity Bonds issued under this Indenture are Outstanding, subject to the limitations set forth in the Act and RMA, the legislative body of the District covenants to levy the Special Tax in an amount sufficient, together with other amounts on deposit in the Special Tax Fund, to pay: (1) the principal of and interest on the Bonds and any Parity Bonds when due; (2) the Administrative Expenses; and (3) any amounts required to replenish the 2024 Bonds Reserve Subaccount to the 2024 Bonds Reserve Requirement and any other Subaccount of the Reserve Account to the applicable Reserve Requirement, including any amounts to pay costs related to a Reserve Policy, if any. The District further covenants that it will take no actions that would discontinue or cause the discontinuance of the Special Tax levy or the District's authority to levy the Special Tax for so long as the Bonds and any Parity Bonds are Outstanding.

(c) Commence Foreclosure Proceedings. The District covenants for the benefit of the Owners of the Bonds and any Parity Bonds that it will: (i) commence judicial foreclosure proceedings against parcels with delinquent Special Taxes in excess of \$2,500 by the December 1 following the close of each Fiscal Year in which such Special Taxes were due; (ii) commence judicial foreclosure proceedings against all parcels with delinquent Special Taxes by the December 1 following the close of each Fiscal Year in which it receives Special Taxes in an amount which is less than 95% of the total Special Tax levied; and (iii) diligently pursue such foreclosure proceedings until the delinquent Special Taxes are paid; provided that, notwithstanding the foregoing, the District may elect to defer foreclosure proceedings on any parcel so long as the amount in the 2024 Bonds Reserve Subaccount is at least equal to the 2024 Bonds Reserve Requirement and the amount in all other Subaccounts of the Reserve Account is at least equal to the applicable Reserve Requirements. The District may, but shall not be obligated to, advance funds from any source of legally available funds in order to maintain the Subaccounts of the Reserve Account. The District may treat any delinquent Special Tax sold to an independent third-party or to the City for at least 100% of the delinquent amount as having been paid. Proceeds of any such sale up to 100% of the delinquent amount will be deposited in the Special Tax Fund.

The District covenants that it will deposit the net proceeds of any foreclosure in the Special Tax Fund and will apply such proceeds remaining after the payment of Administrative Expenses to make current payments of principal and interest on the Bonds and any Parity Bonds, to bring the amount on deposit in the 2024 Bonds Reserve Subaccount up to the 2024 Bonds Reserve Requirement and the amount on deposit in any other Subaccount of the Reserve Account to the applicable Reserve Requirement, and to pay any delinquent installments of principal or interest due on the Bonds and any Parity Bonds.

(d) Payment of Claims. The District will pay and discharge any and all lawful claims for labor, materials or supplies which, if unpaid, might become a lien or charge upon the Net Taxes or other funds in the Special Tax Fund (other than the Administrative Expense Account therein), or which might impair the security of the Bonds or any Parity Bonds then Outstanding; provided, however, that nothing herein contained shall require the District to make any such payments so long as the District in good faith shall contest the validity of any such claims.

(e) Books and Accounts. The District will keep proper books of records and accounts, separate from all other records and accounts of the District, in which complete and correct entries shall be made of all transactions relating to the Project, the levy of the Special Tax and the deposits to the Special Tax Fund. Such books of records and accounts shall at all times during business hours

be subject to the inspection of the Trustee or of the Owners or the Owners of any issue of Parity Bonds then Outstanding or their representatives authorized in writing.

(f) Federal Tax Covenants. Notwithstanding any other provision of this Indenture, absent an opinion of Bond Counsel that the exclusion from gross income of interest on the Bonds and any Parity Bonds issued on a tax-exempt basis for federal income tax purposes will not be adversely affected for federal income tax purposes, the District covenants to comply with all applicable requirements of the Code necessary to preserve such exclusion from gross income and specifically covenants, without limiting the generality of the foregoing, as follows:

(1) Private Activity. The District will take no action or refrain from taking any action or make any use of the proceeds of the Bonds or any Parity Bonds or of any other monies or property which would cause the Bonds or any Parity Bonds issued on a tax-exempt basis for federal income tax purposes to be “private activity bonds” within the meaning of Section 141 of the Code.

(2) Arbitrage. The District will make no use of the proceeds of the Bonds or any Parity Bonds or of any other amounts or property, regardless of the source, or take any action or refrain from taking any action which will cause the Bonds or any Parity Bonds issued on a tax-exempt basis for federal income tax purposes to be “arbitrage bonds” within the meaning of Section 148 of the Code.

(3) Federal Guaranty. The District will make no use of the proceeds of the Bonds or any Parity Bonds or take or omit to take any action that would cause the Bonds or any Parity Bonds issued on a tax-exempt basis for federal income tax purposes to be “federally guaranteed” within the meaning of Section 149(b) of the Code.

(4) Information Reporting. The District will take or cause to be taken all necessary action to comply with the informational reporting requirement of Section 149(e) of the Code.

(5) Hedge Bonds. The District will make no use of the proceeds of the Bonds or any Parity Bonds or any other amounts or property, regardless of the source, or take any action or refrain from taking any action that would cause the Bonds or any Parity Bonds issued on a tax-exempt basis for federal income tax purposes to be considered “hedge bonds” within the meaning of Section 149(g) of the Code unless the District takes all necessary action to assure compliance with the requirements of Section 149(g) of the Code to maintain the exclusion from gross income for federal income tax purposes of interest on the Bonds and any applicable Parity Bonds.

(6) Miscellaneous. The District will take no action or refrain from taking any action inconsistent with its expectations stated in the Tax Certificate executed on the Delivery Date by the District in connection with the Bonds and any issue of Parity Bonds and will comply with the covenants and requirements stated therein and incorporated by reference herein.

(7) Other Tax-Exempt Issues. The District will not use proceeds of other tax-exempt securities to redeem any Bonds or Parity Bonds without first obtaining the written opinion of Bond Counsel that doing so will not impair the exclusion from gross income for federal income tax purposes of interest on the Bonds and any Parity Bonds issued on a tax-exempt basis.

(8) Subsequent Opinions. If the District obtains a subsequent opinion of Bond Counsel other than Stradling Yocca Carlson & Rauth, a Professional Corporation, where such opinion is required in connection with a change or amendment to this Indenture or the procedures set forth in the Tax Certificate, it will obtain an opinion substantially to the effect originally delivered by Stradling Yocca Carlson & Rauth, a Professional Corporation, that interest on the Bonds is excluded from gross income for federal income tax purposes.

(g) Reduction of Maximum Special Taxes. The District hereby finds and determines that, historically, delinquencies in the payment of special taxes authorized pursuant to the Act in community facilities districts in California have from time to time been at levels requiring the levy of special taxes at the maximum authorized rates in order to make timely payment of principal of and interest on the outstanding indebtedness of such community facilities districts. For this reason, the District hereby determines that a reduction in the maximum Special Tax rates authorized to be levied on parcels in the District below the levels provided in this Section 5.2(g) would interfere with the timely retirement of the Bonds and Parity Bonds. The District determines it to be necessary in order to preserve the security for the Bonds and Parity Bonds to covenant, and, to the maximum extent that the law permits it to do so, the District hereby does covenant, that it shall not initiate proceedings to reduce the maximum Special Tax rates for the District, unless, in connection therewith, the District receives a certificate from one or more Independent Financial Consultants which, when taken together, certify that: (i) such changes do not reduce the maximum Special Taxes that may be levied in each year on property within the District to an amount which is less than the Administrative Expense Cap plus 110% of the Annual Debt Service due in each corresponding future Bond Year with respect to the Bonds and Parity Bonds Outstanding as of the date of such proposed reduction; and (ii) the District is not delinquent in the payment of the principal of or interest on the Bonds or any Parity Bonds.

(h) Covenants to Defend. The District covenants that, in the event that any initiative is adopted by the qualified electors in the District which purports to reduce the maximum Special Tax below the levels specified in Section 5.2(g) above or to limit the power of the District to levy the Special Taxes for the purposes set forth in Section 5.2(b) above, it will commence and pursue legal action in order to preserve its ability to comply with such covenants.

(i) Limitation on Right to Tender Bonds. The District hereby covenants that it will not adopt any policy pursuant to Section 53344.1 of the Act permitting the tender of Bonds or Parity Bonds in full payment or partial payment of any Special Taxes unless the District shall have first received a certificate from an Independent Financial Consultant that the acceptance of such a tender will not result in the District having insufficient Net Taxes to pay the principal of and interest on the Bonds and Parity Bonds when due.

(j) Continuing Disclosure. The District covenants to comply with the terms of the Continuing Disclosure Certificate and with the terms of any agreement executed by the District with respect to any Parity Bonds to assist the Underwriter in complying with Rule 15c2-12 adopted by the Securities and Exchange Commission; provided, however, that a failure to comply shall not be considered an event of default hereunder and the Owners shall be limited to enforcing the terms thereof in accordance with the terms of the Continuing Disclosure Certificate.

(k) Further Assurances. The District shall make, execute and deliver any and all such further agreements, instruments and assurances as may be reasonably necessary or proper to carry out the intention or to facilitate the performance of this Indenture and for the better assuring and

confirming unto the Owners of the Bonds and any Parity Bonds of the rights and benefits provided in this Indenture.

ARTICLE VI

AMENDMENTS TO INDENTURE

Section 6.1. Supplemental Indentures or Orders Not Requiring Owner Consent. The District may from time to time, and at any time, without notice to or consent of any of the Owners, adopt Supplemental Indentures for any of the following purposes:

(a) to cure any ambiguity, to correct or supplement any provisions herein which may be inconsistent with any other provision herein, or to make any other provision with respect to matters or questions arising under this Indenture or in any additional resolution or order, provided that such action is not materially adverse to the interests of the Owners;

(b) to add to the covenants and agreements of and the limitations and the restrictions upon the District contained in this Indenture other covenants, agreements, limitations and restrictions to be observed by the District which are not contrary to or inconsistent with this Indenture as theretofore in effect or which further secure Bond or Parity Bond payments;

(c) to provide for the issuance of any Parity Bonds, and to provide the terms and conditions under which such Parity Bonds may be issued, subject to and in accordance with the provisions of this Indenture;

(d) to modify, amend or supplement this Indenture in such manner as to permit the qualification hereof under the Trust Indenture Act of 1939, as amended, or any similar federal statute hereafter in effect, or to comply with the Code or regulations issued thereunder, and to add such other terms, conditions and provisions as may be permitted by said act or similar federal statute, and which shall not materially adversely affect the interests of the Owners of the Bonds or any Parity Bonds then Outstanding;

(e) to modify, alter or amend the RMA in any manner, so long as the Trustee receives a certificate of an Independent Financial Consultant stating that: (i) such changes do not reduce the maximum Special Taxes that may be levied in each year on property within the District to an amount which is less than the Administrative Expense Cap plus 110% of the Annual Debt Service due in each corresponding future Bond Year with respect to the Bonds and Parity Bonds Outstanding as of the date of such amendment and (ii) based on the current development plan for parcels within the District, do not reduce the maximum Special Taxes which could be levied upon Taxable Property within the District to an amount which is less than the Administrative Expense Cap plus 110% of the Annual Debt Service due in each corresponding future Bond Year with respect to the Bonds and Parity Bonds Outstanding as of the date of such amendment;

(f) to modify, alter, amend or supplement this Indenture in any other respect which is not materially adverse to the Owners; or

(g) to modify, alter, amend or supplement this Indenture in any other respect, as may be required to fund all or a portion of the 2024 Bonds Reserve Requirement or any other Reserve Requirement with respect to Parity Bonds with a Reserve Policy.

Section 6.2. Supplemental Indentures or Orders Requiring Owner Consent.

Exclusive of the Supplemental Indentures described in Section 6.1, the Owners of not less than a majority in aggregate principal amount of the Bonds and Parity Bonds Outstanding shall have the right to consent to and approve the adoption by the District of such Supplemental Indentures as shall be deemed necessary or desirable by the District for the purpose of waiving, modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in this Indenture; provided, however, that nothing herein shall permit, or be construed as permitting: (a) an extension of the maturity date of the principal, or the payment date of interest on, any Bond or Parity Bond; (b) a reduction in the principal amount of, or redemption premium on, any Bond or Parity Bond or the rate of interest thereon; (c) a preference or priority of any Bond or Parity Bond over any other Bond or Parity Bond; or (d) a reduction in the aggregate principal amount of the Bonds and Parity Bonds the Owners of which are required to consent to such Supplemental Indenture, without the consent of the Owners of all Bonds and Parity Bonds then Outstanding.

If at any time the District shall desire to adopt a Supplemental Indenture, which pursuant to the terms of this Section shall require the consent of the Owners, the District shall so notify the Trustee and shall deliver to the Trustee a copy of the proposed Supplemental Indenture. The Trustee shall, at the expense of the District, cause notice prepared by counsel of the District of the proposed Supplemental Indenture to be mailed, by first class mail, postage prepaid, to all Owners at their addresses as they appear in the Bond Register. Such notice shall briefly set forth the nature of the proposed Supplemental Indenture and shall state that a copy thereof is on file at the Principal Office of the Trustee for inspection by all Owners. The failure of any Owners to receive such notice shall not affect the validity of such Supplemental Indenture when consented to and approved by the Owners of not less than a majority in aggregate principal amount of the Bonds and Parity Bonds Outstanding as required by this Section. Whenever at any time within one year after the date of the first mailing of such notice, the Trustee shall receive an instrument or instruments purporting to be executed by the Owners of not less than a majority in aggregate principal amount of the Bonds and Parity Bonds Outstanding, which instrument or instruments shall refer to the proposed Supplemental Indenture described in such notice, and shall specifically consent to and approve the adoption thereof by the District substantially in the form of the copy referred to in such notice as on file with the Trustee, such proposed Supplemental Indenture, when duly adopted by the District, shall thereafter become a part of the proceedings for the issuance of the Bonds and any Parity Bonds. In determining whether the Owners of a majority of the aggregate principal amount of the Bonds and Parity Bonds have consented to the adoption of any Supplemental Indenture, Bonds or Parity Bonds which are owned by the District or by any person directly or indirectly controlling or controlled by or under the direct or indirect common control with the District, shall be disregarded and shall be treated as though they were not Outstanding for the purpose of any such determination.

Upon the adoption of any Supplemental Indenture and the receipt of consent to any such Supplemental Indenture from the Owners of not less than a majority in aggregate principal amount of the Outstanding Bonds and Parity Bonds in instances where such consent is required pursuant to the provisions of this Section, this Indenture shall be, and shall be deemed to be, modified and amended in accordance therewith, and the respective rights, duties and obligations under this Indenture of the District and all Owners of Outstanding Bonds and Parity Bonds shall thereafter be determined, exercised and enforced hereunder, subject in all respects to such modifications and amendments.

Section 6.3. Notation of Bonds or Parity Bonds; Delivery of Amended Bonds or Parity Bonds. After the effective date of any action taken as hereinabove provided, the District may determine that the Bonds or any Parity Bonds may bear a notation, by endorsement in form approved

by the District, as to such action, and in that case upon demand of the Owner of any Outstanding Bond or Parity Bond at such effective date and presentation of such Owner's Bond or Parity Bond for the purpose at the Principal Office of the Trustee or at such additional offices as the Trustee may select and designate for that purpose, a suitable notation as to such action shall be made on such Bonds or Parity Bonds at the District's expense. If the District shall so determine, new Bonds or Parity Bonds so modified as, in the opinion of the District, shall be necessary to conform to such action shall be prepared and executed, and in that case upon demand of the Owner of any Outstanding Bond or Parity Bond at such effective date such new Bonds or Parity Bonds shall be exchanged, at the sole cost of the District, at the Principal Office of the Trustee or at such additional offices as the Trustee may select and designate for that purpose, without cost to each Owner of Outstanding Bonds or Parity Bonds, upon surrender of such Outstanding Bonds or Parity Bonds.

The Trustee shall have the right to require such opinions of counsel as it deems necessary concerning: (i) the lack of material adverse effect of the amendment on Owners; and (ii) the fact that the amendment will not affect the tax status of interest with respect to the Bonds. In executing, or accepting the additional trusts created by, any Supplemental Indenture permitted by this Article or the modification thereby of the trusts created by this Indenture, the Trustee shall receive, and shall be fully protected in relying upon, a Certificate of an Authorized Representative and an opinion of counsel to the District stating that the execution of such Supplemental Indenture is authorized or permitted by this Indenture and that such Supplemental Indenture is the legal, valid and binding obligation of the District, enforceable against the District in accordance with its terms. The Trustee may, but shall not be obligated to, enter into any such Supplemental Indenture which affects the Trustee's own rights, duties or immunities under this Indenture or otherwise.

ARTICLE VII

TRUSTEE

Section 7.1. Trustee. Zions Bancorporation, National Association, shall be the Trustee for the Bonds and any Parity Bonds unless and until another Trustee is appointed by the District hereunder. The Trustee represents that it has a combined capital (exclusive of borrowed capital) and surplus of at least \$100,000,000. The District may, at any time, appoint a successor Trustee satisfying the requirements of Section 7.2 below for the purpose of receiving all money which the District is required to deposit with the Trustee hereunder and to allocate, use and apply the same as provided in this Indenture.

The Trustee is hereby authorized to and shall mail by first class mail, postage prepaid, or wire transfer in accordance with Section 2.5 above, interest payments to the Bondowners, to select Bonds and Parity Bonds that are not held in the name of the Nominee for redemption, and to maintain the Bond Register. The Trustee is hereby authorized to pay the principal of and premium, if any, on the Bonds and Parity Bonds when the same are duly presented to it for payment at maturity or on call and redemption, to provide for the registration of transfer and exchange of Bonds and Parity Bonds presented to it for such purposes, to provide for the cancellation of Bonds and Parity Bonds all as provided in this Indenture, and to provide for the authentication of Bonds and Parity Bonds, and shall perform all other duties assigned to or imposed on it as provided in this Indenture. The Trustee shall keep accurate records of all funds administered by it and all Bonds and Parity Bonds paid, discharged and cancelled by it.

The Trustee is hereby authorized to redeem the Bonds and Parity Bonds when duly presented for payment at maturity, or on redemption prior to maturity. The Trustee shall cancel all Bonds and Parity Bonds upon payment thereof in accordance with the provisions of Section 10.1 hereof.

The District shall indemnify and save the Trustee, its officers, directors, employees and agents (collectively, the "Trustee Indemnified Parties"), harmless against costs, claims, expenses and liabilities of any character or nature, including, without limitation, the fees and expenses of its attorneys, not arising from its own negligence or willful misconduct, which any of the Trustee Indemnified Parties may incur in the exercise and performance of its powers and duties hereunder. The foregoing obligation of the District to indemnify the Trustee Indemnified Parties shall survive the removal or resignation of the Trustee, the discharge of the Bonds or termination of this Indenture. Upon an Event of Default, and only upon an Event of Default, the Trustee shall have a first lien with right of payment prior to payment on account of principal of and premium, if any, and interest on any Bond, upon the trust estate for the foregoing fees, charges and expenses incurred by it. The Trustee shall be under no obligation to exercise any of the rights or powers vested in it by this Indenture at the request or direction of the District pursuant to the provisions of this indenture, unless such party shall have offered to the Trustee security or indemnity (satisfactory to the Trustee in its sole and absolute discretion) against the costs, expenses and liabilities which may be incurred by it in compliance with such request or direction.

The Trustee shall receive reasonable compensation for its services hereunder and the Trustee shall be entitled to be reimbursed by the District for its other reasonable expenses hereunder, including the reasonable compensation, expenses and disbursements of such agents, representatives, experts and counsel as the Trustee may employ in connection with the exercise and performance of its rights and its duties hereunder. All such fees and reimbursements shall be paid solely from amounts held in the Administrative Expense Fund, unless otherwise directed.

Except during the continuance of an Event of Default, the Trustee undertakes to perform only such duties as are specifically and expressly set forth in this Indenture. These duties shall be deemed purely ministerial in nature, and the Trustee shall not be liable except for the performance of such duties, and no implied covenants, duties or obligations shall be read into this Indenture against the Trustee. If an Event of Default has occurred and is continuing, the Trustee shall exercise such of the rights and powers vested in it by this Indenture, and use the same degree of care and skill in their exercise, as a prudent person would use or exercise in the circumstances in the conduct of such prudent person's own affairs.

Section 7.2. Removal of Trustee. The District may at any time at its sole discretion remove the Trustee initially appointed, and any successor thereto, by delivering to the Trustee a written notice of its decision to remove the Trustee and may appoint a successor or successors thereto; provided that any such successor shall be a bank or trust company having a combined capital (exclusive of borrowed capital) and surplus of at least \$100,000,000, and subject to supervision or examination by federal or state authority. Any removal shall become effective only upon acceptance of appointment by the successor Trustee. If any bank or trust company appointed as a successor publishes a report of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purposes of this section the combined capital and surplus of such bank or trust company shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published. Any removal of the Trustee and appointment of a successor Trustee shall become effective only upon acceptance of

appointment by the successor Trustee and notice being sent by the successor Trustee to the Bondowners of the successor Trustee's identity and address.

Section 7.3. Resignation of Trustee. The Trustee may at any time resign and be discharged from its duties and obligations hereunder by giving written notice to the District and by giving to the Owners notice of such resignation, which notice shall be mailed to the Owners at their addresses appearing in the registration books in the office of the Trustee. Upon receiving such notice of resignation, the District shall promptly appoint a successor Trustee satisfying the criteria in Section 7.2 above by an instrument in writing. Any resignation or removal of the Trustee and appointment of a successor Trustee shall become effective only upon acceptance of appointment by the successor Trustee. In the event the District shall for any reason whatsoever fail to appoint a successor Trustee within thirty (30) calendar days following the receipt of notice by the District, the Trustee may apply to a court of competent jurisdiction for the appointment of a successor Trustee meeting the requirements of Section 7.2 hereof. Any such successor Trustee appointed by such court shall become the successor Trustee hereunder notwithstanding any action by the District purporting to appoint a successor Trustee following the expiration of such 90-day period.

Section 7.4. Liability of Trustee. The recitals of fact and all promises, covenants and agreements contained herein and in the Bonds and any Parity Bonds shall be taken as statements, promises, covenants and agreements of the District, and the Trustee assumes no responsibility for the correctness of the same and makes no representations as to the validity or sufficiency of this Indenture, the Bonds or any Parity Bonds, and shall incur no responsibility in respect thereof, other than in connection with its duties or obligations specifically set forth herein, in the Bonds and any Parity Bonds, or in the certificate of authentication assigned to or imposed upon the Trustee. The Trustee shall be under no responsibility or duty with respect to the issuance of the Bonds or any Parity Bonds for value. The Trustee shall not be liable in connection with the performance of its duties hereunder, or for any action taken, or errors in judgment made, in good faith by it or any of its officers, employees or agents, except for its own negligence or willful misconduct. The permissive rights of the Trustee to do things enumerated in this Indenture shall not be construed as a duty and, with respect to such permissive rights, the Trustee shall not be answerable for other than its negligence or willful misconduct. In no event shall the Trustee be responsible or liable for special, indirect, punitive, incidental or consequential loss or damage of any kind whatsoever (including, but not limited to, loss of profit) irrespective of whether the Trustee has been advised of the likelihood of such loss or damage and regardless of the form of action.

The Trustee may execute any of the trusts or powers hereof and perform any of its duties by or through attorneys, agents or receivers and shall not be answerable for the conduct of the same if appointed with due care hereunder. The Trustee shall not be accountable for the use or application by the District of any of the Bonds or the proceeds thereof or for the use or application of any money paid over by the Trustee in accordance with the provisions of this Indenture or for the use and application of money received by any paying agent. The Trustee shall be protected in acting upon any notice, resolution, request, consent, order, judgment, decree, certificate, report, Bond, Parity Bond or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties, not only as to due execution, validity and effectiveness, but also as to the truth and accuracy of any information contained therein. The Trustee shall be entitled to rely on and shall not be liable for any action taken or omitted to be taken by the Trustee in accordance with the advice of counsel or other professionals retained or consulted by the Trustee. The Trustee may consult with counsel, who may be counsel to the District, with regard to legal questions, and the

opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered hereunder in good faith and in accordance therewith.

The Trustee shall not be bound to recognize any person as the Owner of a Bond or Parity Bond unless and until such Bond or Parity Bond is submitted for inspection, if required, and his or her title thereto satisfactorily established, if disputed.

Whenever in the administration of its duties under this Indenture the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may be deemed to be conclusively proved and established by a written certificate of the District, and such certificate shall be full warrant to the Trustee for any action taken or suffered under the provisions of this Indenture upon the faith thereof, but in its discretion the Trustee may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

Neither the Trustee nor any of its directors, officers, employees, agents or affiliates shall be responsible for nor have any duty to monitor the performance or any action of the District or any of their directors, members, officers, agents, affiliates or employee, nor shall it have any liability in connection with the malfeasance or nonfeasance by such party. The Trustee may assume performance by all such Persons of their respective obligations. The Trustee shall have no enforcement or notification obligations relating to breaches of representations or warranties of any other Person.

The Trustee shall have no duty or obligation whatsoever to enforce the collection of Special Taxes or other funds to be deposited with it hereunder, or as to the correctness of any amounts received, but its liability shall be limited to the proper accounting for such funds as it shall actually receive. No provision in this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of its rights or powers.

The Trustee shall not be deemed to have knowledge of any default or Event of Default until an officer at the Trustee's Principal Office of the Trustee responsible for the administration of its duties hereunder shall have actual knowledge thereof or the Trustee shall have received written notice thereof at the Principal Office of the Trustee.

The Trustee shall be under no responsibility or duty with respect to (i) the issuance of the Bonds for value, (ii) the application of the proceeds thereof except to the extent that such proceeds are received by it in its capacity as Trustee, or (iii) the application of any moneys paid to the District or others in accordance with this Indenture except as to the application of any moneys paid to it in its capacity as Trustee. The Trustee shall not be liable in connection with the performance of its duties hereunder, except for its own negligence or willful misconduct. The Trustee shall not be liable for any action taken or omitted by it in good faith and believed by it to be authorized or within the discretion or rights or powers conferred upon it by this Indenture. The Trustee and its officers and employees may become the Owner of Bonds with the same rights it would have if it were not Trustee, and, to the extent permitted by law, may act as depository for and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, any committee formed to protect the rights of Bond Owners, whether or not such committee shall represent the Owners of a majority in aggregate principal amount of the Bonds then Outstanding.

The Trustee shall not be liable for any error of judgment made in good faith by a responsible officer, unless it shall be proved that the Trustee was negligent in ascertaining the pertinent facts.

The Trustee shall not be liable with respect to any action taken or omitted to be taken by it in accordance with the direction of the Owners of not less than a majority in aggregate principal amount of the Bonds at the time Outstanding relating to the time, method and place of conducting any proceeding for any remedy available to the Trustee, or exercising any trust or power conferred upon the Trustee under this Indenture.

The Trustee shall not be considered in breach of or in default in its obligations hereunder and will not incur any liability for not performing any act or fulfilling any duty, obligation or responsibility hereunder, or progress in respect thereto in the event of enforced delay (“unavoidable delay”) in the performance of such obligations due to unforeseeable causes beyond its control, including, but not limited to, natural catastrophes, epidemics, quarantine restrictions, civil or military disturbances, loss or malfunctions of utilities, computer (hardware or software) or communications service; accidents; labor disputes, any act of God or war, terrorism or the unavailability of the Federal Reserve Bank or other wire or communication facility, or any similar event and/or occurrences beyond the control of the Trustee; provided, that in the event of any such unavoidable delay, the Trustee shall notify the District in writing within five (5) Business Days after (i) the occurrence of the event giving rise to such unavoidable delay, (ii) the Trustee’s actual knowledge of the impending unavoidable delay, or (iii) the Trustee’s knowledge of sufficient facts under which a reasonable person would conclude the unavoidable delay will occur.

Section 7.5. Electronic Instructions. The Trustee shall be entitled to request and receive written direction hereunder and shall have no responsibility or liability for accepting, acting upon, not acting any such direction, or for any losses or damages of any nature that may arise from any action taken or not taken by the Trustee in accordance with such written direction, including, without limitation, funds transfer instructions (“Instructions”) given pursuant to this Indenture and delivered using Electronic Means (“Electronic Means” means the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the District shall provide to the Trustee an incumbency certificate listing officers with the authority to provide such Instructions (“Authorized Officers”) and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the District, whenever a person is to be added or deleted from the listing. If the District elects to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustee’s understanding of such Instructions shall be deemed controlling. The District understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The District shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and that the District and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the District. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee’s reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The District agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the

Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the District; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures.

Section 7.6. Merger or Consolidation. Any company into which the Trustee may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which it shall be a party or any company to which the Trustee may sell or transfer all or substantially all of its corporate trust business, shall be the successor to the Trustee without the execution or filing of any paper or further act, anything herein to the contrary notwithstanding; provided, however, such successor shall provide the District with a notice of merger or conversion as soon as practicable.

ARTICLE VIII

EVENTS OF DEFAULT; REMEDIES

Section 8.1. Events of Default. Any one or more of the following events shall constitute an “Event of Default”:

(a) default in the due and punctual payment of the principal of or redemption premium, if any, on any Bond or Parity Bond when and as the same shall become due and payable, whether at maturity as therein expressed, by declaration or otherwise;

(b) default in the due and punctual payment of the interest on any Bond or Parity Bond when and as the same shall become due and payable; or

(c) except as described in subsections (a) or (b), default by the District in the observance of any of the agreements, conditions or covenants on its part contained in this Indenture, the Bonds or any Parity Bonds, which default continues for a period of 30 days after the District has been given notice in writing of such default by the Trustee or the Owners of twenty-five percent (25%) in aggregate principal amount of the Outstanding Bonds and Parity Bonds.

The Trustee agrees to give notice to the Owners as soon as practicable upon the occurrence of an Event of Default under subsections (a) or (b) above and within 10 days of the Trustee’s actual knowledge of an Event of Default under subsection (c) above.

Section 8.2. Remedies of Owners. Upon the occurrence of an Event of Default, the Trustee may pursue any available remedy at law or in equity to enforce the payment of the principal of, premium, if any, and interest on the Outstanding Bonds and Parity Bonds, and to enforce any rights of the Trustee under or with respect to this Indenture, including:

(a) by mandamus or other suit or proceeding at law or in equity to enforce his or her rights against the District and any of the members, officers and employees of the District, and to compel the District or any such members, officers or employees to perform and carry out their duties under the Act and their agreements with the Owners as provided in this Indenture;

(b) by suit in equity to enjoin any actions or things which are unlawful or violate the rights of the Owners; or

(c) by a suit in equity to require the District and its members, officers and employees to account as the trustee of an express trust.

If an Event of Default shall have occurred and be continuing and if requested and directed so to do by the Owners of at least twenty-five percent (25%) in aggregate principal amount of Outstanding Bonds and Parity Bonds and if indemnified to its satisfaction, the Trustee shall be obligated to exercise such one or more of the rights and powers conferred by this Article VIII, as the Trustee, being advised by counsel, shall deem most expedient in the interests of the Owners of the Bonds and Parity Bonds. In the event the Trustee receives inconsistent or conflicting requests and indemnity from two or more groups of Owners of the Bonds or Parity Bonds, each representing less than a majority in aggregate principal amount of the Bonds or Parity Bonds outstanding, the Trustee, in its sole discretion, may, and shall be fully indemnified for refraining from acting in the absence of such written direction, determine what action, if any shall be taken and the Trustee may, in its sole discretion, take other actions.

No remedy herein conferred upon or reserved to the Owners is intended to be exclusive of any other remedy. Every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing, at law or in equity or by statute or otherwise, and may be exercised without exhausting and without regard to any other remedy conferred by the Act or any other law.

Section 8.3. Application of Revenues and Other Funds After Default. All amounts received by the Trustee pursuant to any right given or action taken by the Trustee under the provisions of this Indenture relating to the Bonds and Parity Bonds shall be applied by the Trustee in the following order upon presentation of the several Bonds and Parity Bonds:

First, to the payment of the fees, costs and expenses of the Trustee in declaring such Event of Default and in carrying out the provisions of this Article VIII, including reasonable compensation to its agents, attorneys and counsel, and to the payment of all other outstanding fees and expenses of the Trustee; and

Second, to the payment of the whole amount of interest on and principal of the Bonds and Parity Bonds then due and unpaid, with interest on overdue installments of principal and interest to the extent permitted by law at the net effective rate of interest then borne by the Outstanding Bonds and Parity Bonds; provided, however, that in the event that such amounts shall be insufficient to pay the full amount of such interest and principal, then such amounts shall be applied in the following order of priority:

(a) first to the payment of all installments of interest on the Bonds and Parity Bonds then due and unpaid on a pro rata basis based on the total amount then due and owing;

(b) second, to the payment of all installments of principal, including Sinking Fund Payments, of the Bonds and Parity Bonds then due and unpaid on a pro rata basis based on the total amount then due and owing; and

(c) third, to the payment of interest on overdue installments of principal and interest on the Bonds and Parity Bonds on a pro rata basis based on the total amount then due and owing.

Section 8.4. Power of Trustee to Control Proceedings. In the event that the Trustee, upon the happening of an Event of Default, shall have taken any action, by judicial proceedings or otherwise, pursuant to its obligations hereunder, whether upon its own discretion or upon the request of the Owners of twenty-five percent (25%) in aggregate principal amount of the Bonds and Parity Bonds then Outstanding, it shall have full power, in the exercise of its discretion for the best interests of the Owners of the Bonds and Parity Bonds, with respect to the continuance, discontinuance, withdrawal, compromise, settlement or other disposal of such action; provided, however, that the Trustee shall not, unless there no longer continues an Event of Default, discontinue, withdraw, compromise or settle, or otherwise dispose of any litigation pending at law or in equity, if at the time there has been filed with it a written request signed by the Owners of a majority in aggregate principal amount of the Outstanding Bonds and Parity Bonds hereunder opposing such discontinuance, withdrawal, compromise, settlement or other such litigation. Any suit, action or proceeding which any Owner of Bonds or Parity Bonds shall have the right to bring to enforce any right or remedy hereunder may be brought by the Trustee for the equal benefit and protection of all Owners of Bonds and Parity Bonds similarly situated and the Trustee is hereby appointed (and the successive respective Owners of the Bonds and Parity Bonds issued hereunder, by taking and holding the same, shall be conclusively deemed so to have appointed it) the true and lawful attorney in fact of the respective Owners of the Bonds and Parity Bonds for the purposes of bringing any such suit, action or proceeding and to do and perform any and all acts and things for and on behalf of the respective Owners of the Bonds and Parity Bonds as a class or classes, as may be necessary or advisable in the opinion of the Trustee as such attorney-in-fact.

Section 8.5. Appointment of Receivers. Upon the occurrence of an Event of Default hereunder, and upon the filing of a suit or other commencement of judicial proceedings to enforce the rights and of the Owners of the Bonds and Parity Bonds under this Indenture, the Trustee shall be entitled, as a matter of right to which the District expressly agrees, to the appointment of a receiver or receivers of the Net Taxes and other amounts pledged hereunder, pending such proceedings, with such powers as the court making such appointment shall confer.

Section 8.6. Non-Waiver. Nothing in this Article VIII or in any other provision of this Indenture, or in the Bonds or the Parity Bonds, shall affect or impair the obligation of the District, which is absolute and unconditional, to pay the interest on and principal of the Bonds and Parity Bonds to the respective Owners of the Bonds and Parity Bonds at the respective dates of maturity, as herein provided, or to pay the Trustee its fees and expenses as provided in Section 8.3 hereof, out of the Net Taxes and other moneys herein pledged for such payment.

A waiver of any default or breach of duty or contract by the Trustee or any Owners shall not affect any subsequent default or breach of duty or contract, or impair any rights or remedies on any such subsequent default or breach. No delay or omission of the Trustee or any Owner of any of the Bonds or Parity Bonds to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy conferred upon the Trustee or the Owners by the Act or by this Article VIII may be enforced and exercised from time to time and as often as shall be deemed expedient by the Trustee or the Owners, as the case may be.

Section 8.7. Limitations on Rights and Remedies of Owners. No Owner of any Bond or Parity Bond issued hereunder shall have the right to institute any suit, action or proceeding at law or in equity, for any remedy under or upon this Indenture, unless: (a) such Owner shall have previously given to the Trustee written notice of the occurrence of an Event of Default; (b) the Owners of a majority in aggregate principal amount of all the Bonds and Parity Bonds then Outstanding shall have made written request upon the Trustee to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name; (c) said Owners shall have tendered to the Trustee indemnity and security acceptable to the Trustee against the costs, expenses and liabilities to be incurred in compliance with such request; and (d) the Trustee shall have refused or omitted to comply with such request for a period of sixty (60) days after such written request shall have been received by, and said tender of indemnity and security shall have been made to, the Trustee.

Such notification, request, tender of indemnity and security and refusal or omission are hereby declared, in every case, to be conditions precedent to the exercise by any Owner of Bonds and Parity Bonds of any remedy hereunder; it being understood and intended that no one or more Owners of Bonds and Parity Bonds shall have any right in any manner whatever by his or her or their action to enforce any right under this Indenture, except in the manner herein provided, and that all proceedings at law or in equity to enforce any provision of this Indenture shall be instituted, had and maintained in the manner herein provided and for the equal benefit of all Owners of the Outstanding Bonds and Parity Bonds.

The right of any Owner of any Bond and Parity Bond to receive payment of the principal of and interest and premium (if any) on such Bond and Parity Bond as herein provided or to institute suit for the enforcement of any such payment, shall not be impaired or affected without the written consent of such Owner, notwithstanding the foregoing provisions of this Section or any other provision of this Indenture.

Section 8.8. Termination of Proceedings. In case any Trustee shall have proceeded to enforce any right under this Indenture by the appointment of a receiver or otherwise, and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely, then and in every such case, the District, the Trustee and the Owners shall be restored to their former positions and rights hereunder, respectively, with regard to the property subject to this Indenture, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

ARTICLE IX

DEFEASANCE AND PARITY BONDS

Section 9.1. Defeasance. If the District shall pay or cause to be paid, or there shall otherwise be paid, to the Owner of an Outstanding Bond or Parity Bond the interest due thereon and the principal thereof, at the times and in the manner stipulated in this Indenture or any Supplemental Indenture, then the Owner of such Bond or Parity Bond shall cease to be entitled to the pledge of Net Taxes, and, other than as set forth below, all covenants, agreements and other obligations of the District to the Owner of such Bond or Parity Bond under this Indenture or any Supplemental Indenture relating to such Parity Bond shall thereupon cease, terminate and become void and be discharged and satisfied. In the event of a defeasance of all Outstanding Bonds and Parity Bonds pursuant to this Section, the Trustee shall execute and deliver to the District all such instruments as

may be desirable to evidence such discharge and satisfaction, and the Trustee shall pay over or deliver to the District all money or securities held by it pursuant to this Indenture which are not required for the payment of the principal of, premium, if any, and interest due on such Bonds and Parity Bonds.

Any Outstanding Bond or Parity Bond shall be deemed to have been paid within the meaning expressed in the first paragraph of this Section if such Bond or Parity Bond is paid in any one or more of the following ways:

(a) by paying or causing to be paid the principal of, premium, if any, and interest on such Bond or Parity Bond, as and when the same become due and payable;

(b) by depositing with the Trustee, in trust, at or before maturity, cash which, together with the amounts then on deposit in the Special Tax Fund (exclusive of the Administrative Expense Account) and available for such purpose, is fully sufficient to pay the principal of, premium, if any, and interest on such Bond or Parity Bond, as and when the same shall become due and payable; or

(c) by depositing with the Trustee or another escrow bank appointed by the District, in trust, federal securities described in subparagraph (1) of the definition of Authorized Investments, in which the District may lawfully invest its money, in such amount as will be sufficient, together with the interest to accrue thereon and moneys then on deposit in the Special Tax Fund (exclusive of the Administrative Expense Account) and available for such purpose, together with the interest to accrue thereon, to pay and discharge the principal of, premium, if any, and interest on such Bond or Parity Bond, as and when the same shall become due and payable.

If paid as provided above, then, at the election of the District, and notwithstanding that any Outstanding Bonds and Parity Bonds shall not have been surrendered for payment, all obligations of the District under this Indenture and any Supplemental Indenture with respect to such Bond or Parity Bond shall cease and terminate, except for the obligation of the Trustee to pay or cause to be paid to the Owners of any such Bond or Parity Bond not so surrendered and paid all sums due thereon, and except for the covenants of the District contained in Section 5.2(f) or any covenants in a Supplemental Indenture relating to compliance with the Code. Notice of such election shall be filed with the Trustee not less than ten days prior to the proposed defeasance date, or such shorter period of time as may be acceptable to the Trustee. In connection with a defeasance under (c) above, there shall be provided to the District a verification report from an independent nationally recognized certified public accountant stating its opinion as to the sufficiency of the moneys or securities deposited with the Trustee or the escrow bank to pay and discharge the principal of, premium, if any, and interest on all Outstanding Bonds and Parity Bonds to be defeased in accordance with this Section, as and when the same shall become due and payable, and an opinion of Bond Counsel (which may rely upon the opinion of the certified public accountant) to the effect that the Bonds or Parity Bonds being defeased have been legally defeased in accordance with this Indenture and any applicable Supplemental Indenture.

Upon a defeasance, the Trustee, upon request of the District, shall release the rights of the Owners of such Bonds and Parity Bonds which have been defeased under this Indenture and any Supplemental Indenture and execute and deliver to the District all such instruments as may be desirable to evidence such release, discharge and satisfaction. In the case of a defeasance hereunder of all Outstanding Bonds and Parity Bonds, the Trustee shall pay over or deliver to the District any funds held by the Trustee at the time of a defeasance, which are not required for the purpose of

paying and discharging the principal of or interest on the Bonds and Parity Bonds when due. The Trustee shall, at the written direction and sole expense of the District, mail, first class, postage prepaid, a notice to the Owners whose Bonds or Parity Bonds have been defeased, in the form directed by the District, stating that the defeasance has occurred.

Section 9.2. Conditions for the Issuance of Parity Bonds and Other Additional Indebtedness. The District may at any time after the issuance and delivery of the Bonds hereunder issue Parity Bonds payable from the Net Taxes and other amounts deposited in the Special Tax Fund (other than in the Administrative Expense Account therein) and secured by a lien and charge upon such amounts equal to the lien and charge securing the Outstanding Bonds and any other Parity Bonds theretofore issued hereunder or under any Supplemental Indenture; provided, however, Parity Bonds may only be issued for the purpose of refunding all or a portion of the Bonds or any Parity Bonds then Outstanding. Parity Bonds may be issued subject to the following additional specific conditions, which are hereby made conditions precedent to the issuance of any such Parity Bonds:

(a) The District shall be in compliance with all covenants set forth in this Indenture and any Supplemental Indenture then in effect and a certificate of the District to that effect shall have been filed with the Trustee; provided, however, that Parity Bonds may be issued notwithstanding that the District is not in compliance with all such covenants so long as immediately following the issuance of such Parity Bonds the District will be in compliance with all such covenants.

(b) The issuance of such Parity Bonds shall have been duly authorized pursuant to the Act and all applicable laws, and the issuance of such Parity Bonds shall have been provided for by a Supplemental Indenture duly authorized, executed and delivered by the District which shall specify the following:

(1) the purpose for which such Parity Bonds are to be issued and the fund or funds into which the proceeds thereof are to be deposited;

(2) the authorized principal amount of such Parity Bonds;

(3) the date and the maturity date or dates of such Parity Bonds; provided that: (i) each maturity date shall fall on a September 1; (ii) all such Parity Bonds of like maturity shall be identical in all respects, except as to number; (iii) fixed serial maturities or Sinking Fund Payments, or any combination thereof, shall be established to provide for the retirement of all such Parity Bonds on or before their respective maturity dates; and (iv) the maturity of the Parity Bonds to be issued shall not exceed the maturity of the Bonds and Parity being refunded;

(4) the description of the Parity Bonds, the place of payment thereof and the procedure for execution and authentication;

(5) the denominations and method of numbering of such Parity Bonds;

(6) the amount and due date of each mandatory Sinking Fund Payment, if any, for such Parity Bonds;

(7) the amount, if any, to be deposited from the proceeds of such Parity Bonds in the Subaccount of the Reserve Account established for such Parity Bonds to fund the applicable Reserve Requirement;

(8) the form of such Parity Bonds; and

(9) such other provisions as are necessary or appropriate and not inconsistent with this Indenture.

(c) The District shall have received the following documents or money or securities, all of such documents dated or certified, as the case may be, as of the date of delivery of such Parity Bonds by the Trustee (unless the Trustee shall be directed by the District to accept any of such documents bearing a prior date):

(1) a certified resolution of the City Council, acting as the legislative body of the District, authorizing the issuance of such Parity Bonds;

(2) a written request of the District as to the delivery of such Parity Bonds;

(3) an opinion of Bond Counsel and/or general counsel to the District to the effect that: (i) the District has the right and power under the Act to execute and deliver the Supplemental Indenture relating to such Parity Bonds, and such Supplemental Indenture has been duly and lawfully executed by the District, and this Indenture and such Supplemental Indenture are in full force and effect and are valid and binding upon the District and enforceable in accordance with their terms (except as enforcement may be limited by bankruptcy, insolvency, reorganization and other similar laws relating to the enforcement of creditors' rights); (ii) this Indenture creates the valid pledge which it purports to create of the Net Taxes and other amounts as provided in this Indenture, subject to the application thereof to the purposes and on the conditions permitted by this Indenture; and (iii) such Parity Bonds are valid and binding limited obligations of the District, enforceable in accordance with their terms (except as enforcement may be limited by bankruptcy, insolvency, reorganization and other similar laws relating to the enforcement of creditors' rights) and the terms of this Indenture and the Supplemental Indenture executed and delivered in connection with such Parity Bonds and are entitled to the benefits of this Indenture and such Supplemental Indenture, and such Parity Bonds have been duly and validly authorized and issued in accordance with the Act (or other applicable laws) and this Indenture and such Supplemental Indenture;

(4) a certificate of the District containing such statements as may be reasonably necessary to show compliance with the requirements of this Indenture;

(5) a certificate of an Independent Financial Consultant certifying that in each Bond Year the Annual Debt Service on the Bonds and Parity Bonds to remain Outstanding following the issuance of the Parity Bonds proposed to be issued is less than the Annual Debt Service on the Bonds and Parity Bonds Outstanding prior to the issuance of such Parity Bonds; and

(6) such further documents, money and securities as are required by the provisions of this Indenture and the Supplemental Indenture providing for the issuance of such Parity Bonds.

ARTICLE X

MISCELLANEOUS

Section 10.1. Cancellation of Bonds and Parity Bonds. All Bonds and Parity Bonds surrendered to the Trustee for payment upon maturity or for redemption shall be upon payment therefor, and any Bond or Parity Bond purchased by the District as authorized herein and delivered to the Trustee for such purpose shall be, cancelled forthwith and shall not be reissued. The Trustee shall dispose of such Bonds and Parity Bonds in accordance with its then-customary procedures, as provided by law, and, upon request of the District, furnish to the District a certificate of such destruction.

Section 10.2. Execution of Documents and Proof of Ownership. Any request, direction, consent, revocation of consent, or other instrument in writing required or permitted by this Indenture to be signed or executed by Owners may be in any number of concurrent instruments of similar tenor and may be signed or executed by such Owners in person or by their attorneys appointed by an instrument in writing for that purpose, or by the bank, trust company or other depository for such Bonds, and, except as herein otherwise expressly provided, such action shall become effective when such instrument or instruments are delivered to the Trustee and, where it is hereby expressly required, to the District. Proof of the execution of any such instrument, or of any instrument appointing any such attorney, and of the ownership of Bonds or Parity Bonds shall be sufficient for the purposes of this Indenture (except as otherwise herein provided), if made in the following manner:

(a) The fact and date of the execution by any Owner or his or her attorney of any such instrument, and of any instrument appointing any such attorney, may be proved by a signature guarantee of any bank or trust company located within the United States of America. Where any such instrument is executed by an officer of a corporation or association or a member of a partnership on behalf of such corporation, association or partnership, such signature guarantee shall also constitute sufficient proof of his or her authority. The fact and date of the execution of any such instrument or writing, or the authority of the Person executing the same, may also be proved in any other manner which the Trustee deems sufficient.

(b) As to any Bond or Parity Bond, the person in whose name the same shall be registered in the Bond Register shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any such Bond or Parity Bond, and the interest thereon, shall be made only to or upon the order of the registered Owner thereof or his or her legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond or Parity Bond and the interest thereon to the extent of the sum or sums to be paid. Neither the District nor the Trustee shall be affected by any notice to the contrary.

Nothing contained in this Indenture shall be construed as limiting the Trustee or the District to such proof, it being intended that the Trustee or the District may accept any other evidence of the matters herein stated which the Trustee or the District may deem sufficient. Any request or consent of the Owner of any Bond or Parity Bond shall bind every future Owner of the same Bond or Parity Bond in respect of anything done or suffered to be done by the Trustee or the District in pursuance of such request or consent.

Section 10.3. Unclaimed Moneys. Anything in this Indenture to the contrary notwithstanding, any money held by the Trustee in trust for the payment and discharge of any of the Outstanding Bonds and Parity Bonds which remain unclaimed for two years after the date when such Outstanding Bonds or Parity Bonds have become due and payable, if such money was held by the Trustee at such date, or for two years after the date of deposit of such money if deposited with the Trustee after the date when such Outstanding Bonds or Parity Bonds become due and payable, shall be repaid by the Trustee to the District, as its absolute property and free from trust, and the Trustee shall thereupon be released and discharged with respect thereto and the Owners shall look only to the District for the payment of such Outstanding Bonds or Parity Bonds; provided, however, that, before being required to make any such payment to the District, the Trustee, at the sole expense of the District, shall cause to be mailed by first-class mail, postage prepaid, to the registered Owners of such Outstanding Bonds or Parity Bonds at their addresses as they appear on the registration books of the Trustee a notice that said money remains unclaimed and that, after a date named in said notice, which date shall not be less than 30 days after the date of the mailing of such notice, the balance of such money then unclaimed will be returned to the District.

Section 10.4. Provisions Constitute Contract; Governing Law; Venue. The provisions of this Indenture shall constitute a contract between the District and the Owners and the provisions hereof shall be governed by and construed in accordance with the laws of the State of California. The parties hereby (i) irrevocably submit to the exclusive jurisdiction of any federal or state court sitting in the State of California, (ii) waive any objection to laying of venue in any such action or proceeding in such courts, and (iii) waive any objection that such courts are in inconvenient forum or do not have jurisdiction over any party.

In case any suit, action or proceeding to enforce any right or exercise any remedy shall be brought or taken and, should said suit, action or proceeding be abandoned, or be determined adversely to the Owners or the Trustee, then the District, the Trustee and the Owners shall be restored to their former positions, rights and remedies as if such suit, action or proceeding had not been brought or taken.

After the issuance and delivery of the Bonds, this Indenture shall be irrevocable, but shall be subject to modifications to the extent and in the manner provided in this Indenture, but to no greater extent and in no other manner.

Section 10.5. Future Contracts. Nothing herein contained shall be deemed to restrict or prohibit the District from making contracts or creating bonded or other indebtedness payable from a pledge of the Net Taxes which is subordinate to the pledge hereunder, or which is payable from the general fund of the District or from taxes or any source other than the Net Taxes and other amounts pledged hereunder.

Section 10.6. Further Assurances. The District will adopt, make, execute and deliver any and all such further resolutions, instruments and assurances as may be reasonably necessary or proper to carry out the intention or to facilitate the performance of this Indenture, and for the better assuring and confirming unto the Owners of the Bonds or any Parity Bonds the rights and benefits provided in this Indenture.

Section 10.7. Entire Agreement; Severability. This Indenture and the exhibits hereto set forth the entire agreement and understanding of the parties related to this transaction and supersedes all prior agreements and understandings, oral or written. If any covenant, agreement or provision, or

any portion thereof, contained in this Indenture, or the application thereof to any person or circumstance, is held to be unconstitutional, invalid or unenforceable, the remainder of this Indenture and the application of any such covenant, agreement or provision, or portion thereof, to other persons or circumstances, shall be deemed severable and shall not be affected thereby, and this Indenture, the Bonds and any Parity Bonds issued pursuant hereto shall remain valid and the Owners shall retain all valid rights and benefits accorded to them under the laws of the State of California.

Section 10.8. Notices. Any notices required to be given to the District with respect to the Bonds or this Indenture shall be mailed, first class, postage prepaid, or personally delivered to the City Manager of the City of Beaumont at 55 East Sixth Street, Beaumont, California 92223, and all notices to the Trustee in its capacity as Trustee shall be mailed, first class, postage prepaid, personally delivered or sent via facsimile or electronic (email) transmission (with a portable document format or similar attachment) to the Trustee, Zions Bancorporation, National Association, 650 Town Center Drive, Suite 800, Costa Mesa, California 92626, Attention: Corporate Trust Services.

Section 10.9. Execution in Counterparts. This Indenture may be executed in two or more counterparts, each of which shall be deemed to be an original and all of which together shall constitute one and the same agreement. The exchange of copies of this Indenture and of signature pages by facsimile or PDF transmission shall constitute effective execution and delivery of this Indenture as to the parties hereto and may be used in lieu of the original Indenture and signature pages for all purposes.

Section 10.10. U.S.A. Patriot Act. The parties hereto acknowledge that in accordance with Section 326 of the U.S.A. Patriot Act, the Trustee, like all financial institutions and in order to help fight the funding of terrorism and money laundering, is required to obtain, verify, and record information that identifies each person or legal entity that establishes a relationship or opens an account with the Trustee. The parties to this Indenture agree that they will provide the Trustee with such information as it may request in order for the Trustee to satisfy the requirements of the U.S.A. Patriot Act.

IN WITNESS WHEREOF, CITY OF BEAUMONT COMMUNITY FACILITIES DISTRICT NO. 2021-1 (Fairway Canyon) has caused this Indenture to be signed by an Authorized Representative of the District and Zions Bancorporation, National Association in token of its acceptance of the trust created hereunder, has caused this Indenture to be signed in its corporate name by its officers identified below, all as of the day and year first above written.

CITY OF BEAUMONT COMMUNITY FACILITIES
DISTRICT NO. 2021-1 (FAIRWAY CANYON)

By: _____
Mayor of the City of Beaumont, acting as the
legislative body of City of Beaumont
Community Facilities District No. 2021-1
(Fairway Canyon)

ATTEST:

Deputy City Clerk of the City of
Beaumont, acting as the legislative body
of City of Beaumont Community Facilities
District No. 2021-1 (Fairway Canyon)

ZIONS BANCORPORATION, NATIONAL
ASSOCIATION, as Trustee

By: _____
Authorized Signatory

EXHIBIT A

FORM OF SPECIAL TAX BOND

UNLESS THIS BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEPOSITORY TRUST COMPANY, A NEW YORK CORPORATION ("DTC"), TO THE DISTRICT OR TRUSTEE FOR REGISTRATION OF TRANSFER, EXCHANGE OR PAYMENT, AND ANY BOND ISSUED IS REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC (AND ANY PAYMENT IS MADE TO CEDE & CO. OR TO SUCH OTHER ENTITY AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.

R-_____

\$_____

**UNITED STATES OF AMERICA
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE**

**CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
2024 SPECIAL TAX BONDS**

INTEREST RATE:	MATURITY DATE:	DATED DATE:	CUSIP:
_____%	September 1, 20__	January __, 2024	_____

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

CITY OF BEAUMONT COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON) (the "District") which was formed by the City of Beaumont (the "City") and is situated in the County of Riverside, State of California, FOR VALUE RECEIVED, hereby promises to pay, solely from certain amounts held under the Indenture (as hereinafter defined), to the Owner named above, or registered assigns, on the Maturity Date set forth above, unless redeemed prior thereto as hereinafter provided, the Principal Amount set forth above, and to pay interest on such Principal Amount from the Interest Payment Date (as hereinafter defined) next preceding the date of authentication hereof, unless: (i) the date of authentication is an Interest Payment Date, in which event interest shall be payable from such date of authentication; (ii) the date of authentication is after a Record Date (as hereinafter defined) but prior to the immediately succeeding Interest Payment Date, in which event interest shall be payable from the Interest Payment Date immediately succeeding the date of authentication; or (iii) the date of authentication is prior to the close of business on the first Record Date, in which event interest shall be payable from the Dated Date set

forth above. Notwithstanding the foregoing, if at the time of authentication of this Bond interest is in default, interest on this Bond shall be payable from the last Interest Payment Date to which the interest has been paid or made available for payment or, if no interest has been paid or made available for payment, interest on this Bond shall be payable from the Dated Date set forth above. Interest will be paid semiannually on September 1, 2024 and each March 1 and September 1 thereafter (each an “Interest Payment Date”), at the Interest Rate set forth above, until the Principal Amount hereof is paid or made available for payment.

The principal of and premium, if any, on this Bond are payable to the Owner hereof in lawful money of the United States of America upon presentation and surrender of this Bond at the Principal Office of the Trustee (as such term is defined in the Indenture), initially Zions Bancorporation, National Association, (the “Trustee”). Interest on this Bond shall be paid by check of the Trustee mailed, by first class mail, postage prepaid, or in certain circumstances described in the Indenture by wire transfer to an account within the United States of America, to the Owner hereof as of the close of business on the fifteenth day of the month preceding the month in which the Interest Payment Date occurs (the “Record Date”) at such Owner’s address as it appears on the registration books maintained by the Trustee.

This Bond is one of a duly authorized issue of “City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) 2024 Special Tax Bonds” (the “Bonds”) issued in the aggregate principal amount of \$_____ pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Section 53311 *et seq.* of the California Government Code (the “Act”) for the purpose of financing public improvements, funding a reserve subaccount account and paying certain costs related to the issuance of the Bonds. The issuance of the Bonds and the terms and conditions thereof are provided for by a resolution adopted by the City Council of the City, acting in its capacity as the legislative body of the District (the “Legislative Body”), on December 19, 2023, and a Bond Indenture executed in connection therewith dated as of January 1, 2024 (the “Indenture”), by and between the District and the Trustee, and this reference incorporates the Indenture herein, and by acceptance hereof the Owner of this Bond assents to said terms and conditions. The Indenture is adopted under and this Bond is issued under, and both are to be construed in accordance with, the laws of the State of California.

Pursuant to the Act and the Indenture, the principal of, premium, if any, and interest on this Bond are payable solely from the portion of the annual Special Taxes (as defined in the Indenture) authorized under the Act to be levied and collected within the District and certain other amounts pledged to the repayment of the Bonds as set forth in the Indenture. Any amounts for the payment hereof shall be limited to the Net Taxes pledged and collected or foreclosure proceeds received following a default in payment of the Special Taxes and other amounts deposited to the Special Tax Fund (other than the Administrative Expense Account therein) established under the Indenture, except to the extent that other provision for payment has been made by the Legislative Body, as may be permitted by law. The District has covenanted for the benefit of the owners of the Bonds that under certain circumstances described in the Indenture it will commence and diligently pursue to completion appropriate foreclosure proceedings in the event of delinquencies of Special Tax installments levied for payment of principal and interest on the Bonds.

Notwithstanding anything to the contrary contained in herein or in the Indenture, amounts in the 2024 Bonds Reserve Subaccount shall only secure and be available to pay the principal of, redemption premium, if any, and interest on the Bonds, and amounts in the Subaccount of the

Reserve Account established for a series of Parity Bonds shall secure only and be available to pay the principal of, redemption premium, if any, and interest on, only such series of Parity Bonds.

The Bonds may be redeemed at the option of the District from any source of funds on any Interest Payment Date on or after September 1, 20__, in whole or in part, from such maturities as are selected by the District and by lot within a maturity, at the following redemption prices, expressed as a percentage of the principal amount to be redeemed, together with accrued interest to the date of redemption:

Redemption Date

Redemption Price

%

The Bonds maturing on September 1, 20__ (the “20__ Term Bonds”) shall be called before maturity and redeemed, from the Sinking Fund Payments that have been deposited into the Redemption Account established under the Indenture, on September 1, 20__, and on each September 1 thereafter prior to maturity, in accordance with the schedule of Sinking Fund Payments set forth below. The 20__ Term Bonds so called for redemption shall be selected by the Trustee by lot and shall be redeemed at a redemption price for each redeemed 20__ Term Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

Term Bonds Maturing September 1, 20__

***Sinking Fund Redemption Date
(September 1)***

Sinking Fund Payments

\$

*

* Maturity.

The Bonds maturing on September 1, 20__ (the “20__ Term Bonds”) shall be called before maturity and redeemed, from the Sinking Fund Payments that have been deposited into the Redemption Account established under the Indenture, on September 1, 20__, and on each September 1 thereafter prior to maturity, in accordance with the schedule of Sinking Fund Payments set forth below. The 20__ Term Bonds so called for redemption shall be selected by the Trustee by lot and shall be redeemed at a redemption price for each redeemed 20__ Term Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

Term Bonds Maturing September 1, 20__

***Sinking Fund Redemption Date
(September 1)***

Sinking Fund Payments

\$

*

* Maturity.

The Bonds maturing on September 1, 20__ (the “20__ Term Bonds”) shall be called before maturity and redeemed, from the Sinking Fund Payments that have been deposited into the Redemption Account established under the Indenture, on September 1, 20__, and on each September 1 thereafter prior to maturity, in accordance with the schedule of Sinking Fund Payments set forth below. The 20__ Term Bonds so called for redemption shall be selected by the Trustee by lot and shall be redeemed at a redemption price for each redeemed 20__ Term Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

Term Bonds Maturing September 1, 20__

***Sinking Fund Redemption Date
(September 1)***

Sinking Fund Payments

\$

*

* Maturity.

The Bonds are subject to extraordinary redemption as a whole, or in part on a pro rata basis among maturities and by lot within a maturity, on any Interest Payment Date on or after September 1, 2024, and shall be redeemed by the Trustee, from Prepayments deposited to the Redemption Account plus amounts transferred from the 2024 Bonds Reserve Subaccount in connection with such transfers, at the following redemption prices, expressed as a percentage of the principal amount to be redeemed, together with accrued interest to the redemption date:

Redemption Date

Redemption Price

%

Notice of redemption with respect to the Bonds to be redeemed shall be mailed to the registered owners thereof not less than 30 nor more than 45 days prior to the redemption date by first class mail, postage prepaid, to the addresses set forth in the registration books; provided, however, so

long as the Bonds are registered in the name of the Nominee, such notice shall be given in such manner as complies with the requirements of the Depository. Neither a failure of the Owner hereof to receive such notice nor any defect therein will affect the validity of the proceedings for redemption. All Bonds or portions thereof so called for redemption will cease to accrue interest on the specified redemption date, provided that funds for the redemption are on deposit with the Trustee on the redemption date. Thereafter, the registered owners of such Bonds shall have no rights except to receive payment of the redemption price upon the surrender of the Bonds.

This Bond shall be registered in the name of the Owner hereof, as to both principal and interest, and the District and the Trustee may treat the Owner hereof as the absolute owner for all purposes and shall not be affected by any notice to the contrary.

The Bonds are issuable only in fully registered form in the denomination of \$5,000 or any integral multiple thereof and may be exchanged for a like aggregate principal amount of Bonds of other authorized denominations of the same issue and maturity, all as more fully set forth in the Indenture. This Bond is transferable by the Owner hereof, in person or by his or her attorney duly authorized in writing, at the Principal Office of the Trustee, but only in the manner, subject to the limitations and upon payment of the charges provided in the Indenture, upon surrender and cancellation of this Bond. Upon such transfer, a new registered Bond of authorized denomination or denominations for the same aggregate principal amount of the same issue and maturity will be issued to the transferee in exchange therefor.

The Trustee shall not be required to register transfers or make exchanges of: (i) any Bonds for a period of 15 days next preceding any selection of the Bonds to be redeemed; or (ii) any Bonds chosen for redemption.

The rights and obligations of the District and of the registered owners of the Bonds may be amended at any time, and in certain cases without notice to or the consent of the registered owners, to the extent and upon the terms provided in the Indenture.

THE BONDS DO NOT CONSTITUTE GENERAL OBLIGATIONS OF THE CITY OR OF THE DISTRICT. NEITHER THE CITY NOR THE DISTRICT IS OBLIGATED TO LEVY OR PLEDGE, OR HAS LEVIED OR PLEDGED, GENERAL OR SPECIAL TAXES, OTHER THAN THE SPECIAL TAXES REFERENCED HEREIN. THE BONDS ARE LIMITED OBLIGATIONS OF THE DISTRICT PAYABLE FROM THE PORTION OF THE SPECIAL TAXES AND OTHER AMOUNTS PLEDGED UNDER THE INDENTURE BUT ARE NOT A DEBT OF THE CITY, THE STATE OF CALIFORNIA OR ANY OF ITS POLITICAL SUBDIVISIONS WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION OR RESTRICTION.

This Bond shall not become valid or obligatory for any purpose until the certificate of authentication and registration hereon endorsed shall have been dated and signed by the Trustee.

IT IS HEREBY CERTIFIED, RECITED AND DECLARED that all acts, conditions and things required by law to exist, happen and be performed precedent to and in the issuance of this Bond do exist, have happened and have been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the District, does not exceed any debt limit prescribed by the laws or Constitution of the State of California.

IN WITNESS WHEREOF, the District has caused this Bond to be dated the Dated Date, to be signed on behalf of the District by the Mayor of the City by his facsimile signature and attested by the facsimile signature of the Deputy City Clerk of the City.

Mayor of the City of Beaumont, acting as the
legislative body of City of Beaumont Community
Facilities District No. 2021-1 (Fairway Canyon)

ATTEST:

Deputy City Clerk of the City of Beaumont,
acting as the legislative body of City of
Beaumont Community Facilities District
No. 2021-1 (Fairway Canyon)

[FORM OF TRUSTEE'S CERTIFICATE
OF AUTHENTICATION AND REGISTRATION]

This is one of the Bonds described in the within-defined Indenture.

Dated: _____, 2024

ZIONS BANCORPORATION, NATIONAL
ASSOCIATION, as Trustee

By: _____
Authorized Signatory

[FORM OF LEGAL OPINION]

The following is a true copy of the opinion rendered by Stradling Yocca Carlson & Rauth, a Professional Corporation, in connection with the issuance of, and dated as of the date of the original delivery of, the Bonds. A signed copy is on file in my office.

Deputy City Clerk of the City

[FORM OF ASSIGNMENT]

For value received the undersigned do(es) hereby sell, assign and transfer unto

whose tax identification number is _____,
the within-mentioned registered Bond and hereby irrevocably constitute(s) and appoint(s)

attorney to transfer the same on the books of the Trustee with full power of substitution in the
premises.

Dated:_____

Signature guaranteed:

NOTE: Signature(s) must be guaranteed by an
eligible guarantor institution.

NOTE: The signatures(s) on this Assignment
must correspond with the name(s) as written on
the face of the within Bond in every particular
without alteration or enlargement or any change
whatsoever.

EXHIBIT B-1

FORM OF REQUISITION FOR DISBURSEMENT OF PROJECT COSTS

**\$ _____
CITY OF BEAUMONT COMMUNITY FACILITIES DISTRICT NO. 2021-1
(FAIRWAY CANYON) 2024 SPECIAL TAX BONDS**

Zions Bancorporation, National Association (the “Trustee”), is hereby requested to pay from the City Facilities Account of the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) Acquisition and Construction Fund, established by the Bond Indenture, dated as of January 1, 2024, by and between the Trustee and City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) (the “District”), the amount specified to the payee named below for payment of the Project Costs set forth in Attachment No. 1 hereto.

Payee:

Address:

Purpose:

Amount: \$

The amount is due and payable under purchase order, contract or other authorization and has not formed the basis of any prior request for payment. The conditions for the release of this amount from the City Facilities Account, including those conditions in Section 3.9(b) of the Indenture have been satisfied.

With respect to this Requisition, the District (i) certifies that it has reviewed any wire instructions set forth in such Requisition to confirm such wire instructions are accurate, (ii) agrees to indemnify and hold harmless the Trustee from and against any and all claim, demand, loss, liability, or expense sustained, including but not limited to attorneys’ fees and expenses, resulting directly or indirectly as a result of making the requested disbursement, and (iii) agrees that it will not seek recourse from the Trustee as a result of losses incurred by it for making the disbursement in accordance with this Requisition.

There has not been filed with nor served upon the District notice of any lien, right to lien or attachment upon, or stop notice or claim affecting the right to receive payment of the amount specified above which has not been released or will not be released simultaneously with the payment of such amount, other than materialmen’s or mechanic’s liens accruing by mere operation of law.

Dated: _____

**CITY OF BEAUMONT COMMUNITY FACILITIES
DISTRICT NO. 2021-1 (FAIRWAY CANYON)**

By: _____

Name: _____

Title: _____

DISTRICT CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate dated January 1, 2024 (the “Disclosure Certificate”) is executed and delivered by City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) (the “District”) in connection with the issuance and delivery by the District of its \$_____ 2024 Special Tax Bonds (the “Bonds”). The Bonds are being issued pursuant to a resolution adopted on December 19, 2023, by the City Council of the City of Beaumont, acting as the legislative body of the District, and the Bond Indenture dated as of January 1, 2024, by and between the District and Zions Bancorporation, National Association, as trustee. The District covenants as follows:

Section 1. Purpose of the Disclosure Agreement. This Disclosure Certificate is being executed and delivered by the District for the benefit of the Owners and Beneficial Owners of the Bonds and in order to assist the Underwriter in complying with Rule 15c2-12(b)(5) of the Securities and Exchange Commission.

Section 2. Definitions. In addition to the definitions set forth in the Indenture, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report” shall mean any Annual Report provided by the District pursuant to, and as described in, Section 3 and 4 of this Disclosure Certificate.

“Beneficial Owner” shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income purposes.

“City” means the City of Beaumont.

“Disclosure Representative” shall mean the City Manager, or his or her designee, or such other officer or employee as the District shall designate in writing to the Dissemination Agent from time to time.

“Dissemination Agent” shall mean, initially, Spicer Consulting Group, LLC, or any successor Dissemination Agent designated in writing by the District and which has filed with the then current Dissemination Agent a written acceptance of such designation.

“District” shall mean City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon).

“EMMA” shall mean the Electronic Municipal Market Access system of the MSRB.

“Listed Events” shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

“MSRB” shall mean the Municipal Securities Rulemaking Board and any successor entity designated under the Rule as the repository for filings made pursuant to the Rule.

“Official Statement” shall mean that certain Official Statement for the Bonds dated January __, 2024.

“Owners” shall mean the registered owners of the Bonds as set forth in the registration books maintained by the Trustee.

“Repository” shall mean the MSRB or any other entity designated or authorized by the Securities and Exchange Commission to receive reports pursuant to the Rule. Unless otherwise designated by the MSRB or the Securities and Exchange Commission, filings with the MSRB are to be made through the EMMA website of the MSRB, currently located at <http://emma.msrb.org>.

“Rule” shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“State” shall mean the State of California.

“Trustee” means Zions Bancorporation, National Association or such other entity appointed by the District pursuant to the Indenture to act as the trustee under the Indenture.

“Underwriter” shall mean any underwriter of the Bonds required to comply with the Rule in connection with offering of the Bonds.

Section 3. Provision of Annual Reports.

(a) The District shall, or, if the Dissemination Agent is other than the District, upon written direction shall cause the Dissemination Agent to, not later than February 10 after the end of the District’s Fiscal Year (June 30) commencing with the report due by February 10, 2024, provide to the Repository an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the City, if any exist, may be submitted separately from the balance of the Annual Report and later than the date required above for the filing of the Annual Report if they are not available by that date. If the District’s fiscal year changes, the District shall give notice of such change in the same manner as for a Listed Event under Section 5(d).

(b) In the event that the Dissemination Agent is an entity other than the District, then the provisions of this Section 3(b) shall apply. Not later than fifteen (15) Business Days prior to the date specified in subsection (a) for providing the Annual Report, the District shall provide the Annual Report to the Dissemination Agent. If by fifteen (15) Business Days prior to the due date for an Annual Report the Dissemination Agent has not received a copy of the Annual Report, the Dissemination Agent shall contact the District to determine if the District will be filing the Annual Report in compliance with subsection (a). The District shall provide a written certification with each Annual Report furnished to the Dissemination Agent to the effect that such Annual Report constitutes the Annual Report required to be furnished by it hereunder. The Dissemination Agent may conclusively rely upon such certification of the District and shall have no duty or obligation to review such Annual Report.

(c) If the Dissemination Agent is unable to verify that an Annual Report has been provided to EMMA by the date required in subsection (a), the Dissemination Agent shall send, in a timely manner, a notice to EMMA, in the form required by EMMA.

(d) If the Dissemination Agent is other than the District, the Dissemination Agent shall:

(i) determine each year prior to the date for providing the Annual Report the name and address of the repository if other than the MSRB through EMMA; and

(ii) promptly after receipt of the Annual Report, file a report with the District certifying that the Annual Report has been provided to EMMA and the date it was provided.

(e) Notwithstanding any other provision of this Disclosure Certificate, all filings shall be made in accordance with the MSRB's EMMA system or in another manner approved under the Rule.

Section 4. Content of Annual Reports. The first Annual Report due on February 10, 2024 shall consist of the Official Statement and the audited financial statements of the City for the prior fiscal year. Thereafter, the Annual Report shall contain or include by reference the following:

(a) Financial Statements. The audited financial statements of the City for the prior fiscal year, if any have been prepared and which, if prepared, shall be prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board; provided, however, that the City may, from time to time, if required by federal or state legal requirements, modify the basis upon which its financial statements are prepared. In the event that the City shall modify the basis upon which its financial statements are prepared, the District shall provide the information referenced in Section 8 below regarding such modification. If the City is preparing audited financial statements and such audited financial statements are not available by the time the Annual Report is required to be filed pursuant to Section 3(a), the Annual Report shall contain unaudited financial statements, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available.

(b) Financial and Operating Data. The Annual Report shall contain or incorporate by reference the following:

(i) the principal amount of the Bonds outstanding as of the September 2 preceding the filing of the Annual Report;

(ii) the balance in each fund under the Indenture and the Reserve Requirement as of the September 30 preceding the filing of the Annual Report;

(iii) any changes to the Rate and Method of Apportionment of the Special Taxes approved or submitted to the qualified electors of the District for approval prior to the filing of the Annual Report;

(iv) an update of the value-to-lien ratio for the District substantially in the form of Table 2 in the Official Statement based upon the most recent Special Tax levy preceding the date of the Annual Report and on the assessed values of property for the current fiscal year;

(v) the status of any foreclosure actions being pursued by the District with respect to delinquent Special Taxes;

(vi) a statement whether the District has been included in the County of Riverside's Teeter Plan;

(vii) a description of the collection and delinquency rate of Special Taxes in the District for the Fiscal Year then ended; and

(viii) any information not already included under (i) through (vii) above that the District is required to file in its annual report pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, with the California Debt and Investment Advisory Commission.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the District or related public entities, which have been submitted to EMMA or the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available from the MSRB through EMMA. The District shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, the District shall give, or cause the Dissemination Agent to give, notice filed with the Repository of the occurrence of any of the following events with respect to the Bonds in a timely manner not more than ten (10) business days after the event:

1. principal and interest payment delinquencies;
2. unscheduled draws on debt service reserves reflecting financial difficulties;
3. unscheduled draws on credit enhancements reflecting financial difficulties;
4. substitution of credit or liquidity providers, or their failure to perform;
5. adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability or of a Notice of Proposed Issue (IRS Form 5701-TEB);
6. tender offers;
7. defeasances;
8. ratings changes;
9. bankruptcy, insolvency, receivership or similar proceedings; and

Note: for the purposes of the event identified in subparagraph (9), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving

the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

10. default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the obligated person, any of which reflect financial difficulties.

(b) Pursuant to the provisions of this Section 5, the District shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds, if material:

1. unless described in paragraph 5(a)(5) above, notices or determinations by the Internal Revenue Service with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds;
2. the consummation of a merger, consolidation or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms;
3. appointment of a successor or additional paying agent or the change of the name of a paying agent;
4. nonpayment related defaults;
5. modifications to the rights of Owners of the Bonds;
6. bond calls
7. release, substitution or sale of property securing repayment of the Bonds; and
8. incurrence of a financial obligation of the obligated person, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the obligated person, any of which affect security holders.

(c) Upon the occurrence of a Listed Event under Section 5(b) above, the District shall as soon as possible determine if such event would be material under applicable federal securities laws.

(d) If the District determines that knowledge of the occurrence of a Listed Event under Section 5(b) would be material under applicable federal securities laws, the District shall file a notice of such occurrence with the Repository in a timely manner not more than 10 business days after the event.

(e) The District hereby agrees that the undertaking set forth in this Disclosure Certificate is the responsibility of the District and that the Dissemination Agent, if other than the District, shall

not be responsible for determining whether the District's instructions to the Dissemination Agent under this Section 5 comply with the requirements of the Rule.

(f) For purposes of the events identified in subparagraphs (a)(10) and (b)(8) under this Section 5, the term "financial obligation" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term financial obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule and a continuing disclosure undertaking has been entered into.

Section 6. Termination of Reporting Obligation. The District's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds.

Section 7. Dissemination Agent. The District may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The initial Dissemination Agent shall be Spicer Consulting Group, LLC. The Dissemination Agent, if other than the District, shall not be responsible in any manner for the content of any notice or report prepared by the District pursuant to this Disclosure Certificate. If at any time there is not any other designated Dissemination Agent, the Trustee shall be the Dissemination Agent. The initial Dissemination Agent shall be the District. The Dissemination Agent may resign by providing thirty (30) days written notice to the District and the Trustee.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the District may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver is related to the provisions of Sections 3(a), 4, or 5, it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

(b) The undertaking hereunder, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Owners or Beneficial Owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the District shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the District. In addition, if the amendment related to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same

manner as for a Listed Event under Section 5(a), and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the formed accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the District from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the District chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the District shall have no obligation under this Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the District to comply with any provision of this Disclosure Certificate, the Trustee at the written direction of any Underwriter or the Owners of at least 25% aggregate principal amount of Outstanding Bonds, shall, or any Owner or Beneficial Owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the District to comply with its obligations under this Disclosure Certificate, but only to the extent funds have been provided to it or it has been otherwise indemnified to its satisfaction from any cost, liability, expense or additional charges of the Trustee whatsoever, including, without limitation, fees and expenses of its attorney. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. Where an entity other than the District is acting as the Dissemination Agent, the Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the District agrees to indemnify and save the Dissemination Agent and its officers, directors, employees and agents, harmless against any loss, expense and liabilities which they may incur arising out of or in the exercise or performance of their powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the District under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Notices. Any notices or communications to or among any of the parties to this Disclosure Certificate may be given as follows:

District: City of Beaumont
Community Facilities District No. 2021-1
55 East Sixth Street
Beaumont, CA 92223
Attn: City Manager

Underwriter: Stifel, Nicolaus & Company, Incorporated
2121 Avenue of the Stars, Suite 2150

Los Angeles, CA 90067
Attn: Thomas Jacob

Any person may, by written notice to the other persons listed above, designate a different address or telephone number(s) to which subsequent notice or communications should be sent.

Section 13. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the District, the Trustee, the Dissemination Agent, the Underwriter and Owners and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

This Disclosure Certificate is executed as of the date and year first set forth above.

CITY OF BEAUMONT COMMUNITY FACILITIES
DISTRICT NO. 2021-1 (FAIRWAY CANYON)

By: _____
Disclosure Representative

\$ _____
CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
2024 SPECIAL TAX BONDS

BOND PURCHASE AGREEMENT

_____, 2024

City of Beaumont
Community Facilities District No. 2021-1 (Fairway
Canyon)
550 East 6th Street
Beaumont, California 92223

Ladies and Gentlemen:

Stifel, Nicolaus & Company, Incorporated, as underwriter (the “Underwriter”), acting not as a fiduciary or agent for you, but on behalf of itself, offers to enter into this Bond Purchase Agreement (this “Purchase Agreement”) with the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) (the “Community Facilities District”), which upon acceptance will be binding upon the Underwriter and the Community Facilities District. The agreement of the Underwriter to purchase the Bonds (as hereinafter defined) is contingent upon the Community Facilities District satisfying all of the obligations imposed upon them under this Purchase Agreement. This offer is made subject to the Community Facilities District’s acceptance by the execution of this Purchase Agreement and its delivery to the Underwriter at or before 11:59 P.M., local time, on the date hereof, and, if not so accepted, will be subject to withdrawal by the Underwriter upon notice delivered to the Community Facilities District at any time prior to the acceptance hereof by the Community Facilities District. All capitalized terms used herein, which are not otherwise defined, shall have the meaning provided for such terms in the Bond Indenture, dated as of January 1, 2024 (the “Indenture”), between the Community Facilities District and Zions Bancorporation, National Association, as trustee (the “Trustee”).

1. Purchase, Sale and Delivery of the Bonds.

Subject to the terms and conditions and in reliance upon the representations, warranties and agreements set forth herein: the Underwriter hereby agrees to purchase from the Community Facilities District and the Community Facilities District hereby agrees to sell to the Underwriter all (but not less than all) of the \$_____ aggregate principal amount of the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) 2024 Special Tax Bonds (the “Bonds”), dated the Closing Date (as hereinafter defined), bearing interest at the rates and maturing on the dates and in the principal amounts set forth in Exhibit A hereto. The purchase price for the Bonds shall be \$_____ (being 100% of the aggregate principal amount thereof, plus an original issue premium of \$_____ and less an Underwriter’s discount of \$_____).

The Underwriter agrees to make a bona fide public offering of all of the Bonds initially at the public offering prices (or yields) set forth in Exhibit A attached hereto and incorporated herein by

reference. Subsequent to the initial public offering, the Underwriter reserves the right to change the public offering prices (or yields) as it deems necessary in connection with the marketing of the Bonds, provided that the Underwriter shall not change the interest rates set forth in Exhibit A. The Bonds may be offered and sold to certain dealers at prices lower than such initial offering prices.

The Bonds shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable from the Net Taxes as provided in the Indenture, the Preliminary Official Statement (as hereinafter defined), and the Mello-Roos Community Facilities Act of 1982, as amended (Section 53311 *et seq.* of the Government Code of the State of California) (the “Community Facilities District Act”). The issuance of the Bonds has been duly authorized by the City Council of the City of Beaumont (the “City”), as the legislative body for the Community Facilities District pursuant to a resolution (the “Community Facilities District Resolution of Issuance”) adopted on December 19, 2023.

The proceeds of the Bonds will be used to: (i) pay the cost and expense of certain public facilities; (ii) fund a reserve account securing the Bonds; and (iii) pay costs of issuance of the Bonds.

The Bonds shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable from special taxes pledged thereto as provided in the Indenture.

A. The Community Facilities District hereby acknowledges that the Underwriter is entering into this Purchase Agreement in reliance on the representations, warranties and agreements made by the Community Facilities District herein, and the Community Facilities District shall take all action necessary to enforce its rights hereunder for the benefit of the Underwriter and shall immediately notify the Underwriter if it becomes aware that any representation, warranty or agreement made by the Community Facilities District herein is incorrect in any material respect.

The Community Facilities District acknowledges and agrees that (i) the purchase and sale of the Bonds pursuant to this Purchase Agreement is an arm’s-length commercial transaction between the Community Facilities District and the Underwriter, (ii) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as principal and not as the agent or fiduciary of the Community Facilities District, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the Community Facilities District with respect to (a) the offering of the Bonds or the process leading thereto (whether or not the Underwriter, or any affiliate of the Underwriter, has advised or is currently advising the Community Facilities District on other matters) or (b) any other obligations to the Community Facilities District with respect to the offering contemplated hereby, except the obligations expressly set forth in this Purchase Agreement or otherwise imposed by law, (iv) the Underwriter has financial interests that differ from those of the Community Facilities District and (v) the Community Facilities District has consulted their own legal, financial and other advisors to the extent they have deemed appropriate in connection with this transaction. The Community Facilities District acknowledges that it has previously provided the Underwriter with an acknowledgement of receipt of the required Underwriter disclosure under Rule G-17 of the Municipal Securities Rulemaking Board (“MSRB”). The Community Facilities District acknowledges and represents that it has engaged Urban Futures, Inc. (the “Municipal Advisor”) as its municipal advisor (as defined in Securities and Exchange Commission Rule 15Ba1) and will rely solely on the financial advice of the Municipal Advisor with respect to the Bonds.

B. Pursuant to the authorization of the Community Facilities District, the Underwriter has distributed copies of the Preliminary Official Statement dated January __, 2024, relating to the Bonds, which, together with the cover page, inside cover page and appendices thereto is herein called the “Preliminary Official Statement.” By its acceptance of this Purchase Agreement, the Community Facilities District hereby ratifies the use by the Underwriter of the Preliminary Official Statement, and the Community Facilities District agrees to execute a final official statement relating to the Bonds (the “Official Statement”) which will consist of the Preliminary Official Statement with such changes as may be made thereto, with the approval of Stradling Yocca Carlson & Rauth, a Professional Corporation, Bond Counsel (“Bond Counsel”), Stradling Yocca Carlson & Rauth, a Professional Corporation, Disclosure Counsel (“Disclosure Counsel”), and the Underwriter, and to provide copies thereof to the Underwriter as set forth herein. The Community Facilities District hereby authorizes and requires the Underwriter to use and promptly distribute, in connection with the offer and sale of the Bonds, the Preliminary Official Statement, the Official Statement and any supplement or amendment thereto. The Community Facilities District further authorizes the Underwriter to use and distribute, in connection with the offer and sale of the Bonds, the Indenture, the Continuing Disclosure Certificate executed by the Community Facilities District in connection with the Bonds (the “Continuing Disclosure Certificate”), this Purchase Agreement and all information contained herein, and all other documents, certificates and statements furnished by or on behalf of the Community Facilities District to the Underwriter in connection with the transactions contemplated by this Purchase Agreement.

C. To assist the Underwriter in complying with Securities and Exchange Commission Rule 15c2-12(b)(5) (the “Rule”), the Community Facilities District will undertake pursuant to the Continuing Disclosure Certificate, in the form attached to the Official Statement as an appendix, to provide annual reports and notices of certain enumerated events. A description of this undertaking is set forth in the Preliminary Official Statement and will also be set forth in the Official Statement.

D. Except as the Underwriter and the Community Facilities District may otherwise agree, the Community Facilities District will deliver to the Underwriter, at the offices of Bond Counsel in Newport Beach, California, or at such other location as may be mutually agreed upon by the Underwriter and the Community Facilities District, the documents hereinafter mentioned; and the Community Facilities District will deliver to the Underwriter through the facilities of The Depository Trust Company (“DTC”), the Bonds, in definitive form (all Bonds bearing CUSIP numbers), duly executed by the Community Facilities District and authenticated by the Trustee in the manner provided for in the Indenture and the Community Facilities District Act at 8:00 a.m. California time, on January __, 2024 (the “Closing Date”), and the Underwriter will accept such delivery and pay the purchase price of the Bonds as set forth in paragraph (A) of this Section by wire transfer, payable in federal or other immediately available funds (such delivery and payment being herein referred to as the “Closing”). The Bonds shall be in fully registered book-entry form (which may be typewritten) and shall be registered in the name of Cede & Co., as nominee of DTC.

2. Representations, Warranties and Covenants of the Community Facilities District. The Community Facilities District represents, warrants and covenants to the Underwriter on behalf of itself and the City that:

A. The City is duly organized and validly existing as a general law city under the Constitution and laws of the State of California (the “State”) and has duly authorized the formation

of the Community Facilities District pursuant to resolutions duly adopted by the City Council (the “Community Facilities District Formation Resolution” and, together with the Community Facilities District Resolution of Issuance, the “Community Facilities District Resolutions”) and the Community Facilities District Act. The City Council, as the legislative body of the City and the Community Facilities District, has duly adopted the Community Facilities District Formation Resolution, and has caused to be recorded in the real property records of the County of Riverside, a notice of special tax lien (the “Notice of Special Tax Lien”) (the Community Facilities District Formation Resolution and Notice of Special Tax Lien being collectively referred to herein as the “Formation Documents”), and has duly adopted a Community Facilities District Resolution of Issuance. Each of the Formation Documents remains in full force and effect as of the date hereof and has not been amended. The Community Facilities District is duly organized and validly existing as a Community Facilities District under the laws of the State. The Community Facilities District has, and at the Closing Date will have, as the case may be, full legal right, power and authority: (i) to execute, deliver and perform its obligations under this Purchase Agreement, the Continuing Disclosure Certificate and the Indenture, and to carry out all transactions contemplated by each of such agreements; (ii) to issue, sell and deliver the Bonds as provided herein; and (iii) to carry out, give effect to and consummate the transactions contemplated by the Formation Documents, the Community Facilities District Resolution of Issuance, the Indenture, the Bonds, the Continuing Disclosure Certificate, this Purchase Agreement and the Official Statement.

This Purchase Agreement, the Indenture, the Bonds and the Continuing Disclosure Certificate are collectively referred to herein as the “Community Facilities District Documents.”

B. The Community Facilities District and the City, as applicable, have each complied, and will at the Closing Date be in compliance in all material respects, with the Formation Documents, the Community Facilities District Resolution of Issuance and the Community Facilities District Documents, and any immaterial noncompliance by the Community Facilities District and the City, if any, will not impair the ability of the Community Facilities District and the City, as applicable, to carry out, give effect to or consummate the transactions contemplated by the foregoing. From and after the date of issuance of the Bonds, the Community Facilities District will continue to comply with the covenants of the Community Facilities District contained in the Community Facilities District Documents.

C. The information in the Preliminary Official Statement and in the Official Statement relating to the Community Facilities District and the Bonds (other than statements pertaining to the book entry system, as to which no view is expressed), is true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; and, upon delivery and up to and including 25 days after the End of the Underwriting Period (as defined in paragraph (D) below), the Official Statement will be amended and supplemented so as to contain no misstatement of any material fact or omission of any statement necessary to make the statements contained therein, in the light of the circumstances in which such statements were made, not misleading.

D. Up to and including 25 days after the End of the Underwriting Period (as defined below), the Community Facilities District will advise the Underwriter promptly of any proposal to amend or supplement the Official Statement and will not effect or consent to any such amendment or supplement without the consent of the Underwriter, which consent will not be unreasonably withheld. The Community Facilities District will advise the Underwriter promptly of

the institution of any proceedings known to it by any governmental agency prohibiting or otherwise materially affecting the use of the Official Statement in connection with the offering, sale or distribution of the Bonds. As used herein, the term "End of the Underwriting Period" means the later of such time as: (i) the Bonds are delivered to the Underwriter; or (ii) the Underwriter does not retain, directly or as a member of an underwriting syndicate, an unsold balance of the Bonds for sale to the public. Unless the Underwriter gives notice to the contrary, the End of the Underwriting Period shall be deemed to be the Closing Date. Any notice delivered pursuant to this provision shall be written notice delivered to the Community Facilities District at or prior to the Closing Date and shall specify a date (other than the Closing Date) to be deemed the "End of the Underwriting Period."

E. Except as described in the Preliminary Official Statement, the Community Facilities District is not, in any respect material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Community Facilities District is a party or is otherwise subject or bound, and the performance of its obligations under the Community Facilities District Documents and compliance with the provisions of each thereof, or the performance of the conditions precedent to be performed by the Community Facilities District pursuant to this Purchase Agreement, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Community Facilities District is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance by the Community Facilities District of its obligations under the Community Facilities District Documents or the performance of the conditions precedent to be performed by the Community Facilities District pursuant to this Purchase Agreement.

F. Except as may be required under the "blue sky" or other securities laws of any jurisdiction, all approvals, consents, authorizations, elections and orders of, or filings or registrations with, any governmental authority, board, agency or commission having jurisdiction which would constitute a condition precedent to, or the absence of which would materially adversely affect, the performance by the Community Facilities District of its obligations under the Community Facilities District Documents, and the performance of the conditions precedent to be performed by the Community Facilities District pursuant to this Purchase Agreement, have been or will be obtained at the Closing Date and are or will be in full force and effect at the Closing Date.

G. The Community Facilities District Documents conform as to form and tenor to the descriptions thereof contained in the Official Statement.

H. The Bonds are payable from the Special Tax of the Community Facilities District to be levied within the Community Facilities District, as set forth in the Indenture, which levy has been duly and validly authorized pursuant to the Community Facilities District Act and the Special Taxes to be levied within the Community Facilities District will be fixed and levied in an amount which, together with other available funds, is required for the payment of the principal of, and interest on, the Bonds when due and payable, all as provided in the Indenture. The Community Facilities District has covenanted to cause the Special Taxes to be levied as set forth in the Indenture.

I. The Indenture creates a valid pledge of, first lien upon and security interest in, the Net Taxes, and in the moneys in the Special Tax Fund (other than the Administrative Expense Fund) established pursuant to the Indenture, on the terms and conditions set forth in the Indenture.

J. Except as disclosed in the Preliminary Official Statement and Official Statement, there are, to the best of the Community Facilities District's knowledge, no entities with outstanding assessment liens against any of the properties within the Community Facilities District or which are senior to or on a parity with the pledge of the Special Taxes of the Community Facilities District referred to in paragraph (H) hereof.

K. The Official Statement as of the date hereof, does not, and as of the Closing Date, will not contain any untrue or misleading statement of a material fact or omit to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading (excluding statements therein pertaining to the DTC and its book-entry system and any information provided by the Special Tax Consultant (as such term is defined below) and the Underwriter, as to which no view is expressed).

L. The Preliminary Official Statement was deemed final by a duly authorized officer of the Community Facilities District prior to its delivery to the Underwriter, except for the omission of such information as is permitted to be omitted in accordance with paragraph (b)(1) of the Rule. The Community Facilities District hereby covenants and agrees that, within seven (7) business days from the date hereof, or upon reasonable written notice from the Underwriter within sufficient time to accompany any confirmation requesting payment from any customers of the Underwriter, the Community Facilities District shall cause a final printed form of the Official Statement to be delivered to the Underwriter in sufficient quantity to comply with paragraph (b)(4) of the Rule and Rules G-12, G-15, G-32 and G-36 of the Municipal Securities Rulemaking Board.

M. At the time of acceptance hereof there is and as of the Closing there will be no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an "Action") pending (notice of which has been served on the Community Facilities District) or to the best knowledge of the Community Facilities District or the City threatened, in which any such Action: (i) in any way questions the existence of the Community Facilities District or the titles of the officers of the Community Facilities District to their respective offices; (ii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of the Bonds or the payment or collection of Special Taxes or any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the Community Facilities District Documents or the consummation of the transactions on the part of the Community Facilities District contemplated thereby; (iii) contests the exemption of interest on the Bonds from federal or State income taxation or contests the powers of the Community Facilities District which may result in any material adverse change relating to the financial condition of the Community Facilities District; or (iv) contests the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto or asserts that the Preliminary Official Statement or the Official Statement contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; and as of the time of acceptance hereof there is and, as of the Closing Date, there will be no basis for any action, suit, proceeding, inquiry or investigation of the nature described in clauses (i) through (iv) of this sentence.

N. Any certificate signed on behalf of the Community Facilities District by any officer or employee of the Community Facilities District authorized to do so shall be deemed a representation and warranty by the Community Facilities District to the Underwriter on behalf of itself and the Community Facilities District as to the statements made therein.

O. At or prior to the Closing, the Community Facilities District will have duly authorized, executed and delivered the Continuing Disclosure Certificate in substantially the form attached as an appendix to the Official Statement. Based upon a review of its previous undertakings, and except as disclosed in the Preliminary Official Statement and the Official Statement, the Community Facilities District has not failed to comply in all respects with any previous undertakings with regard to the Rule to provide annual reports or notices of enumerated events in the last five years.

P. The Community Facilities District will apply the proceeds of the Bonds in accordance with the Indenture and as described in the Preliminary Official Statement and Official Statement.

Q. Until such time as moneys have been set aside in an amount sufficient to pay all then outstanding Bonds at maturity or to the date of redemption if redeemed prior to maturity, plus unpaid interest thereon and premium, if any, to maturity or to the date of redemption if redeemed prior to maturity, the Community Facilities District will faithfully perform and abide by all of the covenants, undertakings and provisions contained in the Indenture.

R. Between the date of this Purchase Agreement and the date of Closing, the Community Facilities District will not offer or issue any bonds, notes or other obligations for borrowed money not previously disclosed to the Underwriter.

The Community Facilities District hereby approves the preparation and distribution of the Official Statement, consisting of the Preliminary Official Statement with such changes as are noted thereon and as may be made thereto, with the approval of Bond Counsel, Disclosure Counsel and the Underwriter, from time to time prior to the Closing Date.

The Community Facilities District hereby ratifies any prior use of and authorizes the future use by the Underwriter, in connection with the offering and sale of the Bonds, of the Preliminary Official Statement, the Official Statement, this Purchase Agreement and all information contained herein, and all other documents, certificates and written statements furnished by the Community Facilities District to the Underwriter in connection with the transactions contemplated by this Purchase Agreement.

The execution and delivery of this Purchase Agreement by the Community Facilities District shall constitute a representation by the Community Facilities District to the Underwriter that the representations and warranties contained in this Section 2 with respect to the Community Facilities District are true as of the date hereof.

3. Conditions to the Obligations of the Underwriter. The obligation of the Underwriter to accept delivery of and pay for the Bonds on the Closing Date shall be subject, at the option of the Underwriter, to the accuracy in all material respects of the representations and warranties on the part of the Community Facilities District contained herein, to the accuracy in all material respects of the statements of the officers and other officials of the Community Facilities District made in any

certificates or other documents furnished pursuant to the provisions hereof, to the performance by the Community Facilities District of their obligations to be performed hereunder at or prior to the Closing Date and to the following additional conditions:

A. At the Closing Date, the Community Facilities District Resolutions and the Community Facilities District Documents shall be in full force and effect, and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and there shall have been taken in connection therewith, with the issuance of the Bonds, and with the transactions contemplated thereby, all such actions as, in the opinion of Bond Counsel, shall be necessary and appropriate.

B. At the Closing Date, except as described in the Preliminary Official Statement, the City shall not be, in any respect material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City is a party or is otherwise subject or bound, and the performance of the conditions precedent to be performed hereunder will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance of the conditions precedent to be performed by the City hereunder.

C. At the Closing Date, except as described in the Preliminary Official Statement, the Community Facilities District shall not be, in any respect material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Community Facilities District is a party or is otherwise subject or bound, and the performance by the Community Facilities District of its obligations under the Bonds, the Community Facilities District Resolutions, the Indenture, and any other instruments contemplated by any of such documents, and compliance with the provisions of each thereof, or the performance of the conditions precedent to be performed hereunder, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Community Facilities District is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance by the Community Facilities District of its obligations under the Indenture, the Bonds or the performance of the conditions precedent to be performed by the Community Facilities District hereunder.

D. The information contained in the Official Statement is, as of the Closing Date and as of the date of any supplement or amendment thereto pursuant hereto, true and correct in all material respects and does not, as of the Closing Date or as of the date of any supplement or amendment thereto, contain any untrue statement of a material fact or omit to state a material fact

required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

E. Between the date hereof and the Closing Date, the market price or marketability, at the initial offering prices set forth on the cover page of the Official Statement, of the Bonds or the ability of the Underwriter to enforce contracts for the sale of the Bonds, shall not have been materially adversely affected, in the judgment of the Underwriter (evidenced by a written notice to the Community Facilities District terminating the obligation of the Underwriter to accept delivery of and pay for the Bonds), by reason of any of the following:

1. Legislation introduced in or enacted (or resolution passed) by the Congress of the United States of America or recommended to the Congress by the President of the United States, the Department of the Treasury, the Internal Revenue Service, or any member of Congress, or favorably reported for passage to either House of Congress by any committee of such House to which such legislation had been referred for consideration, or a decision rendered by a court established under Article III of the Constitution of the United States of America or by the Tax Court of the United States of America, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Treasury Department of the United States of America or the Internal Revenue Service, with the purpose or effect, directly or indirectly, of imposing federal income taxation upon such interest as would be received by any owners of the Bonds beyond the extent to which such interest is subject to taxation as of the date hereof; or

2. Legislation introduced in or enacted (or resolution passed) by the Congress or an order, decree or injunction issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Securities and Exchange Commission (the "SEC"), or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Bonds, including any or all underlying arrangements, are not exempt from registration under or other requirements of the Securities Act of 1933, as amended (the "Securities Act"), or that the Indenture is not exempt from qualification under or other requirements of the Trust Indenture Act of 1939, as amended (the "Trust Indenture Act"), or that the issuance, offering or sale of obligations of the general character of the Bonds, including any or all underlying arrangements, as contemplated hereby or by the Official Statement or otherwise is or would be in violation of the federal securities laws as amended and then in effect; or

3. A general suspension of trading on the New York Stock Exchange or other major exchange shall be in force, or minimum or maximum prices for trading shall have been fixed and be in force, or maximum ranges for prices for securities shall have been required and be in force on any such exchange, whether by virtue of determination by that exchange or by order of the SEC or any other governmental authority having jurisdiction; or

4. The introduction, proposal or enactment of any amendment to the federal or State Constitution or any action by any federal or State court, legislative body, regulatory body or other authority materially adversely affecting the tax status of the Community Facilities District, its property, income, securities (or interest thereon), the validity or enforceability of Special Taxes, or the ability of the Community Facilities District to issue the Bonds as contemplated by the Indenture and the Official Statement; or

5. Any event occurring, or information becoming known which, in the judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Preliminary Official Statement or in the Official Statement, or has the effect that the Preliminary Official Statement or the Official Statement contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; or

6. Any national securities exchange, the Comptroller of the Currency, or any other governmental authority, shall impose as to the Bonds, or obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of, the Underwriter; or

7. There shall have occurred (1) an outbreak or escalation of hostilities or the declaration by the United States of a national emergency or war or (2) any other calamity or crisis in the financial markets of the United States or elsewhere or the escalation of such calamity or crisis; or

8. Except as disclosed in or contemplated by the Official Statement, any material adverse change in the affairs of the City or Community Facilities District shall have occurred; or

9. Any event or circumstance shall exist that either makes untrue or incorrect in any material respect any statement or information in the Official Statement (other than any statement provided by the Underwriter) or is not reflected in the Official Statement but should be reflected therein in order to make the statements therein, in the light of the circumstances under which they were made, not misleading and, in either such event, the Community Facilities District refuses to permit the Official Statement to be supplemented to supply such statement or information, or the effect of the Official Statement as so supplemented is to materially adversely affect the market price or marketability of the Bonds or the ability of the Underwriters to enforce contracts for the sale of the Bonds; or

10. A general banking moratorium shall have been declared by federal or State authorities having jurisdiction and be in force; or

11. A material disruption in securities settlement, payment or clearance services affecting the Bonds shall have occurred; or

12. Any new restriction on transactions in securities materially affecting the market for securities (including the imposition of any limitation on interest rates) or the extension of credit by, or a charge to the net capital requirements of, underwriters shall have been established by the New York Stock Exchange, the SEC, any other federal or State agency or the Congress of the United States, or by Executive Order; or

13. A decision by a court of the United States shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the SEC or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds, including the underlying obligations as contemplated by this Purchase Agreement or by the Official Statement, or any document relating to the issuance, offering

or sale of the Bonds, is or would be in violation of any provision of the federal securities laws at the Closing Date, including the Securities Act, the Securities Exchange Act of 1934, as amended and the Trust Indenture Act; or

14. Any proceeding shall have been commenced or be threatened in writing by the SEC against the City or the Community Facilities District; or

15. The commencement of any Action as described in items (i) through (iv) of Section 2(M) hereof.

F. At or prior to the Closing Date, the Underwriter shall have received a counterpart original or certified copy of the following documents, in each case satisfactory in form and substance to the Underwriter:

1. The Official Statement, executed on behalf of the Community Facilities District by an authorized officer;

2. The Indenture, duly executed and delivered by the Community Facilities District and the Trustee;

3. The Community Facilities District Resolutions and the Community Facilities District Documents and the Formation Documents, together with a certificate dated as of the Closing Date of the City Clerk to the effect that the Community Facilities District Resolutions are true, correct and complete copies of the ones duly adopted by the City Council;

4. The Continuing Disclosure Certificate executed and delivered by the Community Facilities District;

5. An unqualified approving opinion of Bond Counsel for the Bonds, dated the Closing Date and addressed to the Community Facilities District, to the effect that the Bonds are the valid, legal and binding obligations of the Community Facilities District and that the interest thereon is excluded from gross income for federal income tax purposes and exempt from personal income taxes of the State, in substantially the form included as an appendix to the Official Statement, together with a letter of Bond Counsel, dated the Closing Date and addressed to the Underwriter, to the effect that such opinion addressed to the Community Facilities District may be relied upon by the Underwriter to the same extent as if such opinion was addressed to it;

6. A supplemental opinion or opinions of Bond Counsel, dated the Closing Date and addressed to the Underwriter, to the effect that:

(i) this Purchase Agreement and the Continuing Disclosure Certificate have been duly authorized, executed and delivered by the Community Facilities District and, assuming due authorization, execution and delivery by the other parties thereto, as applicable, constitute the legal, valid and binding agreement of the Community Facilities District and are enforceable in accordance with their terms, except to the extent that enforceability may be limited by moratorium, bankruptcy, reorganization, insolvency or other similar laws affecting creditors' rights generally or by the exercise of judicial discretion in accordance with general principles of equity or otherwise in appropriate cases and by limitations on legal remedies against public agencies in the State;

(ii) the Bonds are not subject to the registration requirements of the Securities Act, and the Indenture is exempt from qualification under the Trust Indenture Act;

(iii) the information contained in the Official Statement on the cover and under the captions "THE BONDS" (other than the caption "Debt Service Schedule"), "SOURCES OF PAYMENT FOR THE BONDS," "TAX MATTERS" and "LEGAL MATTERS" and in Appendices B and D to the Official Statement, are accurate insofar as such statements purport to summarize certain provisions of the Bonds, the Indenture and Bond Counsel's final approving opinion.

7. The letter of Disclosure Counsel, dated the Closing Date and addressed to the Community Facilities District and to the Underwriter, to the effect that, without having undertaken to determine independently the accuracy or completeness of the statements contained in the Official Statement, but on the basis of their participation in conferences with representatives of the Community Facilities District, the Special Tax Consultant and others, and their examination of certain documents, nothing has come to their attention which has led them to believe that the Preliminary Official Statement as of its date and the Official Statement as of its date and as of the Closing Date contained or contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading (except that no opinion or belief need be expressed as to any financial statements or other financial, statistical or engineering data or forecasts, numbers, charts, estimates, projections, assumptions, or expressions of opinion, any information about valuation, appraisals, absorption, archeological or environmental matters, or any information with respect to the City, or about DTC or the book-entry-only system);

8. A certificate dated the Closing Date and signed by an authorized representative of the Community Facilities District or an authorized designee, on behalf of the Community Facilities District to the effect that: (i) the representations and warranties made by the Community Facilities District contained herein are true and correct in all material respects on and as of the Closing Date with the same effect as if made on the Closing Date; (ii) to the best knowledge of such officer, no event has occurred since the date of the Official Statement which should be disclosed in the Official Statement for the purpose for which it is to be used or which it is necessary to disclose therein in order to make the statements and information therein not misleading in any material respect; and (iii) the Community Facilities District has complied with all the agreements and satisfied all the conditions on its part to be satisfied under this Purchase Agreement, the Community Facilities District Resolutions, the Community Facilities District Documents and the Official Statement at or prior to the Closing Date;

9. An opinion of the City Attorney of the City, dated the date of Closing and addressed to the Underwriter and the City, to the effect that:

(i) The City is a municipal corporation and general law city, duly organized and existing under the Constitution and laws of the State of California;

(ii) The Community Facilities District Resolutions have been duly adopted at meetings of the City Council, which were called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout, and the Community Facilities District Resolutions are in full force and effect and have not been modified, amended, rescinded or repealed since the respective dates of their adoption;

(iii) The Community Facilities District Documents and the Official Statement have been duly authorized, executed and delivered by the City and the Community Facilities District Documents constitute the legal, valid and binding obligations of the Community Facilities District enforceable against the Community Facilities District in accordance with their terms, subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights, to the application of equitable principles where equitable remedies are sought and to the exercise of judicial discretion in appropriate cases;

(iv) Except as may be stated in the Official Statement, there is no action, suit, proceeding or investigation before or by any court, public board or body pending (notice of which has been served on the City or the Community Facilities District) or, to such counsel's knowledge, threatened wherein an unfavorable decision, ruling or finding would: (a) affect the creation, organization, existence or powers of the City, or the titles of its members and officers to their respective offices; or (b) affect the validity of the Community Facilities District Documents or restrain or enjoin the repayment of the Bonds or in any way contest or affect the validity of the Community Facilities District Documents or contest the authority of the Community Facilities District or the City to enter into or perform its obligations under any of the Community Facilities District Documents, questions the right of the Community Facilities District to use Special Taxes levied within the Community Facilities District for the repayment of the Bonds or affects in any manner the right or ability of the Community Facilities District to collect or pledge the Special Taxes levied within the Community Facilities District for the repayment of the Bonds;

10. A certificate dated the Closing Date from Spicer Consulting Group, LLC (the "Special Tax Consultant") addressed to the Community Facilities District and the Underwriter to the effect that: (i) the Special Tax if collected in the maximum amounts permitted pursuant to the Rate and Method of Apportionment of Special Taxes of the Community Facilities District as of the Closing Date would generate at least 110% of the annual debt service payable with respect to the Bonds plus budgeted administrative expenses in each year, based on such assumptions and qualifications as shall be acceptable to the Underwriter; and (ii) the statements in the Official Statement provided by the Special Tax Consultant concerning Special Taxes in the Community Facilities District and all information supplied by it for use in the Official Statement were as of the date of the Official Statement and are as of the Closing Date true and correct, and do not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in light of the circumstances under which they were made, not misleading;

11. Certified copies of the general resolution of the Trustee authorizing the execution and delivery of certain documents by certain officers of the Trustee, which resolution authorizes the execution of the Indenture and the authentication of the Bonds;

12. A certificate of the Trustee, addressed to the Underwriter, and the Community Facilities District dated the Closing Date, to the effect that: (i) the Trustee is authorized to carry out corporate trust powers, and have full power and authority to perform its duties under the Indenture; (ii) the Trustee is duly authorized to execute and deliver the Indenture, to accept the obligations created by the Indenture and to authenticate the Bonds pursuant to the terms of the Indenture; (iii) no consent, approval, authorization or other action by any governmental or regulatory authority having jurisdiction over the Trustee that has not been obtained is or will be required for the authentication of the Bonds or the consummation by the Trustee of the other transactions contemplated to be performed by the Trustee in connection with the authentication of the Bonds and the acceptance and performance of the obligations created by the Indenture; and (iv) to the best of its

knowledge, compliance with the terms of the Indenture will not conflict with, or result in a violation or breach of, or constitute a default under, any loan agreement, indenture, bond, note, resolution or any other agreement or instrument to which the Trustee is a party or by which it is bound, or any law or any rule, regulation, order or decree of any court or governmental agency or body having jurisdiction over the Trustee or any of its activities or properties;

13. An opinion of counsel to the Trustee dated the Closing Date, addressed to the Underwriter, and the Community Facilities District to the effect that the Trustee is a national banking association duly organized and validly existing under the laws of the United States having full power and being qualified to enter into, accept and agree to the provisions of the Indenture, and that such documents have been duly authorized, executed and delivered by the Trustee, and, assuming due execution and delivery by the other parties thereto, constitutes the legal, valid and binding obligation of the Trustee, enforceable in accordance with its terms, subject to bankruptcy, insolvency, reorganization, moratorium and other laws affecting the enforcement of creditors' rights in general and except as such enforceability may be limited by the application of equitable principles if equitable remedies are sought;

14. A certificate of the Community Facilities District dated the Closing Date, in a form acceptable to Bond Counsel and the Underwriter, that the Bonds are not arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended;

15. A Letter of Representations of Woodside 05S, LP, a California limited partnership ("Woodside") in connection with the printing of the Preliminary Official Statement dated the date of the Preliminary Official Statement, substantially in the form attached as part of Exhibit D hereto or as such Letter of Representations may be modified with the approval of the Underwriter and Bond Counsel, and a Closing Certificate of Woodside dated the Closing Date, substantially in the form attached as part of Exhibit D hereto;

16. A Letter of Representations of D.R. Horton Los Angeles Holding Company, Inc., a California corporation ("D.R. Horton") in connection with the printing of the Preliminary Official Statement dated the date of the Preliminary Official Statement, substantially in the form attached as part of Exhibit D hereto or as such Letter of Representations may be modified with the approval of the Underwriter and Bond Counsel, and a Closing Certificate of D.R. Horton dated the Closing Date, substantially in the form attached as part of Exhibit D hereto;

17. A Letter of Representations of Richmond American Homes of Maryland, Inc., a Maryland corporation ("Richmond American") in connection with the printing of the Preliminary Official Statement dated the date of the Preliminary Official Statement, substantially in the form attached as part of Exhibit D hereto or as such Letter of Representations may be modified with the approval of the Underwriter and Bond Counsel, and a Closing Certificate of Richmond American dated the Closing Date, substantially in the form attached as part of Exhibit D hereto;

18. An opinion or opinions of counsel to each of Woodside, D.R. Horton, and Richmond American, each dated the date of the Closing addressed to the Community Facilities and the Underwriter, in form and substance acceptable to the Underwriter and Bond Counsel.

19. An opinion of Kutak Rock LLP, counsel to the Underwriter ("Underwriter's Counsel"), dated the date of Closing and addressed to the Underwriter in form and substance acceptable to the Underwriter; and

20. A certificate in form and substance as set forth in Exhibit C hereto of Integra Realty Resources, Rocklin, California, the appraiser of the property within the Community Facilities District, dated as of the Closing Date.

21. Such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the material representations and warranties of the Community Facilities District contained herein, and of the statements and information contained in the Official Statement and the due performance or satisfaction by the Community Facilities District at or prior to the Closing of all agreements then to be performed and all conditions then to be satisfied by the Community Facilities District in connection with the transactions contemplated hereby and by the Indenture and the Official Statement.

If the Community Facilities District shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds contained in this Purchase Agreement, or if the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and neither the Community Facilities District nor the Underwriter shall be under any further obligation hereunder, except that the respective obligations of the Underwriter and the Community Facilities District set forth in Section 5 hereof shall continue in full force and effect.

4. Establishment of Issue Price.

A. The Underwriter agrees to assist the Community Facilities District in establishing the issue price of the Bonds and shall execute and deliver to the Community Facilities District at Closing an “issue price” or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit B, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Community Facilities District and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds.

B. Except as otherwise set forth in Exhibit A attached hereto, the Community Facilities District will treat the first price at which 10% of each maturity of the Bonds (the “10% test”) is sold to the public as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of this Purchase Agreement, the Underwriter shall report to the Community Facilities District the price or prices at which it has sold to the public each maturity of Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the Community Facilities District the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until the 10% test has been satisfied as to the Bonds of that maturity or until all Bonds of that maturity have been sold to the public.

C. The Underwriter confirms that it has offered the Bonds to the public on or before the date of this Purchase Agreement at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in Exhibit A attached hereto, except as otherwise set forth therein. Exhibit A also sets forth, as of the date of this Purchase Agreement, the maturities, if any, of the Bonds for which the Underwriter represents that (i) the 10% test has been satisfied (assuming orders are confirmed by the close of the business day immediately following the

date of this Purchase Agreement) and (ii) the 10% test has not been satisfied and for which the Community Facilities District and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the Community Facilities District to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the “hold-the-offering-price rule”). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (1) the close of the fifth (5th) business day after the sale date; or
- (2) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter shall promptly advise the Community Facilities District when it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

D. The Underwriter confirms that:

(i) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(A)(i) to report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be reasonable periodic intervals or otherwise upon request of the Underwriter and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter,

(B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and

(C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

(ii) any selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10%

test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

E. The Community Facilities District acknowledges that, in making the representation set forth in this section, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires.

F. The Underwriter acknowledges that sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(i) “public” means any person other than an underwriter or a related party;

(ii) “underwriter” means (A) any person that agrees pursuant to a written contract with the Community Facilities District (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public);

(iii) a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

(iv) “sale date” means the date of execution of this Purchase Agreement by all parties.

5. Expenses. Whether or not the transactions contemplated by this Purchase Agreement are consummated, the Underwriter shall be under no obligation to pay, and the Community Facilities District shall pay only from the proceeds of the Bonds, or any other legally available funds of the

City, or the Community Facilities District, but only as the Community Facilities District and such other party providing such services may agree, all expenses and costs of the Community Facilities District incident to the performance of its obligations in connection with the authorization, execution, sale and delivery of the Bonds to the Underwriter, including, without limitation, printing costs, initial fees of the Trustee, including fees and disbursements of their counsel, if any, fees and disbursements of Bond Counsel, Disclosure Counsel and other professional advisors employed by the City, costs of preparation, printing, signing, transportation, delivery and safekeeping of the Bonds and for expenses (included in the expense component of the spread) incurred by the Underwriter on behalf of the City's employees which are incidental to implementing this Purchase Agreement, including, but not limited to, meals, transportation, lodging, and entertainment of those employees. The Underwriter shall pay all out-of-pocket expenses of the Underwriter, including, without limitation, advertising expenses, the California Debt and Investment Advisory Commission fee, CUSIP Services Bureau charges, regulatory fees imposed on new securities issuers and any and all other expenses incurred by the Underwriter in connection with the public offering and distribution of the Bonds, including fees and disbursements of Underwriter's Counsel. Any meals in connection with or adjacent to meetings, rating agency presentations, pricing activities or other transaction-related activities shall be considered an expense of the transaction and included in the expense component of the Underwriter's discount.

6. Notices. Any notice of other communication to be given to the Community Facilities District under this Purchase Agreement may be given by delivering the same in writing to the City of Beaumont, 550 East 6th Street, Beaumont, California 92223, Attention: City Manager; any notice or other communication to be given to the Underwriter under this Purchase Agreement may be given by delivering the same in writing to Stifel, Nicolaus & Company, Incorporated, 2121 Avenue of the Stars, Suite 2150, Los Angeles, California 90067, Attention: Public Finance.

7. Parties In Interest. This Purchase Agreement is made solely for the benefit of the Community Facilities District and Underwriter (including any successors or assignees of the Underwriter) and no other person shall acquire or have any right hereunder or by virtue hereof.

8. Survival of Representations and Warranties. The representations and warranties of the Community Facilities District under this Purchase Agreement shall remain operative and in full force and effect, regardless of any investigations made by or on behalf of the Underwriter, and shall survive the delivery and payment for the Bonds and the termination of this Purchase Agreement.

9. Execution in Counterparts. This Purchase Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

10. Effective. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the Community Facilities District and shall be valid and enforceable as of the time of such acceptance.

11. No Prior Agreements. This Purchase Agreement supersedes and replaces all prior negotiations, agreements and understanding among the parties hereto in relation to the sale of the Bonds by the Community Facilities District.

12. Governing Law. This Purchase Agreement shall be governed by the laws of the State of California.

13. Effective Date. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the Community Facilities District and shall be valid and enforceable as of the time of such acceptance.

Very truly yours,

**STIFEL, NICOLAUS & COMPANY,
INCORPORATED**, as Underwriter

By: _____
Managing Director

The foregoing is hereby agreed to and
accepted as of the date first above written:

**CITY OF BEAUMONT COMMUNITY
FACILITIES DISTRICT NO. 2021-1
(FAIRWAY CANYON)**

By: _____
Authorized Officer

Time of Execution: _____ p.m. California time

[EXECUTION PAGE OF BOND PURCHASE AGREEMENT]

EXHIBIT A

\$ _____

**CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
2024 SPECIAL TAX BONDS**

Maturity (September 1)	Principal Amount	Interest Rate	Yield	Price	10% Test Satisfied*	10% Test Not Satisfied	Subject to Hold-The- Offering- Price Rule
2024							
2025							
2026							
2027							
2028							
2029							
2030							
2031							
2032							
2033							
20__ ^(T)							
20__ ^(T)							
20__ ^(T)							
20__ ^(T)							

^(T) Term Bond.

^(C) Priced to optional call at [par] on September 1, 20__.

*At the time of execution of this Purchase Agreement and assuming orders are confirmed by the close of the business day immediately following the date of this Purchase Agreement.

EXHIBIT B

FORM OF ISSUE PRICE CERTIFICATE

\$ _____
CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
2024 SPECIAL TAX BONDS

The undersigned, on behalf of Stifel, Nicolaus & Company, Incorporated (“Stifel”) hereby certifies as set forth below with respect to the sale and issuance of the above-captioned bonds (the “Bonds”).

1. ***Sale of the General Rule Maturities.*** As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Defined Terms.***

(a) ***General Rule Maturities*** means those Maturities of the Bonds listed in Schedule A hereto as the “General Rule Maturities.”

(b) ***Issuer*** means the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon).

(c) ***Maturity*** means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(d) ***Public*** means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(e) ***Underwriter*** means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Stifel’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Stradling Yocca Carlson & Rauth, a Professional Corporation in connection with rendering its opinion that the interest on the

Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

STIFEL, NICOLAUS & COMPANY,
INCORPORATED

By:_____

Name:_____

By:_____

Name:_____

Dated: [Closing Date]

SCHEDULE A
SALE PRICES OF THE GENERAL RULE MATURITIES
(To be attached)

EXHIBIT C

CITY OF BEAUMONT COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON) 2024 SPECIAL TAX BONDS

CERTIFICATE OF APPRAISER

The undersigned hereby states and certifies:

1. That he or she is an authorized principal of Integra Realty Resources, Rocklin, California (the “Appraiser”) and as such is familiar with the facts herein certified and is authorized and qualified to certify the same.

2. That the Appraiser has prepared an appraisal report dated _____, 2023, with an appraisal date of _____, 2023 (the “Appraisal Report”), on behalf of the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) (the “Community Facilities District”) and in connection with the Official Statement dated [BPA Date] (“Official Statement”), concerning the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) 2024 Special Tax Bonds (the “Bonds”).

3. That the Appraiser hereby consents to the reproduction and use of the Appraisal Report and the Bring Forward Letter appended to the Preliminary Official Statement and the Official Statement. The Appraiser also consents to the references to the Appraiser, the Appraisal and Bring Forward Letter made in the Preliminary Official Statement and the Official Statement.

4. In the opinion of the Appraiser the assumptions made in the Appraisal Report and Bring Forward Letter are reasonable.

5. That the Official Statement has been reviewed on behalf of the Appraiser and to the best knowledge of the Appraiser the statements concerning the Appraisal Report and the value of the property contained under the captions “INTRODUCTION – Appraisal Report,” “THE COMMUNITY FACILITIES DISTRICT – Property Values and the Appraisal,” and “APPENDIX H – APPRAISAL REPORT” are true, correct and complete in all material respects and do not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading.

6. Each of the parcels appraised by the Appraiser is encompassed within the Community Facilities District as set forth in the boundary map of the Community Facilities District.

7. That, as of the date of the Official Statement and as of the date hereof, the Appraisal Report appended to the Official Statement, to the best of my knowledge and belief, and subject to all of the Limiting Conditions and Major Assumptions set forth in the Appraisal Report, does not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements contained therein, in the light of the circumstances under which they were made, not misleading, and no events or occurrences have been ascertained by us or have come to our attention that would substantially change the estimated values stated in the Appraisal Report.

However, we have not performed any procedures since the date of value set forth in the Appraisal Report to obtain knowledge of such events or occurrences nor are we obligated to do so in the future.

8. The Community Facilities District and Stifel, Nicolaus & Company, Incorporated, as underwriter, are entitled to rely on the Certificate.

Dated: [Closing Date]

INTEGRA REALTY RESOURCES

By: _____

EXHIBIT D

**CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
2024 SPECIAL TAX BONDS**

FORM OF LETTER OF REPRESENTATIONS AND CLOSING CERTIFICATE

**LETTER OF REPRESENTATIONS OF [WOODSIDE 05S, LP] [D.R. HORTON LOS
ANGELES HOLDING COMPANY, INC.] [RICHMOND AMERICAN HOMES OF
MARYLAND, INC.]**

[POS Date]

City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon)
Beaumont, California

Stifel, Nicolaus & Company, Incorporated
Los Angeles, California

Ladies and Gentlemen:

Reference is made to the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) 2024 Special Tax Bonds (the “**Bonds**”) and to the Bond Purchase Agreement to be entered into by and between the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) (the “**Community Facilities District**”), and Stifel, Nicolaus & Company, Incorporated, as Underwriter (the “**Purchase Agreement**”). This Letter of Representations of [Woodside 05S, LP] [D.R. Horton Los Angeles Holding Company, Inc.] [Richmond American Homes of Maryland, Inc.] (the “**Letter of Representations**”) is delivered pursuant to and in satisfaction of the Purchase Agreement. Capitalized terms used herein and not otherwise defined have the meanings ascribed to them in the Purchase Agreement.

The undersigned certifies that he is familiar with the facts herein certified and is authorized and qualified to certify the same as an authorized officer or representative of [Woodside 05S, LP] [D.R. Horton Los Angeles Holding Company, Inc.] [Richmond American Homes of Maryland, Inc.] (the “**Developer**”), and the undersigned, on behalf of the Developer, further certifies as follows:

1. The Developer is duly organized and validly existing under the laws of the State of [California] [Maryland], is in good standing under the laws of the State of [California] [Maryland], [has the requisite authority to transact business in California] and has all requisite [corporate] [limited partnership] right, power and authority: (i) to execute and deliver this Letter of Representations; and (ii) to undertake all of the transactions on its part described in the Preliminary Official Statement.
2. As set forth in the Preliminary Official Statement, title to a certain portion of the property within the Community Facilities District is held in the name of the Developer. The undersigned, on behalf of the Developer, makes the representations herein with respect

to all such property to which it holds title in the Community Facilities District as of the date hereof (the “**Property**”). Except as otherwise described in the Preliminary Official Statement, the Developer is, and the Developer’s current expectations are that the Developer shall remain, the party responsible for the development of the Property. The Developer has not entered into an agreement for development or management of the Property by any other entity, except such subcontracts, consultant agreements, and similar agreements for land development activities associated with the Developer’s development plan as are entered into in the ordinary course of business.

3. Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, the Developer and its Relevant Entities have not violated any applicable law or administrative regulation of the State of California or the United States of America, or any agency or instrumentality of either, which violation could reasonably be expected to materially and adversely affect the Developer’s ability to pay Special Taxes due at any time with respect to the portion of the Property then owned by the Developer (to the extent the responsibility of the Developer) prior to delinquency.

4. Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, (a) the Developer and its Relevant Entities are not in breach of or in default under any applicable judgment or decree or any loan agreement, line of credit, option agreement, development agreement (including mitigation agreements or joint community facilities agreements), indenture, fiscal agent agreement, bond, or note (collectively, the “**Material Agreements**”) to which the Developer or its Relevant Entities are a party or otherwise subject, which breach or default could reasonably be expected to materially and adversely affect the ability of the Developer to develop the Property as described in the Preliminary Official Statement or to pay the Special Taxes due at any time with respect to the portion of the Property then owned by the Developer (to the extent the responsibility of the Developer) prior to delinquency and (b) no event has occurred and is continuing that with the passage of time or giving of notice, or both, would constitute such a breach or default under any Material Agreement which could reasonably be expected to materially and adversely affect the ability of the Developer to develop the Property as described in the Preliminary Official Statement, or to pay the Special Taxes due at any time with respect to the portion of the Property then owned by the Developer (to the extent the responsibility of the Developer) prior to delinquency.

5. Except as described in the Preliminary Official Statement, there are no material loans outstanding and unpaid and no material lines of credit of the Developer or its Relevant Entities that are secured by an interest in the Property.

6. Except as set forth in the Preliminary Official Statement, no action, suit, proceeding, inquiry or investigation at law or in equity, before or by any court, regulatory agency, public board or body is pending against the Developer (with proper service of process to the Developer having been accomplished) or, to the Actual Knowledge of the Undersigned, is pending against any current Relevant Entity (with proper service of process to such Relevant Entity having been accomplished) or, to the Actual Knowledge of the Undersigned, is threatened in writing against the Developer or any such Relevant Entity (a) to restrain or enjoin the collection of Special Taxes or other sums pledged or to be pledged to pay the principal of and interest on the Bonds (e.g., the Bonds Reserve Subaccount in the Reserve Account established under the Indenture), (b) to restrain or enjoin the development

of the Property as described in the Preliminary Official Statement, (c) in any way contesting or affecting the validity of the Special Taxes, or (d) which if successful, is reasonably likely to materially and adversely affect the Developer's ability to complete the development and sale of the Property as described in the Preliminary Official Statement or to pay Special Taxes due at any time with respect to the portion of the Property then owned by the Developer (to the extent the responsibility of the Developer) prior to delinquency.

7. As of the date of the Preliminary Official Statement, the information contained therein solely with respect to the Developer, its Relevant Entities, the proposed development of the Property, ownership of the Property, the Developer's development plan, the Developer's financing plan, the Developer's lenders (if any), and contractual arrangements of the Developer or any Relevant Entities (including, if material to the Developer's development plan or the Developer's financing plan, other loans of the Developer or such Relevant Entities) as set forth under the sections of the Preliminary Official Statement captioned "PROPERTY OWNERSHIP AND THE DEVELOPMENT – [D.R. Horton Development and Financing Plan]" [Woodside Development and Financing Plan]" [Richmond American Development and Financing Plan]" (excluding therefrom in all cases information regarding the Appraisal, market value ratio and annual special tax ratio, and information which is identified as having been provided by a source other than the Developer), is true and correct in all material respects and did not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

8. The Developer covenants that, while the Bonds or any refunding obligations related thereto are outstanding, the Developer and its Relevant Entities which it controls will not bring any action, suit, proceeding, inquiry, or investigation at law or in equity, before any court, regulatory agency, public board or body, that in any way seeks to challenge or overturn the formation of the Community Facilities District, to challenge the adoption of the ordinance related to the Community Facilities District, levying Special Taxes within the Community Facilities District, to invalidate the Community Facilities District, or any of the Bonds or any refunding bonds, or to invalidate the special tax liens imposed under Section 3115.5 of the Streets and Highways Code based on recordation of the notices of special tax lien relating thereto. The foregoing covenant shall not prevent the Developer or any Relevant Entity in any way from bringing any other action, suit, proceeding, inquiry, or investigation at law or in equity, before any court, regulatory agency, public board or body including, without limitation, (a) an action or suit contending that the Special Tax has not been levied in accordance with the methodologies contained in the Rate and Method of Apportionment of Special Taxes for the Community Facilities District pursuant to which the Special Taxes are levied, (b) an action or suit with respect to the application or use of the Special Taxes levied and collected, or (c) an action or suit to enforce the obligations of the City of Beaumont and/or the Community Facilities District under resolutions which established the Community Facilities District, authorized the levy of a special tax within the Community Facilities District, determined the necessity to incur bonded indebtedness within the Community Facilities District, and called an election within the Community Facilities District on the proposition of incurring bonded indebtedness, levying a special tax and setting an appropriations limit within the Community Facilities District, the Resolution, the Indenture, or any other agreements among the Developer, a Relevant Entity, the City, and/or the Community Facilities District or to which the Developer or a Relevant Entity is a party or beneficiary.

9. Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, the Developer is not aware that any other public debt secured by a tax or assessment on the Property exists or is in the process of being authorized or any assessment districts or community facilities districts have been or are in the process of being formed that include any portion of the Property.

10. The Developer has been developing or has been involved in the development of numerous projects over an extended period of time. It is likely that the Developer and some of its Relevant Entities have been delinquent at one time or another in the payment of *ad valorem* property taxes, special assessments or special taxes. However, to the Actual Knowledge of the Undersigned, neither the Developer nor any Relevant Entity has been delinquent in any material extent in the last five years in the payment of special assessments or special taxes on property in California owned by the Developer or by any such Relevant Entity during the period of its ownership included within the boundaries of a community facilities district or an assessment district within California that (a) caused a draw on a reserve fund relating to such assessment district or community facilities district financing or (b) resulted in a foreclosure action being filed against the delinquent Developer or Relevant Entity in a court of law.

11. The Developer consents to the issuance of the Bonds. The Developer expects that the proceeds of the Bonds will be used as described in the Preliminary Official Statement.

12. The Developer is aware of the requirement to comply with the provision of the Mello-Roos Community Facilities Act of 1982, as amended relating to the Notice of Special Tax described in Government Code Section 53341.5 in connection with the sale of the Property, or portions thereof.

13. To the Actual Knowledge of the Undersigned, the Developer is able to pay its bills as they become due and no legal proceedings are pending against the Developer (with proper service of process to the Developer having been accomplished) or, to the Actual Knowledge of the Undersigned, threatened in writing in which the Developer may be adjudicated as bankrupt or discharged from any and all of its debts or obligations, or granted an extension of time to pay its debts or obligations, or be allowed to reorganize or readjust its debts or obligations, or be subject to control or supervision of the Federal Deposit Insurance Corporation.

14. To the Actual Knowledge of the Undersigned, Relevant Entities of the Developer are able to pay their bills as they become due and no legal proceedings are pending against any Relevant Entity of the Developer (with proper service of process to the applicable Relevant Entity having been accomplished) or, to the Actual Knowledge of the Undersigned, threatened in writing in which the Relevant Entities of the Developer may be adjudicated as bankrupt or discharged from any or all of their debts or obligations, or granted an extension of time to pay their debts or obligations, or be allowed to reorganize or readjust their debts or obligations, or be subject to control or supervision of the Federal Deposit Insurance Corporation.

15. The Developer has not filed for, nor is the Developer aware of, current proceedings for the reassessment of the assessed value of portions of the Property, other than in connection with the sale of homes to individual homebuyers.

16. Based upon its current development plans, including, without limitation, its current budget and subject to economic conditions and risks generally inherent in the development of real property, including, but not limited to, the risks described in the Preliminary Official Statement under the sections “SPECIAL RISK FACTORS” and “PROPERTY OWNERSHIP AND THE DEVELOPMENT– [D.R. Horton Development and Financing Plan]” [Woodside Development and Financing Plan]” [Richmond American Development and Financing Plan]” the Developer anticipates that it will have sufficient funds to complete the development of the Property as described in the Preliminary Official Statement, and to pay Special Taxes due at any time with respect to the portion of the Property then owned by the Developer (to the extent the responsibility of the Developer) prior to delinquency, and the Developer does not anticipate that the City or the Community Facilities District will be required to resort to a draw on the Bonds Reserve Subaccount in the Reserve Account for payment of principal of or interest on the Bonds due to the Developer’s nonpayment of Special Taxes. However, neither the Developer nor its Relevant Entities are obligated to make any additional capital contribution or loan to the Developer at any time, and the Developer reserves the right to change its development plan and financing plan for the Property at any time without notice, and there is no recourse against the Developer for failure to pay Special Taxes other than the filing of a foreclosure action against the delinquent Property.

17. To the Actual Knowledge of the Undersigned, there are no claims, disputes, suits, actions, or contingent liabilities by and among the Developer, its Relevant Entities, or any contractors working on the development of the Property which are reasonably likely to materially and adversely affect the development of the Property as described in the Preliminary Official Statement or the payment of the Special Taxes due at any time with respect to the portion of the Property then owned by the Developer (to the extent the responsibility of the Developer) prior to delinquency.

18. An appraisal of the taxable properties within the Community Facilities District, dated _____, 2023 (the “**Appraisal Report**”), was prepared by Integra Realty Resources (the “**Appraiser**”). The Appraisal Report estimates the market value of the taxable properties within the Community Facilities District as of November 1, 2023 (the “**Date of Value**”). To Actual Knowledge of the Undersigned, all information submitted by, or on behalf of and authorized by, the Developer to the Appraiser and contained in the sections of the Appraisal Report highlighted in yellow or circled in Exhibit B attached hereto, was true and correct in all material respects as of the Date of Value.

19. Solely as to the limited information described in the sections of the Preliminary Official Statement indicated in Paragraph 7 above, the Developer agrees to indemnify and hold harmless, to the extent permitted by law, the City, the Community Facilities District, and their officials and employees, and each Person, if any, who controls any of the foregoing within the meaning of Section 15 of the Securities Act of 1933, as amended, or of Section 20 of the Securities Exchange Act of 1934, as amended, against any and all losses, claims, damages or liabilities, joint or several, to which such indemnified party may become subject under any statute or at law or in equity or otherwise and shall reimburse

any such indemnified party for any reasonable legal or other expense incurred by it in connection with investigating any such claim against it and defending any such action, insofar and to the extent such losses, claims, damages, liabilities or actions arise out of or are based upon any untrue statement by the Developer of a material fact or the omission or alleged omission of a material fact in the above-referenced information in the Preliminary Official Statement as of its date, necessary to make the statements made by the Developer contained therein, in light of the circumstances under which they were made not misleading. This indemnity provision shall not be construed as a limitation on any other liability which the Developer may otherwise have to any indemnified party, provided that in no event shall the Developer be obligated for double indemnification, or for the negligence or willful misconduct of an indemnified party.

20. If between the date hereof and the Closing Date any event relating to or affecting the Developer, its Relevant Entities, the proposed development of the Property, ownership of the Property, the Developer's development plan, the Developer's financing plan, the Developer's lenders, if any, and contractual arrangements of the Developer or any Relevant Entities (including, if material to the Developer's development plan or the Developer's financing plan, other loans of such Relevant Entities) shall occur of which the undersigned has actual knowledge and which the undersigned believes would cause the information under the sections of the Preliminary Official Statement indicated in Paragraph 7 hereof, to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Developer shall notify the City, the Community Facilities District and the Underwriter and if in the opinion of counsel to the City, the Community Facilities District or the Underwriter such event requires the preparation and publication of a supplement or amendment to the Preliminary Official Statement, the Developer shall reasonably cooperate with the City and the Community Facilities District in the preparation of an amendment or supplement to the Preliminary Official Statement in form and substance satisfactory to counsel to the City and to the Underwriter.

21. The Developer agrees to deliver a Closing Certificate dated the date of issuance of the Bonds at the time of issuance of the Bonds in substantially the form attached as Exhibit A. If any event related to or affecting the Developer, its Relevant Entities, or the ownership, development, or sale of the Property occurs, as a result of which it is necessary to modify the Closing Certificate, the Developer agrees to deliver a new Closing Certificate revised to reflect such event.

22. The Developer acknowledges and agrees that: (i) in connection with the purchase and sale of the Bonds under the Purchase Agreement, and with the discussions, undertakings and procedures leading up to the consummation of the purchase and sale of the Bonds under the Purchase Agreement, the Underwriter is and has been acting solely as principal and is not acting as the agent or fiduciary of the Developer; (ii) the Underwriter has not assumed a fiduciary responsibility in favor of the Developer with respect to (a) the offering of the Bonds or the process leading thereto (whether or not the Underwriter, or any affiliate of the Underwriter, has advised or is currently advising the Developer on other matters), or (b) any other obligation to the Developer with respect to the offering contemplated by the Purchase Agreement; and (iii) the Developer has consulted its own legal, financial and other advisors to the extent it has deemed appropriate in connection with the offering contemplated by the Purchase Agreement.

23. On behalf of the Developer, the undersigned has reviewed the contents of this Letter of Representations and has had the opportunity to discuss with counsel to the Developer the meaning of its contents. The undersigned acknowledges and understands that a variety of state and federal securities laws, including but not limited to the Securities Act of 1933 and Rule 10b-5 promulgated under the Securities Exchange Act of 1934, may apply to the Developer and that under some circumstances certification as to the matters set forth in this Letter of Representations, without additional disclosures or other action, may not fully discharge all duties and obligations of the Developer under such securities laws.

[Signature Page Follows]

The undersigned has executed this Letter of Representations solely in his or her capacity as an authorized representative of Developer and he or she will have no personal liability arising from or relating to this Letter of Representations. Any liability arising from or relating to this Letter of Representations may only be asserted against the Developer.

**[WOODSIDE 05S, LP] [D.R. HORTON LOS
ANGELES HOLDING COMPANY, INC.]
[RICHMOND AMERICAN HOMES OF
MARYLAND, INC.]**

By:_____

EXHIBIT A

**CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
2024 SPECIAL TAX BONDS**

**FORM OF CLOSING CERTIFICATE OF
[WOODSIDE 05S, LP] [D.R. HORTON LOS ANGELES HOLDING COMPANY, INC.]
[RICHMOND AMERICAN HOMES OF MARYLAND, INC.]**

[Closing Date]

City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon)
Beaumont, California

Stifel, Nicolaus & Company, Incorporated
Los Angeles, California

Ladies and Gentlemen:

Reference is made to the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) (the “**Community Facilities District**”) and the City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) 2024 Special Tax Bonds (the “**Bonds**”) and to the Bond Purchase Agreement, dated [BPA Date] (the “**Purchase Agreement**”), entered into in connection therewith. This Closing Certificate of [Woodside 05S, LP] [D.R. Horton Los Angeles Holding Company, Inc.] [Richmond American Homes of Maryland, Inc.] (the “**Closing Certificate**”) is delivered by [Woodside 05S, LP] [D.R. Horton Los Angeles Holding Company, Inc.] [Richmond American Homes of Maryland, Inc.] (the “**Developer**”) pursuant to the Purchase Agreement. Capitalized terms used herein and not otherwise defined have the meanings ascribed to them in the Letter of Representations of [Woodside 05S, LP] [D.R. Horton Los Angeles Holding Company, Inc.] [Richmond American Homes of Maryland, Inc.] (the “**Letter of Representations**”), dated [POS Date] delivered by the Developer, a copy of which is attached hereto as Exhibit A.

The undersigned certifies that he is familiar with the facts herein certified and is authorized and qualified to certify the same as an authorized officer or representative of the Developer, and the undersigned, on behalf of the Developer, further certifies as follows:

1. The Developer has received the final Official Statement relating to the Bonds (the “**Official Statement**”). Each statement, representation and warranty made in the Letter of Representations is true and correct in all material respects on and as of the date hereof with the same effect as if made on the date hereof, except that all references therein to the Preliminary Official Statement shall be deemed to be references to the final Official Statement.

2. To the Actual Knowledge of the Undersigned, no event has occurred since the date of the Preliminary Official Statement affecting the statements and information described in Paragraph 7 of the Letter of Representations relating to the Developer, and its Relevant Entities, the proposed development of the Property, ownership of the Property, the Developer’s development plan, the Developer’s financing plan, the Developer’s lenders, if any, and contractual arrangements of the Developer or any Relevant Entities (including, if material to the Developer’s development plan or the

Developer's financing plan other loans of such Relevant Entities) which should be disclosed in the Official Statement for the purposes for which it is to be used in order to make such statements and information contained in the Official Statement not misleading in any material respect.

3. For the period through 25 days after the "End of the Underwriting Period" as defined in the Purchase Agreement (provided the Developer may assume the End of the Underwriting Period is the Closing Date (as defined in the Purchase Agreement), unless it receives written notice from the Underwriter that the End of the Underwriting Period is later than the Closing Date), if any event relating to or affecting the Developer, its Relevant Entities or the development of the Property shall occur as a result of which the information referred to in Paragraph 7 of the Letter of Representations contains an untrue statement of a material fact or omits to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Developer shall notify the City, the Community Facilities District and the Underwriter, and if, in the opinion of counsel to the City, the Community Facilities District or the Underwriter, such event requires the preparation and publication of a supplement or amendment to the information described in the sections of the Official Statement referenced in Paragraph 7 of the Letter of Representations, the Developer shall reasonably cooperate with the City, the Community Facilities District and the Underwriter in the preparation of an amendment or supplement by the Community Facilities District to the Official Statement in form and substance satisfactory to counsel to the City, the Community Facilities District and the Underwriter which will amend or supplement the Official Statement so that it will not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in light of the circumstances existing as of the date of the amendment or supplement to the Official Statement, not misleading.

[Signature Page Follows]

The undersigned has executed this Closing Certificate solely in his or her capacity as an authorized representative of Developer and he or she will have no personal liability arising from or relating to this Closing Certificate. Any liability arising from or relating to this Closing Certificate may only be asserted against the Developer.

**[WOODSIDE 05S, LP] [D.R. HORTON LOS
ANGELES HOLDING COMPANY, INC.]
[RICHMOND AMERICAN HOMES OF
MARYLAND, INC.]**

By:_____

EXHIBIT B

**CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (FAIRWAY CANYON)
2024 SPECIAL TAX BONDS**

DEVELOPER PROVIDED INFORMATION IN APPRAISAL REPORT

See attached.

Appraisal of Real Property

Fairway Canyon (Phase 4)
Residential Subdivision
Tukwet Canyon Pky.
Beaumont, Riverside County, California 92223

Prepared For:
City of Beaumont

Date of the Report:
December 1, 2023

Report Format:
Appraisal Report

IRR - Los Angeles
File Number: 193-2023-0477



Subject Photographs



Fairway Canyon (Phase 4)
Tukwet Canyon Pky.
Beaumont, California

Aerial Photograph





December 1, 2023

Ms. Elizabeth Gibbs
City Manager
City of Beaumont
550 E. 6th St.
Beaumont, CA 92223

SUBJECT: Market Value Appraisal
 Fairway Canyon (Phase 4)
 Tukwet Canyon Pky.
 Beaumont, Riverside County, California 92223
 IRR - Los Angeles File No. 193-2023-0477

Dear Ms. Gibbs:

Integra Realty Resources – Los Angeles is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value by ownership, and cumulative, or aggregate, value, pertaining to the fee simple interest in the property. The client for the assignment is the City of Beaumont and the intended use of the report is for bond underwriting purposes.

City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) ("CFD No. 2021-1") includes 529 residential lots comprising a portion (Planning Areas 25 and 26) of the Fairway Canyon master planned community located west of Interstate 10, north of Oak Valley Parkway, within the City of Beaumont, Riverside County, California. The Fairway Canyon master planned community surrounds the Morongo Golf Club at Tukwet Canyon golf course, which meanders throughout the community. CFD No. 2021-1 comprises three neighborhoods (in two planning areas) developed by three merchant builders: DR Horton, Woodside Homes and Richmond American. Of the 529 Assessor's parcels within the boundaries of CFD No. 2021-1, 413 parcels are improved with a completed single-family home, of which 296 have transferred to individual homeowners, or represent model homes, and have a complete assessed value for both land and improvements and are not the subject of this Appraisal.

The appraised properties consist of 9 finished residential lots, 91 homes under construction, and 133 completed single-family homes within the boundaries of CFD No. 2021-1 not currently assessed for an improvement value by the Riverside County Assessor. As such, a not-less-than estimate of market value for the smallest floor plan constructed within each subdivision was appraised and assigned to each respective Assessor's parcel. Along with the aforementioned, there are also 296 existing single-family homes with a complete assessed value for both land and improvements that are not appraised herein. The aggregate assessed value is combined with the aggregate value of the appraised properties to provide a total aggregate value of the CFD.

We have been requested to provide a market value of the appraised properties by ownership, as well as the cumulative, or aggregate, value of the appraised properties, as of the date of value, November 1, 2023. The estimate of market value accounts for the impact of the lien of the Special Taxes securing the Bonds.

The appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, and applicable state appraisal regulations. The Appraisal Report is also prepared in accordance with the Appraisal Standards for Land Secured Financing published by the California Debt and Investment Advisory Commission (CDIAC) (2004).

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis that were used to develop the opinion of value.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, the concluded opinions of value, as of November 1, 2023, are as follows:

Value Conclusions		
Value Premise	No. of Parcels	Aggregate Value
Aggregate Value of Appraised Properties	233	\$84,530,000
Aggregate Value of Existing Homes based on Assessed Value	296	<u>\$156,232,396</u>
Total Aggregate Value of Appraised and Assessed Properties in the District	529	\$240,762,396

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. It is a hypothetical condition of this Appraisal Report that certain proceeds from the Bonds will be available to reimburse for certain public infrastructure already completed. The estimates of market value account for the impact of the Lien of the Special Taxes securing the Bonds.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

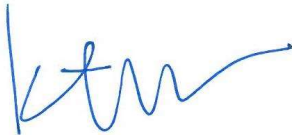
Integra Realty Resources - Los Angeles



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Executive Summary

Property Name	Fairway Canyon (Phase 4)
Address	Tukwet Canyon Pky. Beaumont, Riverside County, California 92223
Property Type	Land - Finished SFR Lots
Owner of Record	Richmond American Homes of California Inc., DR Horton Los Angeles Holding Co Inc., Woodside 05s, LP., and individual Homeowners
Tax ID	See Value by APN list in Addenda
Land Area	105.50 acres; 4,595,580 SF
Zoning Designation	SPA, Specific Plan Area
Highest and Best Use	Single-family residential
Exposure Time; Marketing Period	12 months; 12 months
Effective Date of the Appraisal	November 1, 2023
Date of the Report	December 1, 2023
Property Interest Appraised	Fee Simple

Value Conclusion

Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Aggregate Value of Appraised Properties	Fee Simple	November 1, 2023	\$84,530,000
Aggregate Value of Existing Homes based on Assessed Value	Fee Simple	November 1, 2023	<u>\$156,232,396</u>
Total Aggregate Value of Appraised and Assessed Properties	Fee Simple	November 1, 2023	\$240,762,396

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than City of Beaumont and its associated finance team may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. It is a hypothetical condition of this Appraisal Report that certain proceeds from the Bonds will be available to reimburse for certain public infrastructure already completed. The estimates of market value account for the impact of the Lien of the Special Taxes securing the Bonds.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

The estimates of value above represent a "not-less-than" value due to the fact we were requested to provide a market value of the smallest floor plan (by project) on each single-family residential lot improved with a completed home without a complete assessed improvement value assigned.

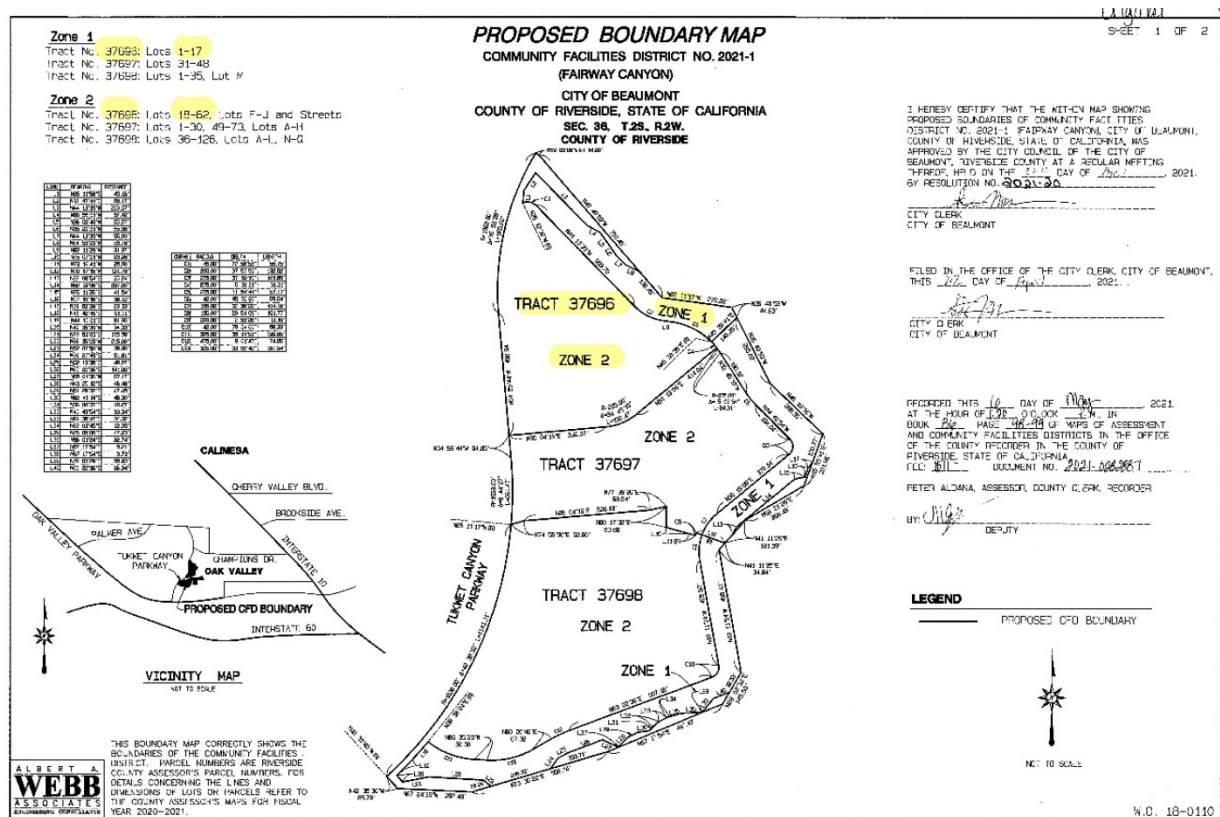
Please note the aggregate of the appraised values noted above ***is not*** the market value of the appraised properties in bulk. As defined by The Dictionary of Real Estate Appraisal, an aggregate value is the "total of multiple market value conclusions." For purposes of this Appraisal Report, market value is estimated by ownership.

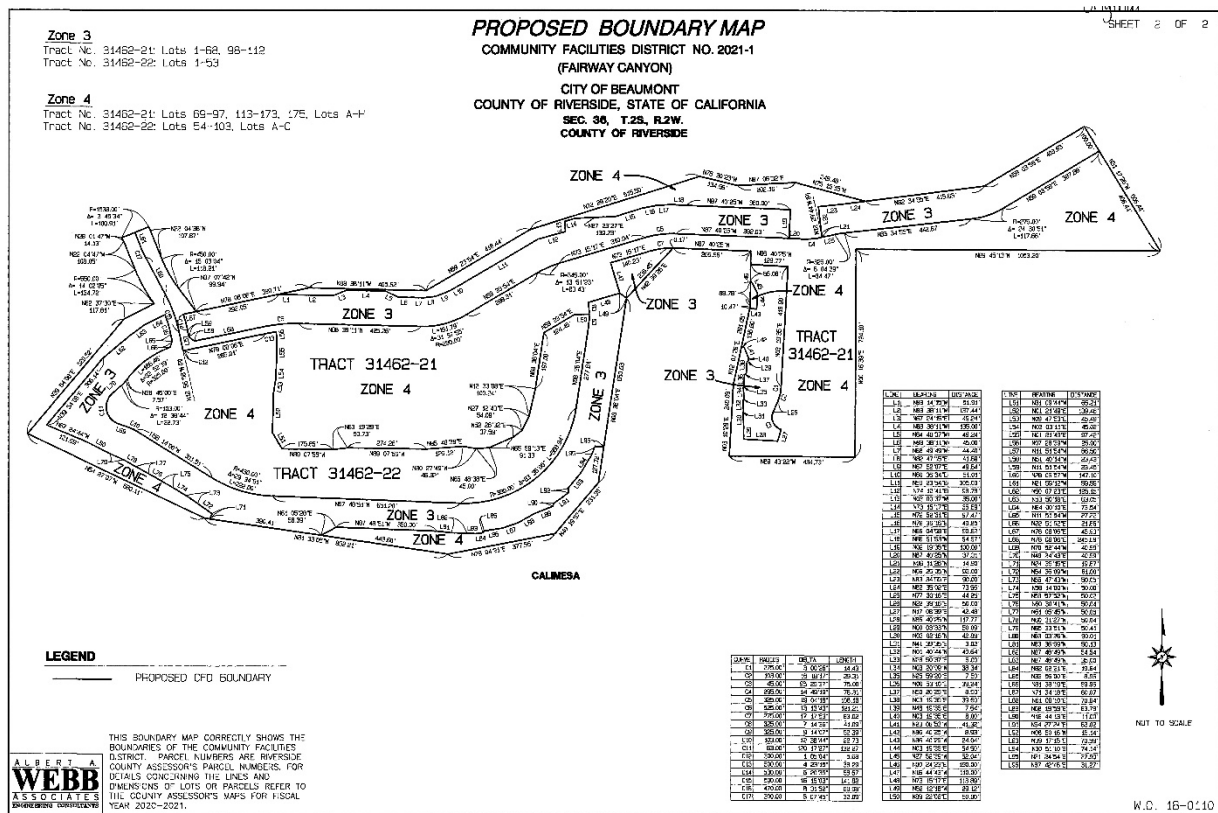
Identification of the Appraisal Problem

Subject Description

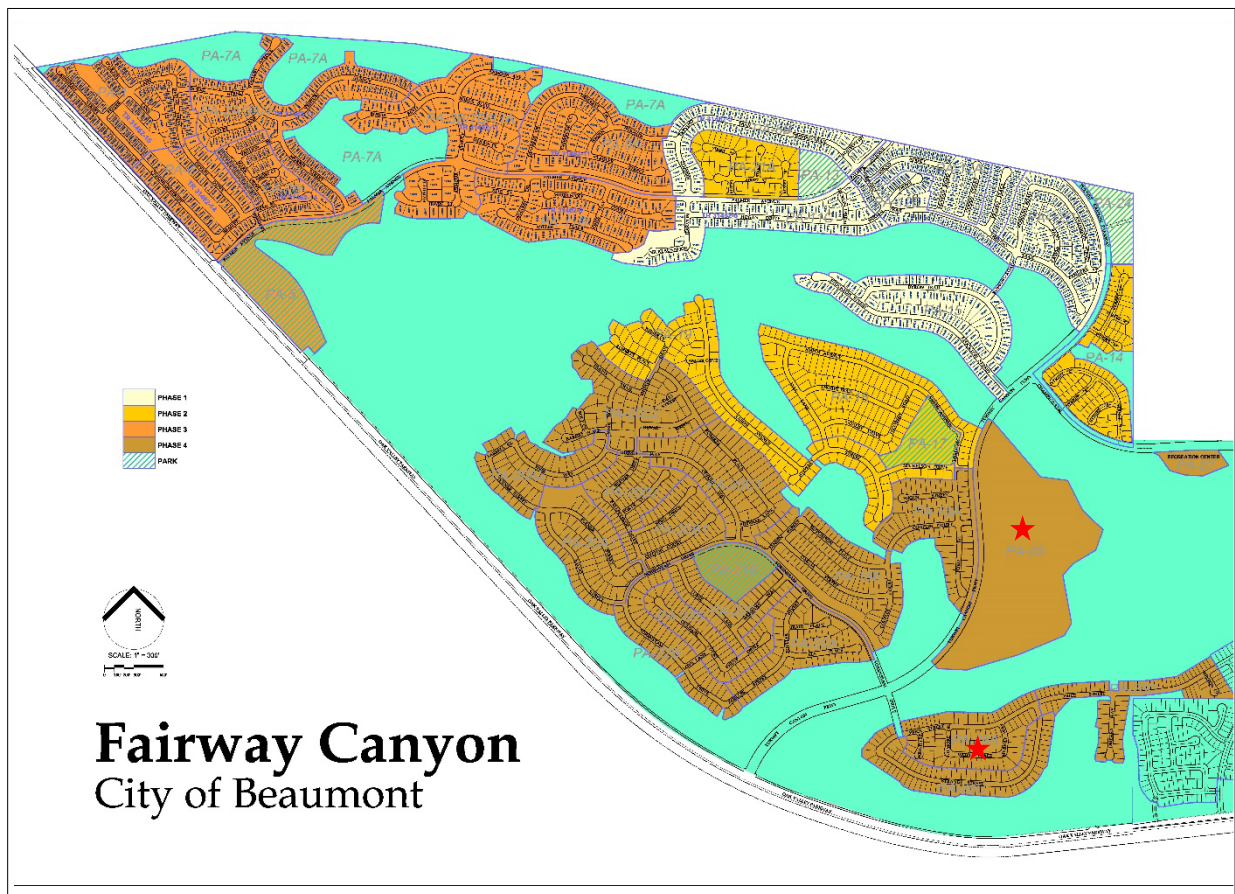
City of Beaumont Community Facilities District No. 2021-1 (Fairway Canyon) ("CFD No. 2021-1") includes 529 residential lots comprising a portion (Planning Areas 25 and 26) of the Fairway Canyon master planned community located west of Interstate 10, north of Oak Valley Parkway, within the City of Beaumont, Riverside County, California. The Fairway Canyon master planned community surrounds the Morongo Golf Club at Tukwet Canyon golf course, which meanders throughout the community. CFD No. 2021-1 comprises three neighborhoods (in two planning areas) developed by three merchant builders: DR Horton, Woodside Homes and Richmond American. Of the 529 Assessor's parcels within the boundaries of CFD No. 2021-1, 413 parcels are improved with a completed single-family home, of which 296 have transferred to individual homeowners, or represent model homes, and have a complete assessed value for both land and improvements and are not the subject of this Appraisal.

The boundaries of the subject are presented as follows:





The subject properties represent Planning Areas 25 and 26, shown in the following map.



Property Identification

Property Name	Fairway Canyon (Phase 4)
Address	Tukwet Canyon Pky. Beaumont, California 92223
Tax ID	See Value by APN list in Addenda
Owner of Record	Richmond American Homes of California Inc., DR Horton Los Angeles Holding Co Inc., Woodside 05s, LP., and individual Homeowners

Sale History

The Appraisal Report has been conducted in accordance with appraisal standards and guidelines found in the Uniform Standards of Professional Appraisal Practice (USPAP). The properties comprising the subject of this Appraisal Report have been the subject of previous and recent transactions. Based on the scope of work for this assignment, a detailed sales history was not performed on a parcel-by-parcel basis, as many parcels were, and continue to be, involved in transactions as completed single-family homes from the merchant builder to individual home buyers.

As discussed later in this Appraisal Report, three merchant builders are actively marketing new homes for sale throughout the subject property. An analysis of each pending home sale is beyond the scope of work for this analysis.

Appraisal Purpose

The purpose of this Appraisal Report is to estimate the market value (*fee simple estate*) of the appraised properties comprising CFD No. 2021-1, subject to the hypothetical condition certain proceeds from the Bonds will be available to reimburse for certain public improvements, as of the effective date of the appraisal, November 1, 2023. The date of the report is December 1, 2023. The appraisal is valid only as of the stated effective date or dates.

Value Type Definitions

The definitions of the value types applicable to this assignment are summarized below.

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Property Rights Definitions

The property rights appraised which are applicable to this assignment are defined as follows.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.²

Client and Intended User(s)

The client is the City of Beaumont. The intended users are the City of Beaumont and its associated finance team. No party or parties beyond the clients associated finance team may use or rely on the

¹ Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472

² Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022)

information, opinions, and conclusions contained in this report; however, this appraisal report may be included in the offering document provided in connection with the issuance and sale of the Bonds.

Intended Use

The intended use of the appraisal is for bond underwriting purposes. The appraisal is not intended for any other use.

Applicable Requirements

This appraisal report conforms to the following requirements and regulations:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute;
- Applicable state appraisal regulations;
- Interagency Appraisal and Evaluation Guidelines issued December 10, 2010;
- Appraisal Standards for Land Secured Financing published by the California Debt and Investment Advisory Commission (CDIAC) (2004).

Report Format

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis used to develop the opinion of value.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Appraiser Competency

No steps were necessary to meet the competency provisions established under USPAP. The assignment participants have appraised several properties similar to the subject in physical, locational, and economic characteristics, and are familiar with market conditions and trends; therefore, appraiser competency provisions are satisfied for this assignment. Appraiser qualifications and state credentials are included in the addenda of this report.

Scope of Work

Introduction

The appraisal development and reporting processes require gathering and analyzing information about the assignment elements necessary to properly identify the appraisal problem. The scope of work decision includes the research and analyses necessary to develop credible assignment results, given the intended use of the appraisal. Sufficient information includes disclosure of research and analyses performed and might also include disclosure of research and analyses not performed.

To determine the appropriate scope of work for the assignment, the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors were considered. The concluded scope of work is described below.

Research and Analysis

The type and extent of the research and analysis conducted are detailed in individual sections of the report. Although effort has been made to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Subject Property Data Sources

The legal and physical features of the subject property, including size of the site, flood plain data, seismic zone designation, property zoning, existing easements and encumbrances, access and exposure, and condition of the improvements (as applicable) were confirmed and analyzed.

Inspection

Details regarding the property inspection conducted as part of this appraisal assignment are summarized as follows:

Property Inspection		
Party	Inspection Type	Inspection Date
Eric Segal, MAI	On-site	October 21, 2023
Kevin Ziegenmeyer, MAI	None	N/A
Kari Tatton	None	N/A

Valuation Methodology

Three approaches to value are typically considered when developing a market value opinion for real property. These are the cost approach, the sales comparison approach, and the income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value

Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

The valuation began by employing the sales comparison approach to estimate the not-less-than market value for the completed single-family homes, based on the smallest floor plan being marketed within the projects.

Next, due to the limited amount of transactions of similarly zoned single-family residential land throughout the subject's market area, the land residual analysis is relied upon. The land residual analysis is a discounted cash flow analysis that considers home prices and costs, leading to an estimate of residual land value. Then, to support the reasonableness of the land residual analysis conclusion, we arrayed recent transactions of similar bulk lot sales that we were able to confirm. The lot values indicated by each approach were then reconciled into an opinion of market value, subject to the hypothetical condition noted. Next, adjustments were applied to determine values for each residential planning area, based upon lot size differences that exist from the benchmark lot size.

Our analysis excluded a typical cost approach since the subject property represents land. However, costs associated with home construction were taken into consideration as part of the land residual analysis and determination of financial feasibility. Similarly, given the limited income producing potential of the land, an income capitalization approach was not utilized; though, the land residual analysis is the subdivision equivalent of the income approach.

Please note, this appraisal will utilize the term **"improved lot"** to denote a residential lot which has all off-sites and on-sites in place, and which includes any permits and impact fees due up until building permit. Building permits and fees due at building permit are excluded. Terminology for this type of improved lot can vary by market area, and is sometimes referred to as a "finished lot" or "loaded lot."

The market values estimated herein are based on a **hypothetical condition**. USPAP defines a hypothetical condition as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of the analysis." It is a hypothetical condition of the Appraisal that certain of the proceeds from the Bonds are available to reimburse for certain infrastructure improvements completed. The estimate of market value accounts for the impact of the Lien of the Special Taxes securing the Bonds.

Economic Analysis

Area Analysis – Riverside County

Introduction

Riverside County is part of a region known as the Inland Empire of southern California, southeast of Los Angeles. The county is bordered by San Bernardino County to the north, Orange County to the west, San Diego and Imperial counties to the south, and the state of Arizona to the east. Major cities in the county include Riverside, Moreno Valley, Corona, Murrieta and Temecula. In general, Riverside County is one of California's fastest growing metropolitan areas. Many new residents locate here from the more expensive metropolitan areas of Los Angeles and San Diego.

Population

The county has a population of 2.44 million and has grown at an average rate of 0.5% per year for the past five years. The following table illustrates recent population trends for Riverside County.

Population Trends							
City	2018	2019	2020	2021	2022	2023	%/Yr (5-year)
Banning	31,014	31,068	30,621	30,592	30,856	31,250	0.2%
Beaumont	48,013	49,913	53,318	53,945	54,349	56,590	3.6%
Blythe	19,772	19,530	18,586	17,376	17,417	17,265	-2.5%
Calimesa	8,959	9,015	10,028	10,588	10,950	10,962	4.5%
Canyon Lake	10,990	11,021	11,069	11,082	11,003	10,949	-0.1%
Cathedral City	53,148	53,308	51,356	51,599	51,621	51,433	-0.6%
Coachella	46,697	47,318	41,900	41,931	41,935	42,462	-1.8%
Corona	166,299	166,937	156,637	157,182	157,139	157,005	-1.1%
Desert Hot Springs	29,823	30,019	32,415	32,351	32,389	32,608	1.9%
Eastvale	65,509	65,735	69,742	70,457	69,978	69,514	1.2%
Hemet	84,126	84,354	89,325	89,302	89,170	89,918	1.4%
Indian Wells	5,314	5,351	4,759	4,791	4,785	4,774	-2.0%
Indio	88,984	90,112	88,795	89,422	89,789	90,837	0.4%
Jurupa Valley	104,645	106,056	104,828	105,131	105,154	104,983	0.1%
Lake Elsinore	62,622	63,270	70,572	71,225	71,989	71,973	3.0%
La Quinta	40,563	40,663	37,504	37,727	37,562	37,979	-1.3%
Menifee	92,110	94,710	102,466	104,323	107,411	110,034	3.9%
Moreno Valley	205,450	207,190	208,237	208,387	208,302	208,289	0.3%
Murrieta	112,352	113,207	110,702	111,024	110,592	109,998	-0.4%
Norco	26,593	26,473	26,659	24,680	25,035	25,037	-1.2%
Palm Desert	53,554	53,695	50,696	50,683	50,626	50,615	-1.1%
Palm Springs	47,253	47,410	44,206	44,312	44,165	44,092	-1.3%
Perris	77,649	78,095	78,614	78,867	78,474	78,948	0.3%
Rancho Mirage	18,257	18,397	16,588	16,692	16,854	17,012	-1.4%
Riverside	325,916	327,076	316,307	309,598	314,818	313,676	-0.8%
San Jacinto	48,536	49,655	53,835	54,186	54,303	54,103	2.3%
Temecula	112,243	112,561	109,820	109,881	109,468	108,899	-0.6%
Wildomar	36,436	36,878	36,720	36,713	36,438	36,336	-0.1%
Unincorporated	374,835	380,040	391,880	394,680	398,404	401,693	1.4%
Total	2,397,662	2,419,057	2,418,185	2,418,727	2,430,976	2,439,234	0.3%

Source: California Department of Finance

Riverside is the fourth most populous county in California, following Los Angeles, San Diego and Orange Counties. The majority of residents live within incorporated areas, the largest of which is the city of Riverside, with a population of just over 313,000.

Employment & Economy

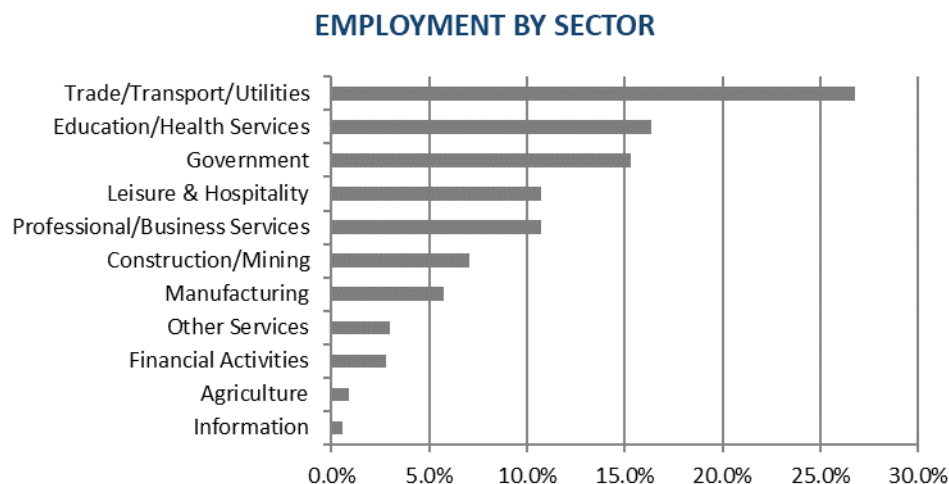
The California Employment Development Department (EDD) has reported the following employment data for Riverside County over the past five years.

Employment Trends						
	2017	2018	2019	2020	2021	2022
Labor Force	1,070,900	1,090,100	1,108,100	1,121,100	1,133,000	1,152,100
Employment	1,014,200	1,041,700	1,061,500	1,008,000	1,050,000	1,104,100
Annual Employment Change	27,000	27,500	19,800	-53,500	42,000	54,100
Unemployment Rate	5.3%	4.4%	4.2%	10.1%	7.3%	4.2%

Source: California Employment Development Department

Riverside County saw declining unemployment rates in 2004-2006, increases from 2007 to 2010, declines between 2011 and 2019, a significant increase in 2020 due to the pandemic and improvement in 2021 and 2022. The California Employment Development Department reported an unemployment rate of 4.4% in Riverside County in May 2023, up from 3.4% a year ago and compared to 4.5% for California and 3.4% for the nation.

As of May 2023, it was reported 16,600 non-farm jobs were gained in the Riverside-San Bernardino-Ontario MSA year-over-year. Annual job growth has slowed in recent quarters. The greatest job growth was in the Educational/Health Services sector with 12,400 jobs gained, followed by the Government sector with 7,700 jobs gained. The following chart indicates the percentage of total employment for each sector in the metro as of May 2023.



Source: California Employment Development Department

The region's largest employment sector, accounting for roughly 26% of total employment, is Trade/Transportation/Utilities, which includes wholesale and retail trade; followed by Education/Health Services and Government.

The region's largest employers are listed in the following table.

Top Employers - Riverside County			
Employer	Location	Description	No. of Employees
County of Riverside	Countywide	County Government	23,772
Amazon	Countywide	E-Commerce	14,500
March Air Reserve Base	March ARB	Military Reserve Base	9,600
University of California, Riverside	Riverside	University	8,593
Moreno Valley Unified School District	Moreno Valley	School District	6,020
Kaiser Permanente Riverside Medical Center	Riverside	Hospital	5,817
Corona-Norco Unified School District	Corona	School District	5,478
Riverside Unified School District	Riverside	School District	5,431
Stater Bros	Countywide	Retail Grocery	4,699
Mt. San Jacinto College	San Jacinto	Community College District	4,638
Marie Callender Wholesalers, Inc.	Corona	Wholesale Trade	4,454
313 Acquisitions LLC	Riverside	Other Services	4,208
Temecula Valley Unified School District	Temecula	School District	4,022
Eisenhower Medical Center	Rancho Mirage	Hospital	4,001
Pechanga Resort & Casino	Temecula	Resort/Casino	4,000
Hemet Unified School District	Hemet	School District	3,960
Home Depot	Countywide	Retail	3,576
Murrieta Valley Unified School District	Murrieta	School District	3,552
Starcrest of California	Perris	E-Commerce	3,450
McDonalds	Countywide	Restaurant	3,375
Palm Springs Unified School District	Palm Springs	School District	3,328
Lake Elsinore Unified School District	Lake Elsinore	School District	3,267
Jurupa Unified School District	Jurupa Valley	School District	2,749
City of Riverside	Riverside	City Government	2,700
Target	Countywide	Retail	2,631
Coachella Valley Unified School District	Thermal	School District	2,581
Walmart	Countywide	Retail	1,561
Albertsons/Sav-On	Countywide	Retail Grocery	2,231
Riverside Community College District	Riverside	Community College District	2,228
Hemet Valley Medical Center	Hemet	Hospital	2,214
Desert Regional Medical Center	Palm Springs	Hospital	2,200
Agua Caliente Band of Cahuilla Indians	Rancho Mirage	Tribal Government / Casinos	2,200
Spa Resort & Casino	Palm Springs	Resort & Spa	2,120
Beaumont Unified School District	Beaumont	School District	2,053
Kroger (Ralphs & Vons)	Countywide	Retail Grocery	2,035
Abbott Vascular, Inc.	Temecula	Medical Device Manufacturing	2,008
Alvord Unified School District	Corona	School District	1,936
Lowe's Home Improvement	Countywide	Retail	1,928
United Parcel Service	Countywide	Delivery Services	1,678
MSR Desert Resort, LP	La Quinta	Resort / Restaurant	1,500

Source: Riverside County Economic Development Agency, with source cited as "Employers Listed, Websites, and Public Records, 2022"

Household Income

Median household income represents a broad statistical measure of well-being or standard of living in a community. The median income level divides households into two equal segments with one half of households earning less than the median and the other half earning more. The median income is considered to be a better indicator than the average household income as it is not dramatically affected by unusually high or low values. According to Claritas Spotlight data reporting service, the

median household income estimated for Riverside County in 2023 is \$81,520, which is lower than the state of California's median income of \$89,113.

Transportation

Access to and through Riverside County is provided by several major routes, including Interstates 10, 15 and 215, as well as State Routes 60, 62, 74, 79, 86, 91, 111 and 243. Interstate 10 is the primary east-west connector while Interstates 15 and 215 are the primary north-south highways. The 91 Freeway provides travel from the Inland Empire to Orange County via the 55 Freeway.

Interstate 10 is a major east-west route in Southern California, connecting the Pacific coast (Santa Monica) with the Arizona state line before traveling further east through the southern portion of Arizona, New Mexico, Texas, Louisiana, Mississippi, Alabama, and terminating in Jacksonville, Florida. Interstate 10 links the major California cities of Santa Monica, Los Angeles, Ontario, Beaumont, Palm Springs, Indio and Blythe.

As a primary east-west connector, Interstate 15 connects the counties of San Bernardino, Riverside and San Diego. The route extends north through Nevada, Arizona, Utah, Idaho and Montana to the Canadian border. Interstate 15 is a major thoroughfare for traffic between San Diego and the Inland Empire, as well as between Southern California and Las Vegas, Nevada. Interstate 215 comprises approximately 55 miles of interstate highway in the Inland Empire. The southern terminus of Interstate 215 is at the junction of Interstate 15 in Murrieta in south Riverside County and travels through Perris before joining the 60 Freeway in Moreno Valley. This interstate provides an alternative to Interstate 15 for travel between Phoenix, Las Vegas, San Bernardino and the San Diego area.

Public transportation is provided by various agencies. Riverside Transit Agency serves the western third of Riverside County, SunLine Transit Agency serves Palm Springs and the Coachella Valley area, Palo Verde Valley Transit Agency serves Blythe near the Arizona border, Pass Transit serves the San Geronio Pass communities, and Corona Cruiser serves the community of Corona. In addition, Riverside County is also served by Greyhound buses and Amtrak passenger trains.

The county's main airport is the Palm Springs International Airport. This two-runway airport is located about two miles east of downtown Palm Springs and is highly seasonal, with most flights operating during the winter.

Recreation & Culture

Riverside County offers innumerable recreational and cultural opportunities, including many public parks, schools, golf courses, museums and performing arts venues. Popular attractions include the Botanical Gardens at the University of California, Riverside; the historic Mission Inn in downtown Riverside; March Field Air Museum, an aviation museum near Moreno Valley and Riverside, adjacent to the March Air Reserve Base; Temecula Valley, a tourist destination in the southern part of the county with numerous wineries, wine tasting rooms, bed and breakfast inns and wedding venues; and Castle Park, an amusement park. Annual events in the county include the Festival of Lights in Riverside, known for its display of nearly three million Christmas lights; Ghost Walk Riverside; Temecula Valley Balloon and Wine Festival; and Harvest Wine Celebration.

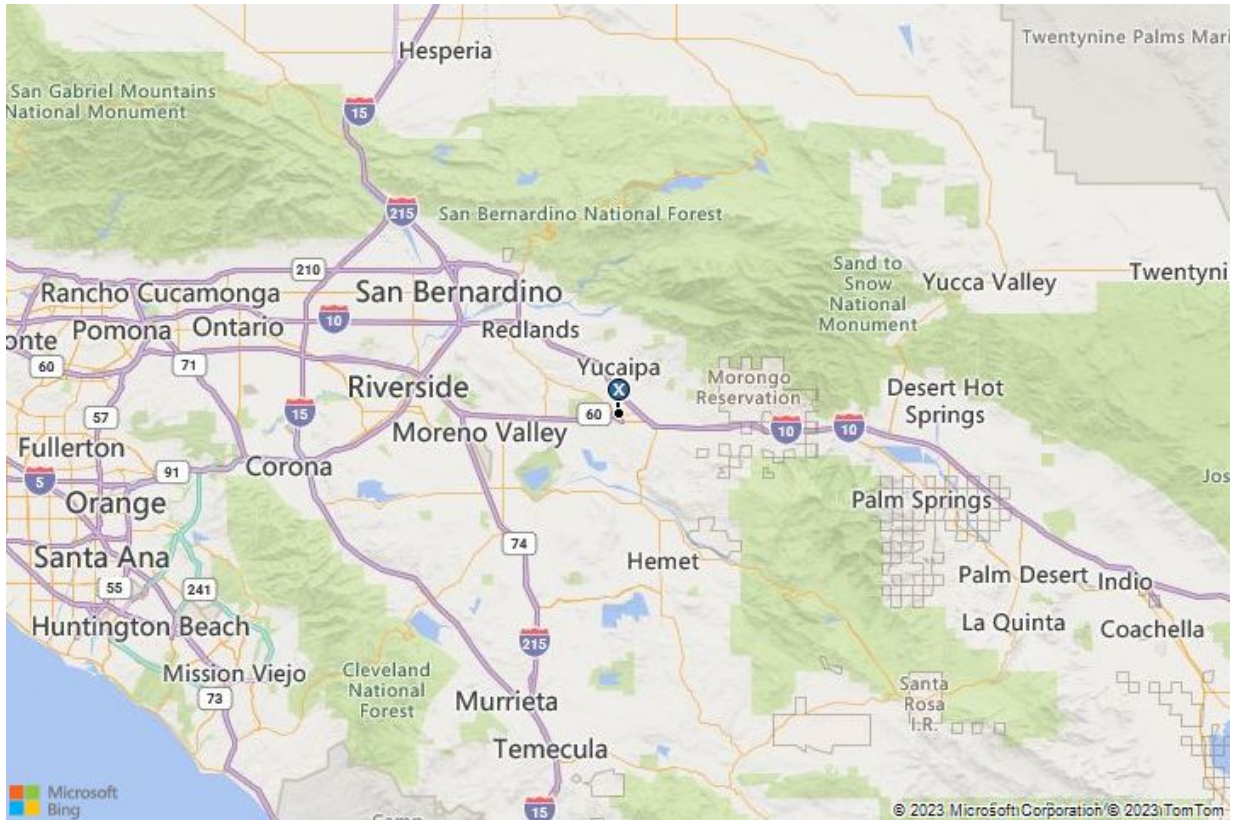
Riverside County is home to multiple higher education institutions including, but not limited to, the University of California Riverside, California Baptist University, California Southern Law School, California State University San Bernardino and Mt. San Jacinto College.

Conclusion

In general, Riverside County is one of the fastest growing areas in the state. Many new residents are relocating here from the more expensive metropolitan areas of Los Angeles and San Diego. The region offers diverse employment opportunities, numerous colleges and universities, extensive transportation routes, shopping centers, public services and recreational activities.

In recent years, market and economic conditions were strong, with unemployment rates falling to historical lows. Employment conditions declined sharply in 2020 after the onset of the pandemic and though market and economic conditions have since improved, current macroeconomic factors, specifically high inflation and rising interest rates, have reintroduced uncertainty in the market. Recovery in the market is expected to be gradual and the long-term outlook for the region is good.

Area Map



Surrounding Area Analysis

This section of the Appraisal Report provides an analysis of the observable data that indicate patterns of growth, structure and/or change that may enhance or detract from property values. For the purpose of this analysis, a neighborhood is defined as “a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.”

Boundaries

The boundaries of a neighborhood identify the physical area that influences the value of the subject property. These boundaries may coincide with observable changes in prevailing land use or occupant characteristics. Physical features such as the type of development, street patterns, terrain, vegetation and parcel size tend to identify neighborhoods. Roadways, waterways and changing elevations can also create neighborhood boundaries.

The subject property is located within the city of Beaumont, which is located in Riverside County, within the Inland Empire region of Southern California. It is bordered on the north by the unincorporated community of Cherry Valley, on the east by the City of Banning, on the south by the City of San Jacinto and on the west by the City of Calimesa. It has a land area of 30.9 square miles and an elevation of 2,500-3,000 feet above sea level. It is situated at the peak of the San Gorgonio Pass between the cities of San Bernardino and Palm Springs.

Access and Linkages

Since the San Gorgonio Pass was discovered in 1853, it has been at the center of transportation in the region, beginning with early trails, then railroads, highways and interstates. Today, Beaumont is still a transportation hub with major routes extending in every direction. Three major interstates/highways intersect at what is known as the Beaumont Avenue interchange: Interstate 10, State Route 60 and State Route 79.

Interstate 10 is the primary transportation corridor through the city, with access to Santa Monica and the Pacific Ocean to the west and eastward to the low desert cities of Palm Springs and Indio, to the Southwest regions in Arizona and New Mexico, terminating in Jacksonville Florida on the east coast. The 60 Freeway is a major east/west transportation route linking Interstate 5 in downtown Los Angeles with Interstate 10 in Beaumont. The 60 Freeway provides direct access to most of the north/south freeways in the greater Los Angeles area, including the 215, 15, 91, 57, 605, 710 and 5 freeways. State Route 79 provides access to Hemet, Winchester and Temecula to the south. To the north, State Route 79 is Beaumont Avenue and provides access to the neighboring community of Cherry Glen and on to the scenic apple country of Oak Glen.

CFD No. 2016-1 is located north of Oak Valley Parkway, east of Tukwet Canyon Parkway, which connects the CFD with Interstate 10 less than one mile to the east. Interstate 10 links the subject neighborhood with the 60 Freeway, less than one mile to the south, and Beaumont Avenue (Highway 79). Highway 79 is a primary connector route to the cities of San Jacinto, Hemet and the unincorporated community of Winchester and the French Valley area of south Riverside County.

Public transit is available through the City of Beaumont Transit System, which also operates the Pass Transit System in collaboration with the City of Banning Transit. The system offers eight fixed routes and a commuter link to Calimesa, the San Bernardino Metrolink and the Loma Linda Veteran's Hospital. Additional services include Dial-A-Ride and curb-to-curb service for ADA certified and seniors 65 years and older within Beaumont and parts of Cherry Valley.

In terms of air travel, there are several proximate airports available to residents of Beaumont. Palm Springs International Airport is the nearest major airport, located approximately 30 miles to the east and the LA/Ontario International Airport is located approximately 40 miles west in Ontario. Six additional airports offering commercial international and/or domestic flights are located within 100 miles. Local airports include the Banning Municipal Airport located less than 10 miles to the east; the Redlands Municipal Airport approximately 18 miles northwest; the Hemet-Ryan Airport 18 miles to the south; and several others in San Bernardino, Riverside and Colton, all within approximately 30 miles of Beaumont.

Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics					
2023 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	92223 (Beaumont, CA)	Riverside County, CA
Population 2020	6,203	22,712	74,971	58,896	2,418,185
Population 2023	6,555	23,932	78,403	62,495	2,488,669
Population 2028	7,086	25,747	83,514	67,820	2,586,031
Compound % Change 2020-2023	1.9%	1.8%	1.5%	2.0%	1.0%
Compound % Change 2023-2028	1.6%	1.5%	1.3%	1.6%	0.8%
Households 2020	2,009	7,604	25,538	19,394	763,283
Households 2023	2,107	7,948	26,686	20,523	786,429
Households 2028	2,268	8,486	28,369	22,188	818,630
Compound % Change 2020-2023	1.6%	1.5%	1.5%	1.9%	1.0%
Compound % Change 2023-2028	1.5%	1.3%	1.2%	1.6%	0.8%
Median Household Income 2023	\$123,919	\$111,308	\$86,821	\$94,688	\$81,520
Average Household Size	3.1	3.0	2.9	3.0	3.1
College Graduate %	30%	29%	23%	24%	23%
Median Age	40	41	39	39	37
Owner Occupied %	92%	89%	78%	79%	67%
Renter Occupied %	8%	11%	22%	21%	33%
Median Owner Occupied Housing Value	\$473,900	\$468,510	\$452,182	\$447,767	\$511,440
Median Year Structure Built	2004	2004	1988	2003	1989
Average Travel Time to Work in Minutes	38	40	36	38	37

Source: Claritas

As shown above, the current population within a 1-mile radius of the subject is 6,555, and the average household size is 3.1. Population in the area has grown slightly since the 2020 census, and this trend is projected to continue over the next five years. Compared to the subject's 92223 zip code overall, the population within a 1-mile radius is projected to grow at a similar rate.

Median household income is \$123,919, which is higher than the household income for the 92223 zip code. Residents within a 1-mile radius have a higher level of educational attainment than those of the 92223 zip code, while median owner occupied home values are also higher.

Recreation & Community Facilities

The City of Beaumont offers adequate recreational opportunities and community facilities, with additional services accessible within 20-30 miles (30-40-minute driving time) in the larger cities of San Bernardino, Riverside and Moreno Valley. Beaumont hosts a number of family-oriented events throughout the year. The largest event is the Cherry Festival, which celebrated its 100th anniversary in May/June 2018. It is a four-day community festival with food and drinks, games, music, entertainment, rides and booths.

Beaumont offers two championship golf courses: Oak Valley Golf Club and Morongo Golf Club at Tukwet Canyon, which was formerly owned and operated by the PGA. Antique shops along 6th Street have long been a well-known attraction in Beaumont, providing a unique shopping experience. The nearby Cabazon Outlet Mall provides additional shopping, featuring 65,000 square feet of shops, representing 18 specialty retailers. Adjacent to this project, is the Desert Hills Premium Outlet Center, an upscale outdoor shopping center which includes over 900,000 square feet and features 180 retailers; this center represents the largest premium outlet center in California.

The nearest hospital is the San Geronio Memorial Hospital located just outside the Beaumont city limits, in Banning. The Beaver Medical Group, with offices throughout the Inland Empire, offers primary care, urgent care and laboratory services at its Beaumont location.

The city is served by seven elementary schools, two middle schools, two high schools and an adult school. Secondary education is accessible within approximately five to 20 miles in nearby communities, including Mt. Jacinto Community College with the San Geronio Pass Campus located in Banning and the main campus located in San Jacinto; Crafton Hills College in Yucaipa; Moreno Valley College in Moreno Valley; and University of Redlands in Redlands.

The Beaumont Civic Center houses two memorials. The Veteran's Memorial honors local veterans who served from World War I through present-day operations. The Public Safety Memorial honors police officers and firefighters who died in the line of duty or served in the community during their lifetime. In addition, the Centennial Memorial Bridge, located off Oak Valley Parkway, honors individuals who made significant contributions to the community within its first 100 years.

Land Uses

Land uses in the immediate area include primarily residential, with supporting commercial services located proximate to Interstate 10.

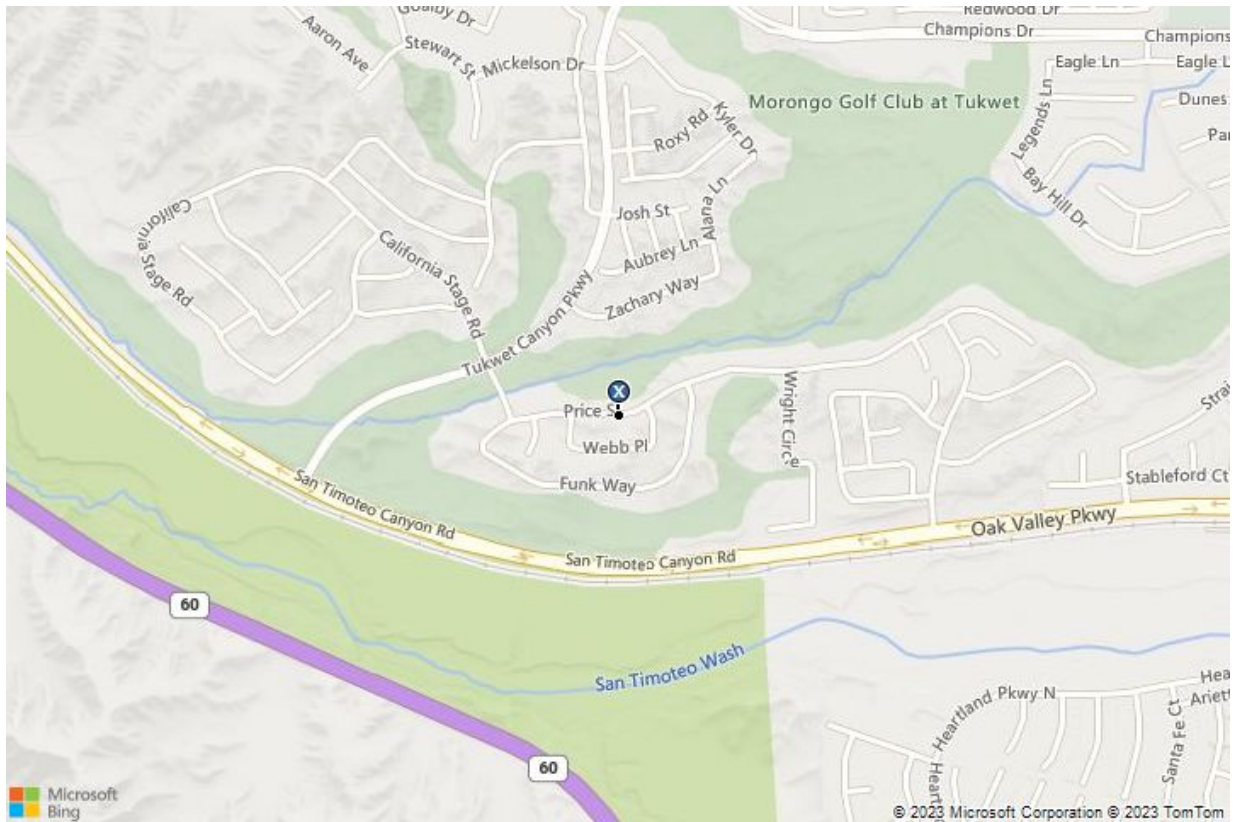
A neighborhood retail center anchored by Stater Bros. Market is located at the northeast corner of Oak valley Parkway and Beaumont Avenue. A Food 4 Less anchored retail center is located at the southeast corner of North Highland Springs Avenue and East 6th Street. Just south of Interstate 10 at North Highland Springs Avenue is a high concentration of retail development, including Best Buy, Ross Dress for Less, Bed Bath & Beyond, The Home Depot and Wal-Mart, among other retailers. Just east of

Best Buy, in the city of Banning, is Sun Lakes Village Shopping Center, which is anchored by Hobby Lobby, Rite Aid and Albertsons.

Outlook and Conclusions

In conclusion, the subject's immediate neighborhood is growing in residential uses. The area is considered to be a middle-income neighborhood with adequate support facilities in proximity. The overall condition and quality of the neighborhood is rated as average. The subject property is considered to have average transportation characteristics, including proximity to major neighborhood thoroughfares and freeway access. Overall, the subject is expected to perform reasonably well over the long term.

Surrounding Area Map



Residential Market Analysis

Given prevailing land use patterns and the subject's zoning, a likely use of the property is for residential development. In the following paragraphs, we examine supply and demand indicators for residential development in the subject's area.

Submarket Overview

The subject is located in the City of Beaumont. The subject is adjacent to newer home construction and planned future development and is considered to have good transportation linkages. The neighborhood is characterized as a suburban area that appeals to both local workers and commuters. Based on existing surrounding homes and new projects under development, the subject characteristics best support a project designed for a combination of move-up home buyers and buyers looking to downsize.

Single-Family Building Permits

Single-family building permits for the city of Beaumont as well as Riverside County totals are shown in the following table.

Single-Family Building Permits				
Year	City of Beaumont	% Change	County of Riverside	% Change
2013	500	--	4,328	--
2014	454	-9.20%	5,058	16.87%
2015	466	2.64%	4,325	-14.49%
2016	450	-3.43%	5,136	18.75%
2017	741	64.67%	5,827	13.45%
2018	684	-7.69%	7,327	25.74%
2019	535	-21.78%	6,267	-14.47%
2020	271	-49.35%	8,344	33.14%
2021	442	63.10%	7,428	-10.98%
2022	790	78.73%	8,211	10.54%

Source: SOCDs Building Permits Monthly Request

Single-Family Building Permits: 2023 Preliminary Data

Month	City of Beaumont	County of Riverside
January	30	380
February	13	560
March	20	734
April	80	711
May	108	1,083
June	225	1,234
July	18	450
August	40	671
Total	534	5,823

Source: SOCDS Building Permits Monthly Request

Active New Home Projects Pricing and Absorption

The city of Beaumont is located within the North Central Riverside submarket of the Inland Empire. The Ryness Report provides a comparison of sales activity between various regions and markets, including year-to-date totals from the same week of the previous year. Their surveys and reports include sales, traffic and financing rates on activity in major residential developments throughout California, Arizona and Nevada. The report for the Inland Empire for the week ending October 22, 2023, is included as follows.

THE RYNESS REPORT

A New Home Sales, Marketing & Research Company

Sponsored by:

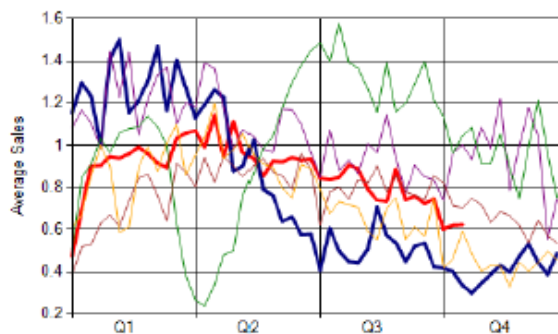


Inland Empire

Week 42 Ending: Sunday, October 22, 2023







Counties / Groups	Projects	Traffic	Sales	Cancel	Net Sales	Avg. Sales	Year to Date Avg.	Diff.	Prev. 13 Wks. Avg.	Diff.
Central-North Central Riverside	51	534	46	7	39	0.76	0.91	-16%	0.83	-8%
Desert Riverside	25	335	19	1	18	0.72	0.74	-2%	0.58	25%
Murrieta - Temecula	15	449	9	2	7	0.47	0.81	-43%	0.70	-33%
Northwest Riverside	25	472	12	4	8	0.32	0.85	-62%	0.81	-60%
South Riverside	51	705	36	8	28	0.55	0.92	-40%	0.81	-32%
Central-East San Bernardino	34	531	18	3	15	0.44	0.89	-50%	0.76	-42%
Desert San Bernardino	17	160	13	1	12	0.71	0.75	-6%	0.75	-6%
NW-SW San Bernardino	31	666	30	2	28	0.90	0.94	-4%	0.77	17%
Current Week Totals	Traffic : Sales 21 : 1		249	3852	183	28	155	0.62	0.87	-29%
Per Project Average			15	0.73	0.11	0.62				
Year Ago - 10/23/2022	Traffic : Sales 26 : 1		223	3519	135	60	75	0.34	0.83	-59%
% Change			12%	9%	36%	-53%	107%	85%	5%	55%

52 Weeks Comparison



Year to Date Averages Through Week 42

Annual

Graph Legend	Year	Avg. Weekly Projects	Avg. Weekly Traffic	Avg. Weekly Sales	Avg. Weekly Cancels	Avg. Project Sales	Year End Avg. Proj. Sales
	2018	148	35	0.95	0.18	0.78	0.69
	2019	216	31	0.93	0.14	0.79	0.76
	2020	243	25	1.19	0.17	1.02	1.01
	2021	196	26	1.20	0.12	1.07	1.05
	2022	199	22	1.05	0.22	0.83	0.74
	2023	247	22	1.00	0.13	0.87	0.87
% Change:		24%	0%	-4%	-41%	5%	18%

* Averages rounded for presentation. Change % calculated on actual numbers.



WEEKLY FINANCIAL NEWS

Financing			Market Commentary
CONV	RATE	APR	Sales of new homes trended higher since late 2022. Limited inventory in the existing home market has bolstered demand for new construction, and builders have capitalized on the opportunity by offering incentives. Building permits for new single-family homes have also increased for the past eight months, suggesting that builders still have confidence in underlying homebuyer demand. The strength in new home demand is poised to weaken in the months ahead, however. The conventional 30-year fixed mortgage rate's ascent toward 8% has priced out many prospective home buyers. Sales sank 9% to a 675K-unit annual pace in August, and the National Association of Home Builders' latest Housing market Index points to a deteriorating sales outlook. On a sequential basis, we look for new home sales to inch up 1% to a 683K-unit pace in September. Further out, we expect the leg higher in mortgage rates to weigh on sales in the coming quarters. Source: Wells Fargo Bank Weekly Economic & Financial Commentary
FHA	6.99%	7.35%	
	6.88%	6.99%	
10 Yr Yield	4.86%		



The Ryness Report has identified 26 active projects in the North Central Riverside submarket, with 14 of those within the city of Beaumont. These projects are summarized as follows:

Development Name	Developer	City Code	Notes	Type											
North Central Riverside					Projects Participating: 26										
					Units	New Rel.	Ref'd Rm/g	Traffic	WK's Sales	WK's Cans	Sold to Date	Sold YTD	Avg. Sls /Week	Avg. Sls /YTD	
Canterbury	Crestwood	BA		DTMU	19	0	2	31	0	0	5	5	1.13	1.13	
Augusta at The Fairways	DR Horton	BE		DTMU	268	3	3	6	2	0	263	85	2.05	2.02	
Auburn	KB Home	MV		DTMU	78	0	17	16	1	0	51	41	1.05	0.98	
Brisa at Nuevo Meadows	KB Home	NJ		DTMU	118	0	27	16	0	0	79	68	1.63	1.62	
Cielo at Nuevo Meadows	KB Home	NJ		DTMU	153	0	20	15	1	0	67	65	1.38	1.55	
Aspen Hills	Lennar	MV		ATMU	118	0	7	2	1	0	77	44	0.95	1.05	
Fairways Azalea	Meritage	BE		DTMU	111	0	8	7	0	0	7	7	0.28	0.28	
Fairways Holly	Meritage	BE		DTMU	65	0	4	7	1	1	14	14	0.46	0.46	
Fairways Magnolia	Meritage	BE		DTMU	111	0	5	7	1	1	13	13	0.43	0.43	
Seasons at The Fairways	Richmond American	BE		DTMU	62	0	2	10	2	0	25	20	0.41	0.48	
Olivewood Classic	Taylor Morrison	BE		DTMU	236	3	3	21	1	0	163	53	1.06	1.26	
Olivewood Premier	Taylor Morrison	BE		DTMU	275	3	3	21	1	0	212	44	1.37	1.05	
Olivewood Signature	Taylor Morrison	BE		DTMU	171	3	3	21	1	0	142	47	1.08	1.12	
Arroyo at Atwell	TRI Pointe TSO	BA		DTST	198	0	TSO	8	0	0	195	5	1.06	0.12	
Centerstone at Atwell	TRI Pointe TSO	BA		DTMU	152	0	TSO	8	0	0	143	19	0.85	0.45	
Crown at Tournament Hills	TRI Pointe	BE		DTMU	144	4	6	2	1	0	69	53	0.84	1.26	
Horizon at Atwell	TRI Pointe TSO	BA		DTMU	158	0	TSO	8	0	0	155	10	0.94	0.24	
Landmark at Atwell	TRI Pointe TSO	BA		DTMU	133	0	TSO	8	0	0	130	13	0.80	0.31	
Lina at Altis	TRI Pointe	BE		AASF	130	0	5	4	0	0	35	20	0.44	0.48	
Linwood at Atwell	TRI Pointe TSO	BA		DTMU	177	0	TSO	8	0	0	47	47	1.85	1.85	
Rosa at Altis	TRI Pointe	BE		AASF	133	0	7	5	1	0	61	42	0.76	1.00	
Rosetta at Atwell	TRI Pointe	BA		DTMU	278	0	2	8	6	1	56	56	2.12	2.12	
Southcreek at Atwell	TRI Pointe	BA		DTMU	178	0	2	8	0	0	103	103	2.61	2.61	
Virtue at Tournament Hills	TRI Pointe	BE		DTMU	124	0	2	3	0	0	87	53	1.06	1.26	
Vita at Altis	TRI Pointe TSO	BE		AASF	267	0	TSO	5	0	0	223	10	0.84	0.24	
Ridge View at The Fairways	Woodside	BE		DTMU	126	0	2	5	0	0	96	29	0.80	0.69	
TOTALS: No. Reporting: 26		Avg. Sales: 0.65		Traffic to Sales: 13 : 1				130	260	20	3	2518	966	Net: 17	
City Codes: BA = Banning, BE = Beaumont, MV = Moreno Valley, NJ = Nuevo															

Projects considered most similar to the subject are further detailed in the following table.

Active Projects (as of 3Q 2023)									
Project Name	Community	Developer	Average Price	Avg. Home Size (SF)	Average Price/SF	Units Planned	Units Sold	Avg. Sales/Week	Avg. Sales/Month
Augusta at The Fairways*	Beaumont	DR Horton	\$509,833	2,016	\$252.84	268	263	2.05	8.20
Seasons at The Fairways*	Beaumont	Richmond American	\$611,498	2,705	\$226.06	62	25	0.41	1.64
Azalea at The Fairways	Beaumont	Meritage	\$559,900	2,288	\$244.71	111	7	0.28	1.12
Holly at The Fairways	Beaumont	Meritage	\$619,648	2,887	\$214.63	65	14	0.46	1.84
Magnolia at The Fairways	Beaumont	Meritage	\$585,500	2,665	\$219.74	111	13	0.43	1.72
Olivewood Classic	Beaumont	Taylor Morrison	\$588,913	2,494	\$236.13	682	517	1.17	4.68
Lina at Altis†	Beaumont	Tri Pointe Homes	\$480,796	2,060	\$233.40	130	35	0.44	1.76
Rosa at Altis†	Beaumont	Tri Pointe Homes	\$369,910	1,591	\$232.50	133	61	0.76	3.04
Vita at Altis†	Beaumont	Tri Pointe Homes	\$325,000	1,578	\$206.02	267	223	0.84	3.36
Crown at Tournament Hills	Beaumont	Tri Pointe Homes	\$475,000	1,750	\$271.43	144	69	0.84	3.36
Virtue at Tournament Hills	Beaumont	Tri Pointe Homes	\$472,500	1,968	\$240.09	124	87	1.06	4.24
Ridge View at The Fairways*	Beaumont	Woodside	\$543,957	2,193	\$248.04	126	96	0.80	3.20
Minimum			\$325,000	1,578	\$206.02				1.12
Maximum			\$619,648	2,887	\$271.43				8.20
Average			\$511,871	2,183	\$235.47				3.18

Source: The Gregory Group
†Age-restricted project

Resale Pricing

The following table shows historical resale data for more recently built homes (2015 and newer) in the city of Beaumont.

Resales									
Address	Sale Date	Living Area (SF)	Sale Price	Last List Price	Sales Price/SF	Sale/List	Year Built	Days on Market	Lot Size (SF)
355 Scarlett Runner	10/23/2023	1,592	\$425,000	\$425,000	\$267	100.00%	2018	14	4,356
877 Bluebell Way	10/19/2023	1,750	\$460,000	\$455,000	\$263	101.10%	2019	2	2,579
36690 Sevilla Way	10/16/2023	1,806	\$530,000	\$525,000	\$293	100.95%	2020	71	8,712
1541 SKYSTONE Way	10/13/2023	1,929	\$405,000	\$409,900	\$210	98.80%	2020	136	5,596
1558 Rio Grande	10/10/2023	2,700	\$655,000	\$645,000	\$243	101.55%	2018	130	6,970
1745 Bowles Ct	10/10/2023	3,031	\$662,000	\$667,000	\$218	99.25%	2018	118	9,148
1531 Amethyst Ln	10/8/2023	1,868	\$500,000	\$475,000	\$268	105.26%	2018	4	4,356
35123 Funk Way	10/2/2023	1,898	\$545,000	\$550,000	\$287	99.09%	2021	13	5,066
1626 Alissa Flowers	9/29/2023	1,592	\$415,000	\$407,000	\$261	101.97%	2019	110	4,792
1648 Milford Way	9/29/2023	1,764	\$505,000	\$499,900	\$286	101.02%	2016	48	6,534
1551 Village Green Way	9/27/2023	1,522	\$409,990	\$409,990	\$269	100.00%	2019	151	3,959
1782 Starlight Ave	9/27/2023	2,380	\$648,000	\$638,900	\$272	101.42%	2019	7	9,583
1529 Williamson	9/18/2023	1,600	\$460,000	\$455,000	\$288	101.10%	2017	85	4,792
14163 Ottavio Ct	9/18/2023	2,114	\$520,000	\$525,000	\$246	99.05%	2021	31	7,405
1340 Black Diamond Dr	9/16/2023	1,975	\$505,000	\$529,995	\$256	95.28%	2018	26	5,663
1661 Croton St	9/15/2023	2,747	\$620,000	\$619,900	\$226	100.02%	2015	11	8,276
14253 Capezzana Cir	9/8/2023	1,967	\$544,000	\$549,900	\$277	98.93%	2018	10	9,148
1532 Skystone Way	9/8/2023	2,420	\$580,000	\$584,995	\$240	99.15%	2019	42	6,669
1526 Edgebrook	9/7/2023	2,482	\$514,500	\$535,000	\$207	96.17%	2015	144	7,841
1579 Milky Way	9/7/2023	3,155	\$605,000	\$604,000	\$192	100.17%	2018	13	6,098
1664 Capri Way	9/6/2023	1,522	\$380,000	\$399,900	\$250	95.02%	2020	28	3,899
1308 Big Dipper Dr	9/5/2023	1,868	\$530,000	\$513,800	\$284	103.15%	2018	15	6,970
1387 Groveland St	8/29/2023	1,757	\$515,000	\$515,000	\$293	100.00%	2019	36	6,534
346 Irvine	8/23/2023	2,017	\$575,000	\$575,000	\$285	100.00%	2018	4	6,534
1583 Planet Pl	8/19/2023	2,380	\$560,000	\$569,000	\$235	98.42%	2018	57	7,841
1684 Tielo St	8/14/2023	1,971	\$550,000	\$545,000	\$279	100.92%	2020	7	9,714
11439 Trevor Way	8/11/2023	1,557	\$460,000	\$460,000	\$295	100.00%	2017	5	5,227
36714 Sevilla Way	8/1/2023	1,806	\$525,000	\$525,000	\$291	100.00%	2019	18	7,841
1475 Galaxy Dr	7/31/2023	1,662	\$480,000	\$475,000	\$289	101.05%	2018	9	5,663
1485 Begonia Way	7/31/2023	3,258	\$614,000	\$610,000	\$188	100.66%	2015	46	6,970
338 Linnea	7/28/2023	1,592	\$428,000	\$443,000	\$269	96.61%	2018	61	6,534
Total Sales	31	2,054	\$520,177	\$520,715	\$259	99.87%	2018	47	6,493
		(avg.)	(avg.)	(avg.)	(avg.)	(avg.)	(avg.)	(avg.)	(avg.)

Source: Local Multiple Listing Service (MLS)

Ability to Pay

Of the three active projects within the subject boundaries, new home price points are generally between \$492,000 and \$660,000. In this section, we will examine the ability to pay among prospective buyers for a representative price point of \$545,000, based on the indicators from the competing projects. First, we will estimate the required annual household income based on typical mortgage parameters in the subject's market area. Specifically, we will employ a loan-to-value ratio of 80% (down payment of 20%), mortgage interest rate of 7.50%, 360 monthly payments, and a 40% ratio for the housing costs as a percent of monthly income (inclusive of principal, interest, all taxes and insurance). Property tax payments are accounted for in the analysis as well as homeowner's insurance. The following table shows the estimate of the annual household income that would be required to afford homes priced at the representative price point.

Income Required

Home Price	\$545,000	
Loan % of Price (Loan to Value)	80%	
Loan Amount	\$436,000	
Interest Rate	7.50%	
Mortgage Payment	\$3,049	
Property Taxes	\$684	Based on 1.327970% and direct charges of \$966
City of Beaumont CFD No. 2021-1	\$166	
Homeowner's Association Fee	\$155	
Property Insurance	\$114	
Total Monthly Obligation	\$4,167	
Mortgage Payment % of Income	40%	
Monthly Income	\$10,416	
Annual Income	\$124,998	

We have obtained income data from Esri Business Analyst Online (Esri), formerly STDB Online, for a 10-mile radius surrounding the subject property, which is considered representative of typical buyers for the subject property. In the following table we show the income brackets within the noted area, along with estimates of the percentage of households able to afford homes priced at the representative price point within each income bracket.

Household Ability

Household Income	Households	Percent of Households	Percent Able to Pay	Households	Households Able to Pay
< \$15,000	5,408	6.6%	0.0%	0	0.0%
\$15,000 - \$24,999	4,607	5.6%	0.0%	0	0.0%
\$25,000 - \$34,999	5,419	6.6%	0.0%	0	0.0%
\$35,000 - \$49,999	7,843	9.6%	0.0%	0	0.0%
\$50,000 - \$74,999	11,984	14.7%	0.0%	0	0.0%
\$75,000 - \$99,999	10,994	13.4%	0.0%	0	0.0%
\$100,000 - \$124,999	9,209	11.3%	0.0%	1	0.0%
\$125,000 - \$149,999	7,687	9.4%	100.0%	7,688	9.4%
\$150,000 - \$199,999	8,713	10.7%	100.0%	8,713	10.7%
\$200,000 - \$249,999	4,644	5.7%	100.0%	4,644	5.7%
\$250,000 - \$499,999	3,668	4.5%	100.0%	3,668	4.5%
\$500,000+	<u>1,583</u>	<u>1.9%</u>	100.0%	<u>1,583</u>	<u>1.9%</u>
	81,759	100.0%		26,296	32.2%

Generally, interest rates have an inverse relationship on the affordability of a home. In short, all else being equal higher interest rates lower the price point for buyers based on income. Over the past several years, interest rates have remained historically low, often at or below 3.0%. Rates are still low, from a historical perspective, but have risen above 7.00%; though, rates have begun to decrease slightly. Conversations with sales agents in multiple new home projects noted there has recently been a slowing in demand for new residential homes. The combination of historically high new home prices and rising interest rates have reportedly begun to price some buyers out of entry-level (lower priced) homes. While some projects seem to be affected more than others, predominately due to inventory

levels. Coastal locations and limited supply submarkets appear to be faring better than emerging submarkets with a concentration of competing projects. Given the continued high inflation numbers, interest rates are expected to remain historically higher in the near term to try and temper inflation. Continued high inflation will force prospective homeowners to account for other costs like groceries, gas, etc. over buying a new home at a higher interest rate.

Information from homebuilders note they continue offering concessions in the form of buying down interest rates and discounted options, instead of decreasing their base prices. In some markets, there was enough downward pressure on the market for homebuilders to offer concessions as well as drop their base prices; though, that appears to have been short lived, as home prices resumed increasing since the First Quarter 2023.

Conclusions

Demand for homes in the subject's market area remains active as indicated by the overall trend of building permit activity, new home sales prices and activity in recent quarters as well as the absorption rate within new home projects in the subject's area.

Property Analysis

Land Description and Analysis

Land Description	
Land Area	105.50 acres; 4,595,580 SF
Source of Land Area	Public Records
Primary Street Frontage	Tukwet Canyon
Shape	Irregular
Corner	No
Topography	Generally level and at street grade
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Ground Stability	No problems reported or observed
Flood Area Panel Number	06065C0785G
Date	August 28, 2008
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No
Zoning; Other Regulations	
Zoning Jurisdiction	City of Beaumont
Zoning Designation	SPA
Description	Specific Plan Area
Legally Conforming?	Appears to be legally conforming
Zoning Change Likely?	No
Permitted Uses	<p>The Specific Plan zoning designation applies to those areas of the City that have an adopted Specific Plan as well as those areas where a Specific Plan will be required at which time a development concept is proposed. Those Specific Plans that were adopted prior to the adoption of this Zoning Ordinance or the currently adopted General Plan have been incorporated herein by reference. Any future Specific Plan or Specific Plan Amendment must be consistent with the adopted General Plan.</p> <p>The appraised properties are located within the Fairway Canyon master planned community, in the western portion of the city of Beaumont. In total, Fairway Canyon comprises approximately 1,556 acres of land of which 678 acres are zoned for 3,300 residential units, with 46.4 acres of commercial/industrial land uses and the balance set aside for public/quasi-public uses. Fairway Canyon surrounds the Tukwet Canyon 18-hole golf course.</p>
Other Land Use Regulations	None reported or observed
Utilities	
Service	Provider
Water	Beaumont-Cherry Valley Water District
Sewer	City of Beaumont
Electricity	Southern California Edison
Natural Gas	SoCal Gas Company
Local Phone	Various providers

We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance is required.

Entitlements

A summary of the current legal (entitlements) and physical status of the appraised properties (233 Assessor's parcels) is shown in the following table.

Entitlement Status	
Description	No. Homes/Lots
Completed Single Family Homes without Assessed Improvement Value	133
Partially Complete Single-Family Homes (Under Construction)	91
Finished Single Family Lots	<u>9</u>
Total	233

The balance of CFD No. 2021-1, 296 single-family residential homes, are reflected on the County of Riverside Assessor's Tax Roll with a complete assessment for both land and improvements and are not a part of this Appraisal Report.

Remaining Site Development Costs

Site development for the subject project appears to be complete.

Permits and Fees

Permits and fees represent all fees payable upon obtaining building permit for the construction of the proposed units and include school fees and impact fees. Based on information provided by the homebuilder, impact fees (DIF) are captured in the site development costs cited above.

It is important to again note which fees the local market includes in the definition of an improved lot. Though all of the fees above and on the previous page are due at or near building permit, the local market recognizes water fees, school fees, and impact fees as part of an improved lot value. Building permits are excluded from the improved lot value.

In the upcoming extraction analysis, only building permits (estimated at \$3,000 per unit) will be deducted, as the remaining impact fees are included in the definition of an improved lot. These estimates of building permits and fees are consistent with our experience with other new home projects throughout Southern California. Any DIF or impact fees not yet paid will be deducted from the improved lot value conclusion to derive an estimate of market value for the subject lots.

Environmental Hazards

An environmental assessment report was not provided for review, and during our inspection, we did not observe any obvious signs of contamination on or near the subject. However, environmental issues are beyond our scope of expertise. It is assumed that the property is not adversely affected by environmental hazards.

Easements, Encroachments and Restrictions

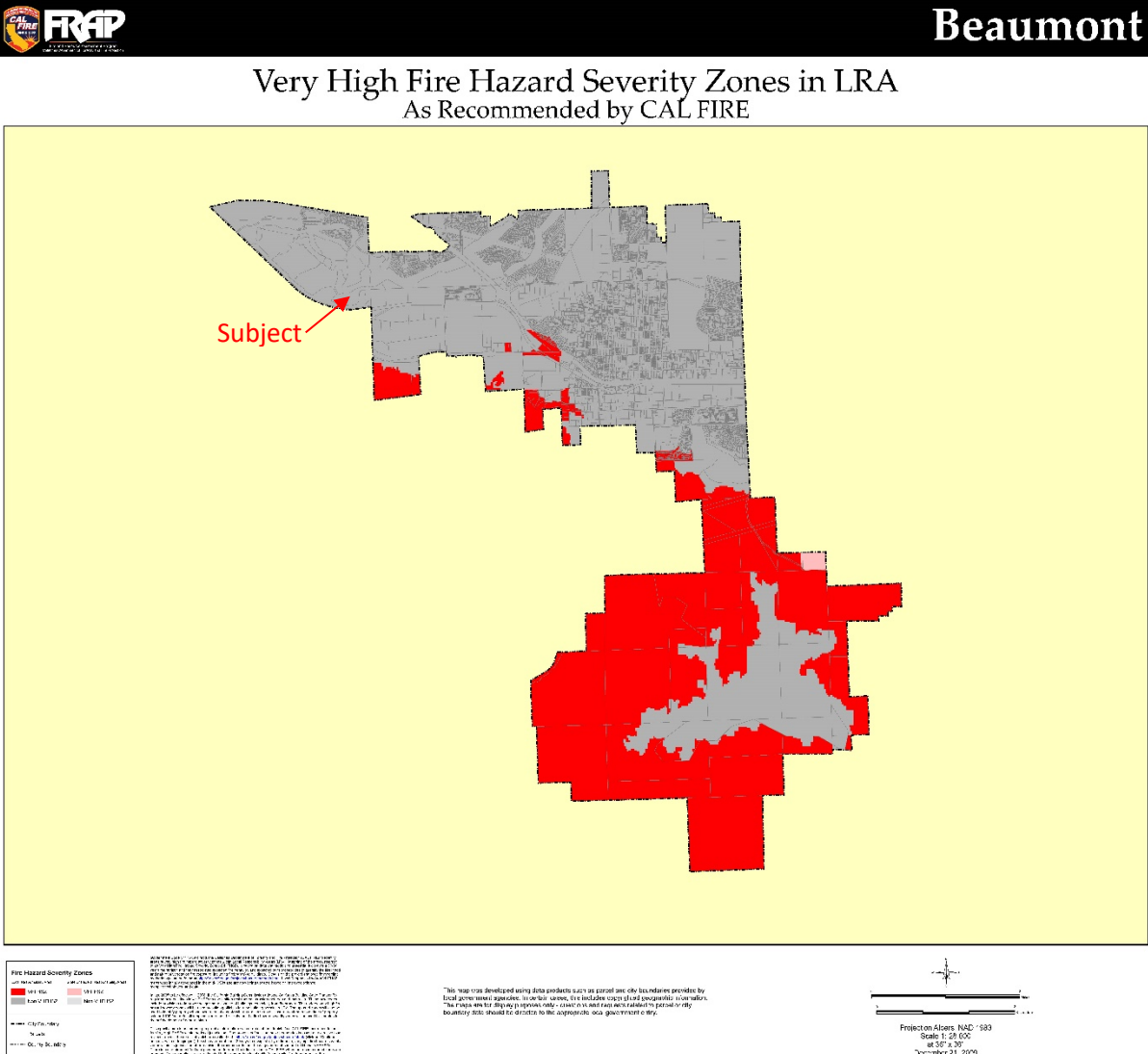
We were not provided a current title report to review. We are not aware of any easements, encroachments, or restrictions that would adversely affect value. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

Seismic Hazards

According to the Seismic Safety Commission, the subject site is located within Zone 4, which is considered to be the highest risk zone in California. There are only two zones in California: Zone 4, which is assigned to areas near major faults; and Zone 3, which is assigned to all other areas of more moderate seismic activity. In addition, the subject is located in a Fault-Rupture Hazard Zone (formerly referred to as an Alquist-Priolo Special Study Zone), as defined by Special Publication 42 (revised January 1994) of the California Department of Conservation, Division of Mines and Geology. In general, a number of faults are located in the Southern California and throughout California; thus, the area is subject to severe ground shaking during earthquakes. Competitive sites face similar seismic risk.

Fire Hazard Risk

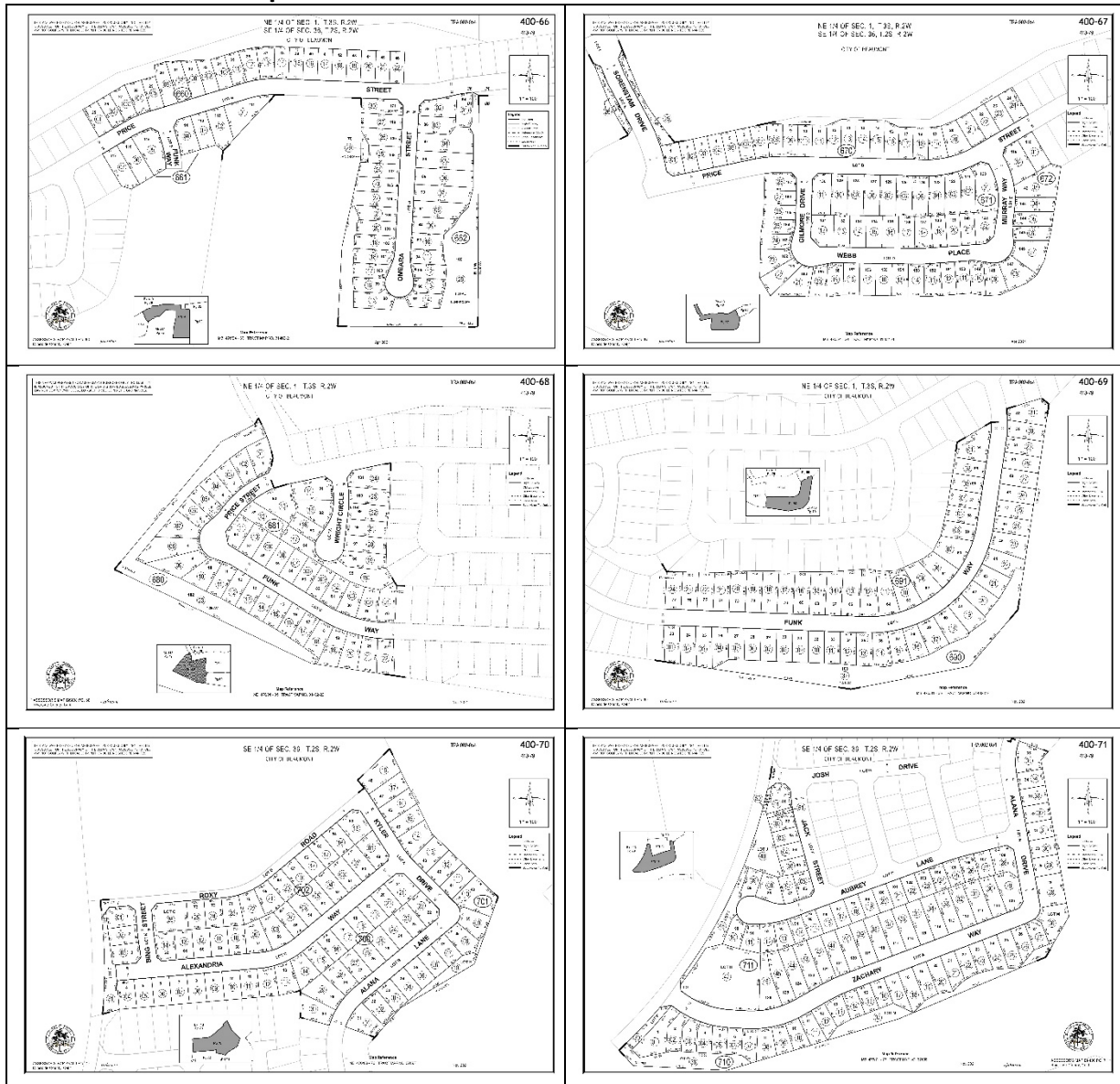
The City of Beaumont is served by the Riverside County Fire Department, which operates two fire stations in the city. Additionally, a third station (West Side Fire Station) broke ground in September of this year and is expected to improve response times for nearby communities including Olivewood, Tournament Hills and Tukwet. The City of Beaumont is heavily urbanized, subject primarily to urban structural fires. According to the CAL FIRE Fire and Resource Assessment Program, the subject is not located within a state responsibility area. The following map identifies areas of the city of Beaumont that have been classified as Fire Hazard Severity Zones. As shown in the following map, the subject is not located within a Very High Fire Hazard Severity Zone (VHFHSZ).

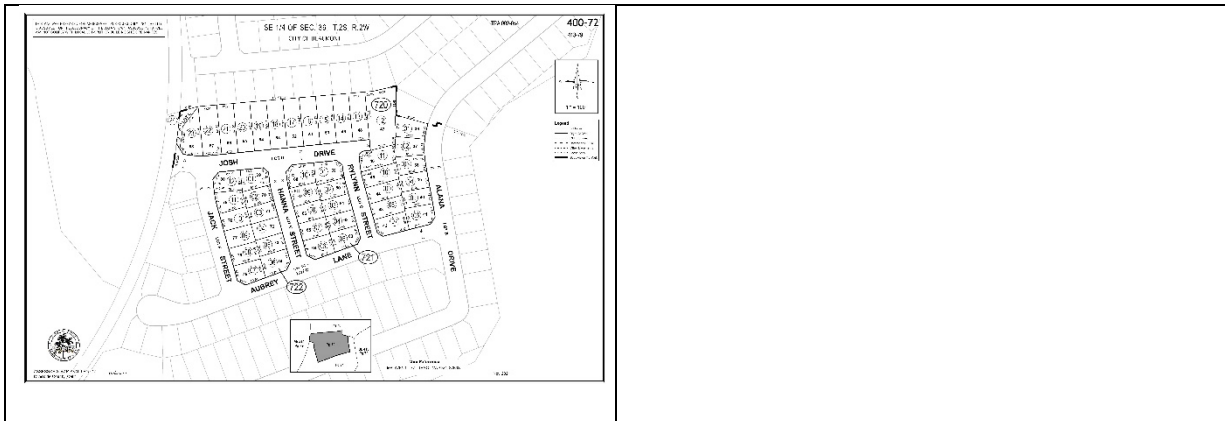


Conclusion of Site Analysis

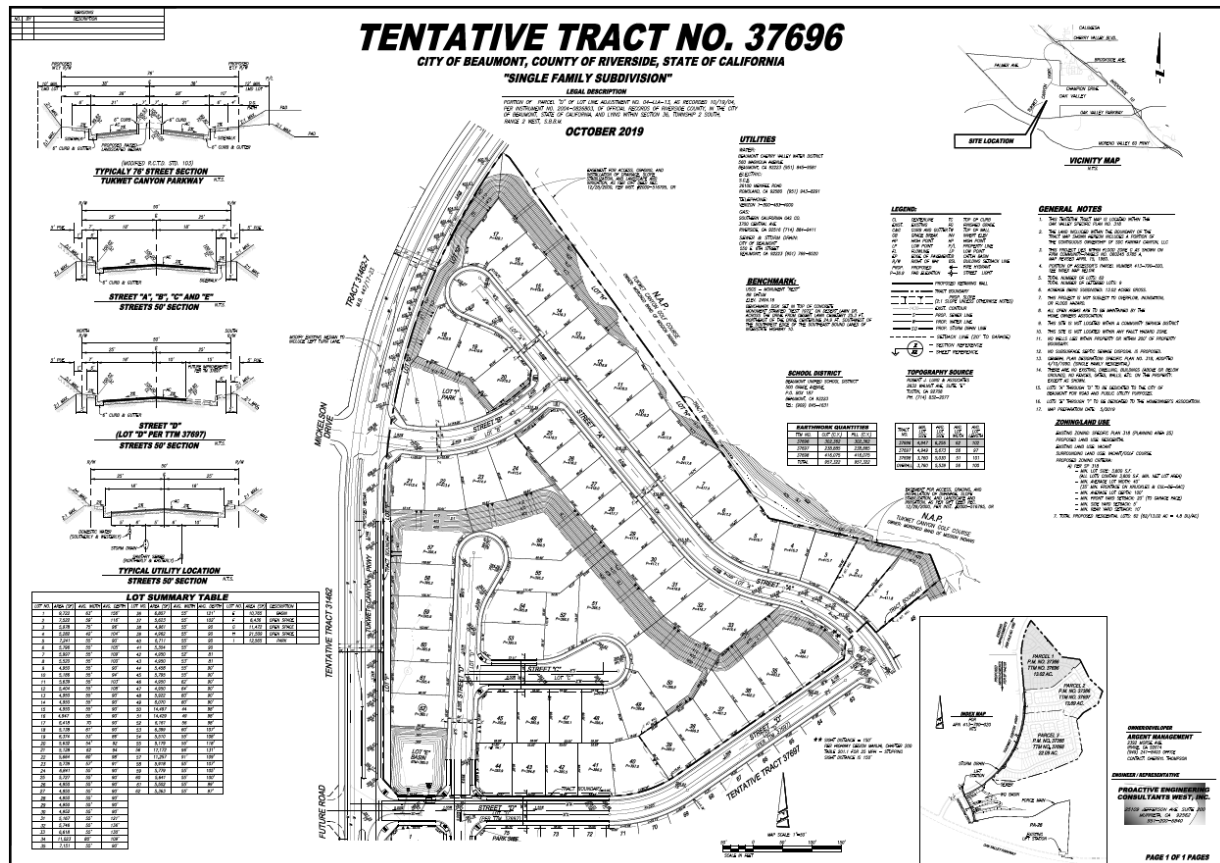
Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. Uses permitted by zoning include single-family residential development; we are not aware of any other particular restrictions on development.

Assessor's Parcel Maps





Tentative Map – Planning Area 25C



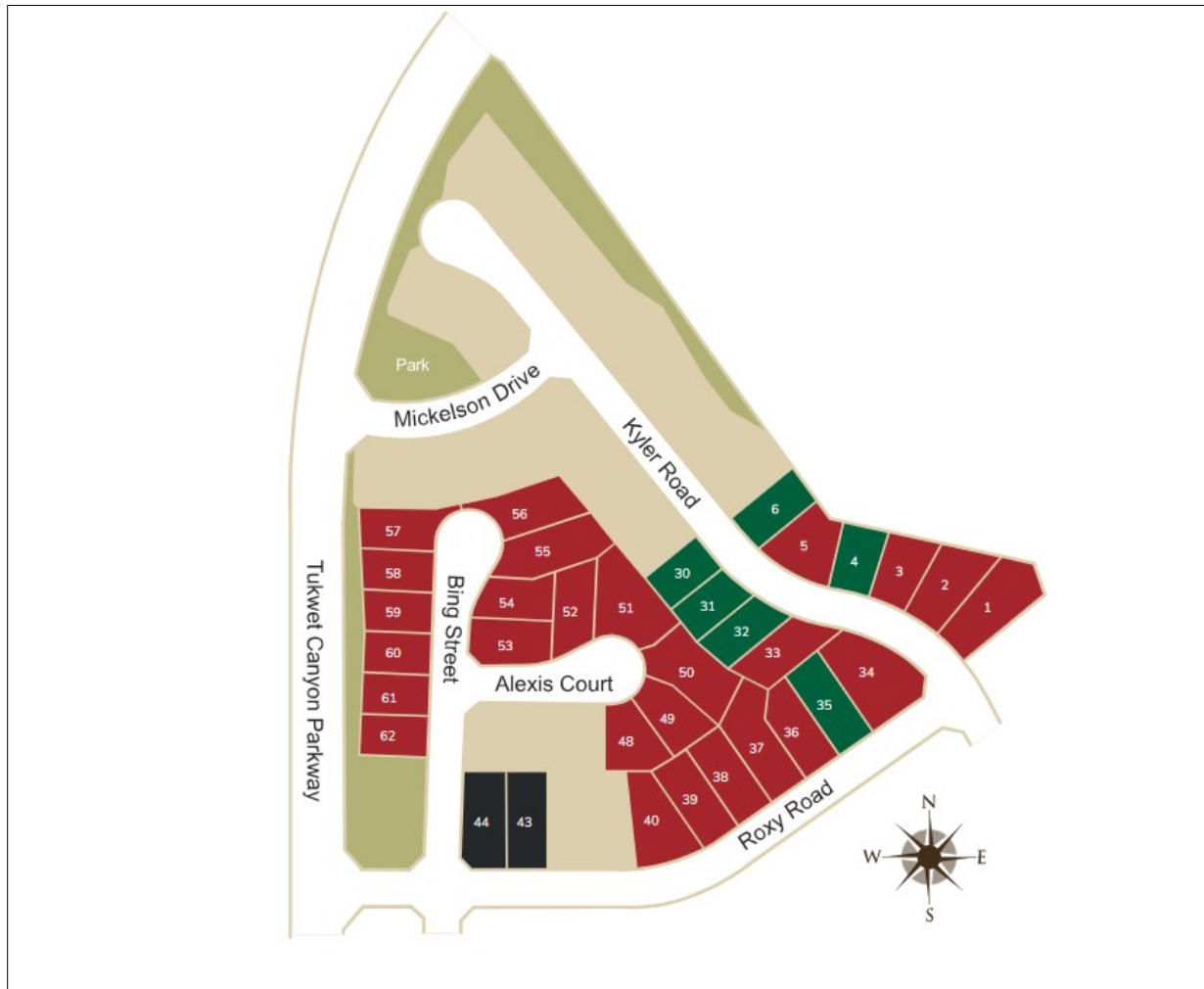
Aerial

Site Plans

RidgeView at The Fairways



Seasons at The Fairways



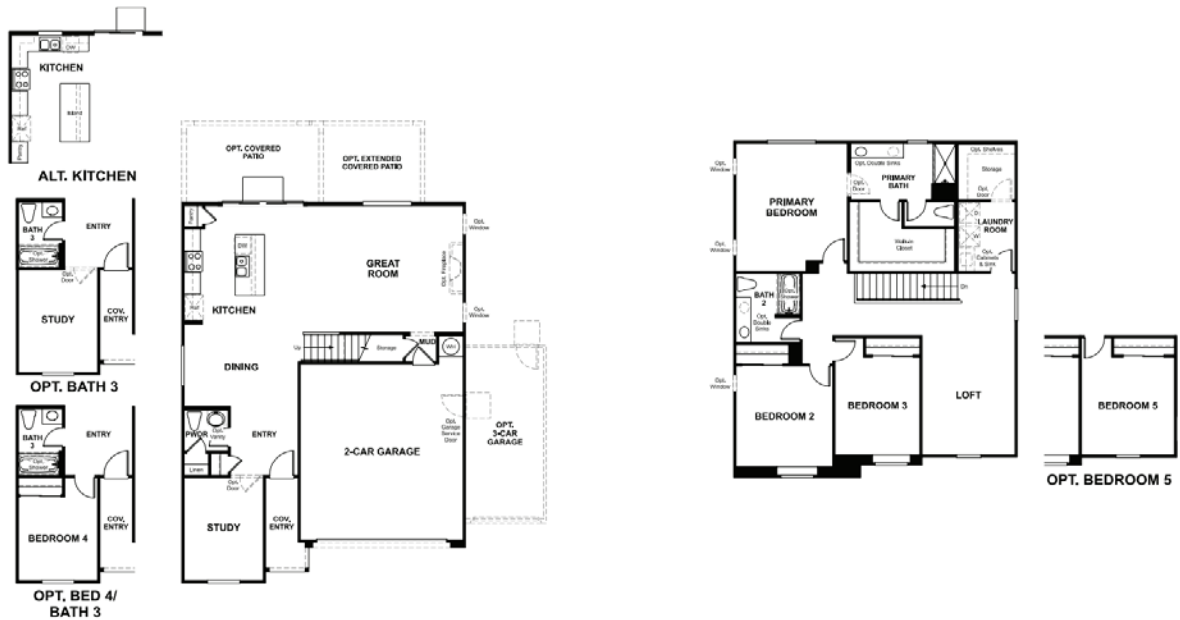
Proposed Improvements Description

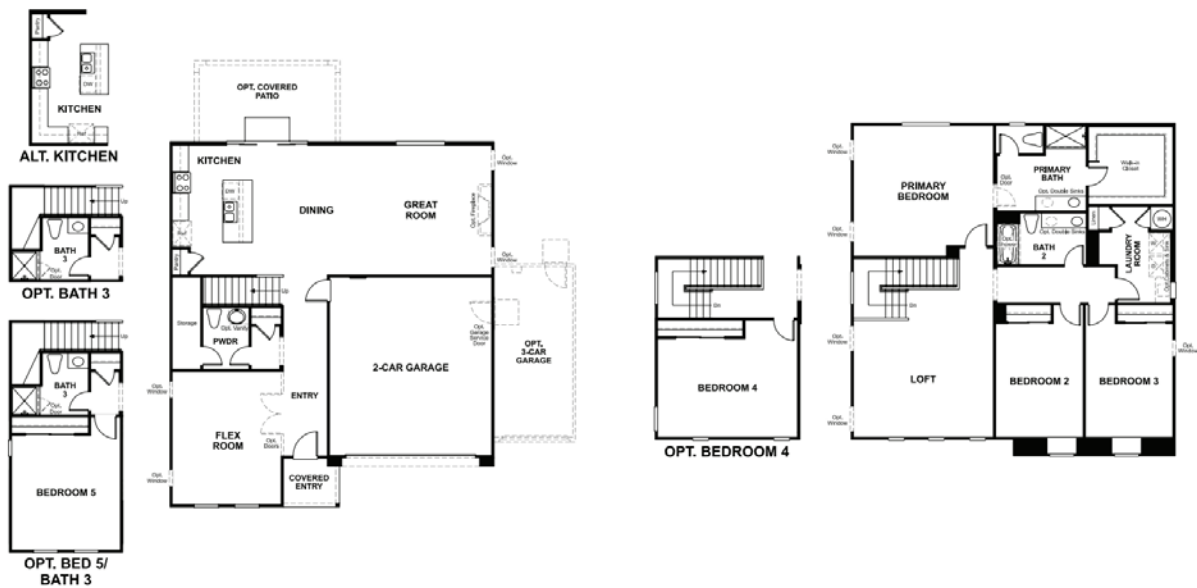
Overview

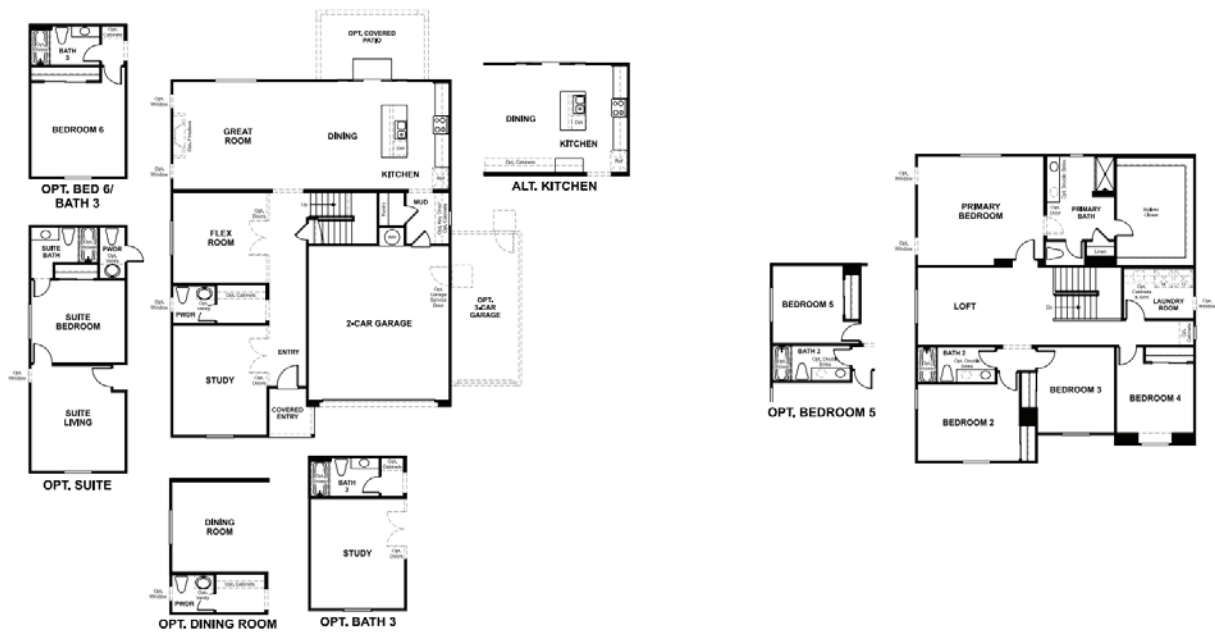
A summary of the projects within the boundaries of the City of Beaumont CFD No. 2021-1 (Fairway Canyon) is provided below.

Floor Plan Summary								
Project Name	Living Area (SF)	Bedroom	Bathroom	Stories	Garage	Typical Lot Size (SF)	Developer's Base Price	Comments
RidgeView at the Fairways by Woodside								
Plan 1	1,432	2	2.0	One	2-Car	3,800	N/Av	Sold Out
Plan 2	2,024	4	3.0	One	2-Car	3,800	\$503,500	
Plan 3	2,227	4	3.0	Two	2-Car	3,800	\$524,000	
Plan 4	2,362	4	3.0	Two	2-Car	3,800	\$528,500	
Augusta at the Fairways by DR Horton								
Plan 1	1,342	3	2.0	One	2-Car	4,500	N/Av	Sold Out
Plan 2	1,865	4	3.0	One	2-Car	4,500	\$537,000	
Plan 3	1,981	3	2.5	Two	2-Car	4,500	\$527,000	
Plan 4	1,986	3	2.5	Two	2-Car	4,500	\$492,000	
Plan 5	2,065	4	3.0	Two	2-Car	4,500	\$543,000	
Plan 6	2,259	4	3.0	Two	2-Car	4,500	\$540,000	
Plan 7	2,617	4	3.5	Two	2-Car	4,500	N/Av	
Seasons at the Fairways by Richmond								
Pearl	2,370	4	3.0	Two	2-Car	4,950	\$544,990	
Tourmaline	2,680	4	3.0	Two	2-Car	4,950	\$606,119	
Ammolite	3,040	2	2.5	Two	2-Car	4,950	\$659,276	

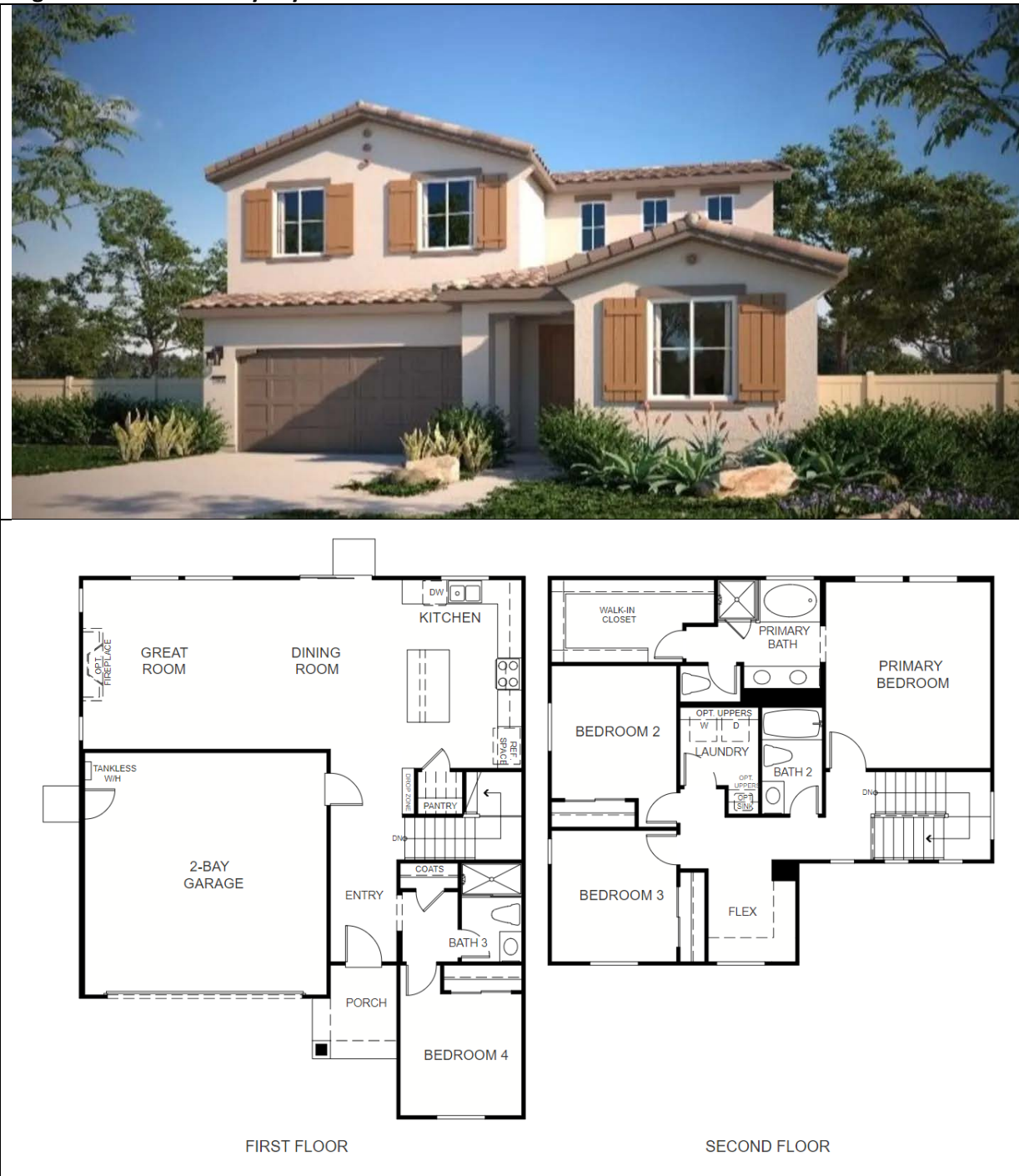
Seasons at The Fairways by Richmond American





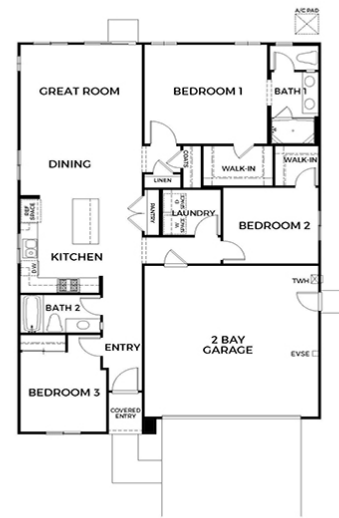
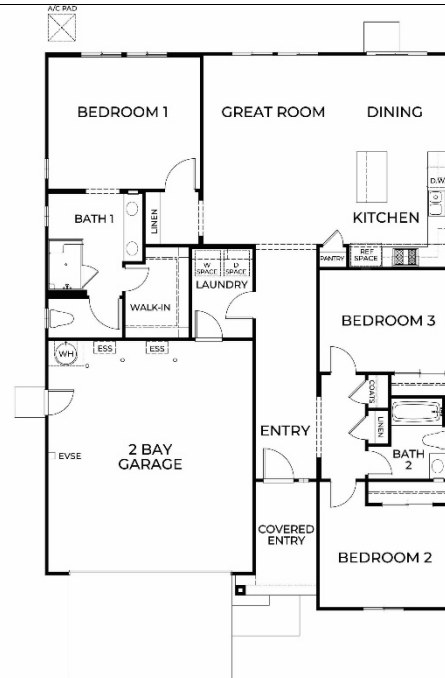


RidgeView at The Fairways by Woodside Homes





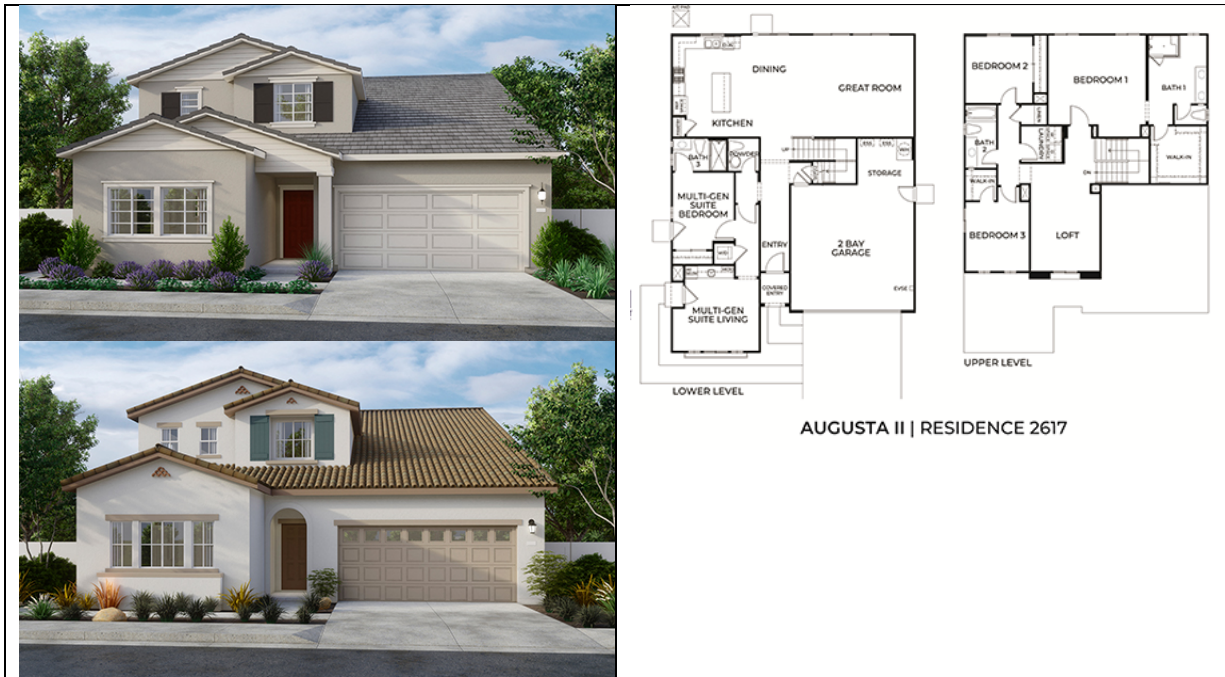


Augusta at The Fairways by DR Horton**AUGUSTA AT THE FAIRWAYS | RESIDENCE 1342****AUGUSTA II | RESIDENCE 1576**



	<p>AUGUSTA AT THE FAIRWAYS RESIDENCE 1986</p>
	<p>AUGUSTA AT THE FAIRWAYS RESIDENCE 2065</p>

























Real Estate Taxes

The property tax system in California was amended in 1978 by Article XIII to the State Constitution, commonly referred to as Proposition 13. It provides for a limitation on property taxes and for a procedure to establish the current taxable value of real property by reference to a base year value, which is then modified annually to reflect inflation (if any). Annual increases cannot exceed 2% per year.

The base year was set at 1975-76 or any year thereafter in which the property is substantially improved or changes ownership. When either of these two conditions occurs, the property is to be re-appraised at market value, which becomes the new base year assessed value. Proposition 13 also limits the maximum tax rate to 1% of the value of the property, exclusive of bonds and direct charges. Bonded indebtedness approved prior to 1978, and any bonds subsequently approved by a two-thirds vote of the district in which the property is located, can be added to the 1% tax rate.

Ad Valorem Taxes

The existing ad valorem taxes are of nominal consequence in this appraisal, primarily due to the fact these taxes will be adjusted substantially as the remaining property improvements are completed and in consideration of the definition of market value employed in this appraisal, which assumes a sale of the appraised properties. According to the Riverside County Treasurer-Tax Collector's Office, the appraised properties have a cumulative annual tax rate of 1.327970% based on assessed value.

Special Assessments

All of the appraised properties are encumbered by the Special Tax Lien of CFD No. 2021-1. With respect to such special taxes, we have relied upon information provided by the special tax consultant (Spicer Consulting Group) for the annual special tax levy (as of the 2023/24 tax year) on the appraised properties.

Special Tax Table (Fiscal Year 2023-2024)

Land Use Category	Building Square Footage	Assigned Special Tax
Zone 1		
Residential Property	Less than 1,801 SF	\$1,745 per unit
Residential Property	1,801 - 2,000 SF	\$1,845 per unit
Residential Property	2,001 - 2,200 SF	\$1,949 per unit
Residential Property	2,201 - 2,400 SF	\$2,045 per unit
Residential Property	2,401 - 2,600 SF	\$2,145 per unit
Residential Property	2,601 - 2,800 SF	\$2,245 per unit
Residential Property	Greater than 2,800 SF	\$2,345 per unit
Zone 2		
Residential Property	Less than 1,801 SF	\$1,545 per unit
Residential Property	1,801 - 2,000 SF	\$1,645 per unit
Residential Property	2,001 - 2,200 SF	\$1,815 per unit
Residential Property	2,201 - 2,400 SF	\$1,845 per unit
Residential Property	2,401 - 2,600 SF	\$1,945 per unit
Residential Property	2,601 - 2,800 SF	\$2,045 per unit
Residential Property	Greater than 2,800 SF	\$2,145 per unit
Zone 3		
Residential Property	Less than 1,801 SF	\$1,840 per unit
Residential Property	1,801 - 2,000 SF	\$1,930 per unit
Residential Property	2,001 - 2,200 SF	\$2,020 per unit
Residential Property	2,201 - 2,400 SF	\$2,110 per unit
Residential Property	2,401 - 2,600 SF	\$2,200 per unit
Residential Property	2,601 - 2,800 SF	\$2,290 per unit
Residential Property	Greater than 2,800 SF	\$2,380 per unit
Zone 4		
Residential Property	Less than 1,801 SF	\$1,640 per unit
Residential Property	1,801 - 2,000 SF	\$1,730 per unit
Residential Property	2,001 - 2,200 SF	\$1,820 per unit
Residential Property	2,201 - 2,400 SF	\$1,910 per unit
Residential Property	2,401 - 2,600 SF	\$2,000 per unit
Residential Property	2,601 - 2,800 SF	\$2,090 per unit
Residential Property	Greater than 2,800 SF	\$2,180 per unit

Source: Rate and Method of Apportionment of Special Taxes

Highest and Best Use

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as if vacant, and as improved or proposed. By definition, the highest and best use must be:

- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Physically possible.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

Highest and Best Use As If Vacant

Legally Permissible

The legal factors influencing the highest and best use of the appraised properties are primarily government regulations, such as zoning and building codes. The appraised properties are zoned and approved for single-family residential development uses. Overall, the legally permissible uses are to develop the appraised properties in accordance with the existing entitlements and land use designation (single-family residential), which have undergone extensive planning and review. A re-zone to any other land use is highly unlikely.

Physically Possible

The physical characteristics of a site that affect its possible use(s) include, but are not limited to, location, street frontage, visibility, access, size, shape, topography, availability of utilities, off-site improvements, easements and soil and subsoil conditions. The physical characteristics are examined to see if they are suited for the legally permissible use.

Locational considerations include the compatibility and position of the subject property with respect to surrounding uses. Based on our physical inspection of the subject property, we know of no reason why the property would not support development. The size, shape and topography of the subject property appear adequate for development, similar to other projects currently developing in the immediate area. The subject is not located within a floodplain. In addition, the property is not located within a Fault-Rupture Hazard Zone. All utility services are available to the parcels, and evidence of development in the immediate area provides additional support for the possibility of development.

Based on the physical characteristics of the subject property, residential development is considered physically possible and most appropriate.

Financially Feasible

Financial feasibility depends on supply and demand influences. With respect to financial feasibility of single-family residential development, consideration to the current state of the residential housing market and its impact on the residential land market is necessary. As previously discussed in the Residential Market Analysis section, the significant rise in mortgage interest rates had an inverse

relationship on the affordability of a home. Prior to the second half of 2022, interest rates remained historically low, often at or below 3.0%. Conversations with sales agents in multiple new home projects noted there was a slowing in demand for new residential homes in the second half of 2022, with some buyers priced out of entry-level (lower-priced) homes. Current mortgage interest rates more closely resemble historic rates and for the most part the home buyer pool appears to recognize that the 3% mortgage rate environment was the anomaly and rates around the 7% level are most likely into the foreseeable future.

Prior to mid-2022, homebuilders were able to sell homes faster than they were able to construct the homes, but with moderating demand due to rising interest rates and inflation factors, construction delivery is no longer a project challenge. The downward shifts in home prices in the second half of 2022 had a significant impact on underlying land/lot values, and land brokers indicated an abrupt drop in builder demand for developable lots and challenges in selling lots presently available during that time period. Recent market conditions for new homes, constraints on new home inventory, appears to have reversed this trend and early indications are builders are once again looking to increase buildable lot inventories. Reports from active market participants indicate there is increased interest and several pending sales are in the due diligence period for acquisition. The lack of supply of re-sale home inventories has led to a recovery in the new home market despite higher mortgage interest rates, suggesting the contraction in new home prices may have been short-lived. This growing homebuyer demand has prompted many national homebuilders to, once again, increase their inventory of developable lots. Recent surveys suggest improved lot prices may have recently surpassed the prior market peak in early 2022.

Current market conditions once again appear to support development of partially improved and unimproved residential lots, if the vacant land is acquired at prices commensurate with current new home pricing. This return to feasibility is driven by new home buyers (as of Summer 2023) beginning to adjust their budgets to the new interest rates and making purchases. Due to depleting existing lot inventories for many builders, additional land and lot acquisitions may be the maximally productive use of vacant land (discussed below).

Maximally Productive

Legal, physical and market conditions have been analyzed to evaluate the highest and best use of the appraised properties as vacant. The analysis is presented to evaluate the type of use(s) that will generate the greatest level of future benefits possible to the property. Based on the factors previously discussed, the maximally productive use of the appraised properties, and its highest and best use as vacant, maybe be to hold for future single-family residential development. While land development maybe feasible (generates revenue at least some increment greater than cost to complete), it may not be the maximally productive use. The probable buyer of vacant land in the residential space is a merchant builder. For the most part these likely buyers have existing inventories, which under current new home pricing and pace of sales may supply their needs into the foreseeable future.

Highest and Best Use as Improved

Highest and best use of the property as improved pertains to the use that should be made in light of its current improvements.

In the case of undeveloped land under development, consideration must be given to whether it makes sense to demolish existing improvements (either on-site or off-site improvements) for replacement with another use. The time and expense to demolish existing improvements, re-grade, reroute utilities or re-map must be weighed against alternative uses. If the existing or proposed improvements are not performing well, then it may produce a higher return to demolish existing improvements, if any, and re-grade the site for development of an alternative use.

Based on the current condition, the improvements completed contribute to the overall property value, including those lots with home construction underway. The value of the subject property as improved exceeds its value as vacant less demolition. The highest and best use of the subject property as improved is for completion of the last remaining single-family homes and lots.

Probable Buyer

The probable buyer of the subject property (as vacant and improved single-family residential lots) is a merchant builder. The probable buyer of the completed homes are individual homeowners.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Additional analyses often undertaken in the valuation of subdivisions include **extraction**, **land residual analysis**, and the **subdivision development method**.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

Market Valuation – Floor Plans

The market values of the subject's floor plans are estimated in this section. The objective of the analyses is to estimate the base price per floor plan, net of incentives, upgrades and lot premiums. Incentives can take the form of direct price reductions or non-price incentives such as upgrades or non-recurring closing costs. The base price pertains to the typical lot size within each product line. The sales comparison approach to value is employed in order to establish the market values for each floor plan.

This approach is based on the economic principle of substitution. According to The Appraisal of Real Estate, 14th Edition (Chicago: Appraisal Institute, 2013), *"The principle of substitution holds that the value of property tends to be set by the cost of acquiring a substitute or alternative property of similar utility and desirability within a reasonable amount of time."* The sales comparison approach is applicable when there are sufficient recent, reliable transactions to indicate value patterns or trends in the market.

The proper application of this approach requires obtaining recent sales data for comparison with the appraised properties. In order to assemble the comparable sales, we searched public records and other data sources for leads, then confirmed the raw data obtained with parties directly related to the transactions (primarily brokers, buyers and sellers).

For this analysis, we will estimate the market value of the smallest floor plan offered within each product line (not-less-than value) in CFD No. 2021-1, as of the date of value, November 1, 2023, to applied to those lots with completed single-family homes *without* a complete assessed improvement value.

The floor plans analyzed herein are summarized in the following table.

Floor Plan Summary								
Floor Plan	Living Area (SF)	Bedroom	Bathroom	Stories	Garage	Typical Lot Size (SF)	Developer's Base Price	Comments
RidgeView	1,432	2	2.0	One	2-Car	3,800	N/Av	Sold Out
Augusta	1,342	3	2.0	One	2-Car	4,500	N/Av	Sold Out
Seasons	2,370	4	3.0	Two	2-Car	4,950	\$544,990	

A summary of the most recent comparable sales within the city of Beaumont are included in the following table.

Comparable Home Sale Summary										
No.	Address	Contract Date	Sale Price	Close of Escrow	Living Area (SF)	Bedroom	Bathroom	Garage	Year Built	Lot Size (SF)
1	35433 Price St	3/15/2023	\$462,331	10/13/2023	1,541	3	2	2-Car	2023	6,180
2	35373 Price St	7/17/2023	\$474,445	9/22/2023	1,342	3	2.0	2-Car	2023	4,916
3	14082 Casetta Dr	6/11/2023	\$493,615	8/24/2023	1,564	3	2.0	2-Car	2023	7,049
4	11645 Omeara Way	7/28/2023	\$477,212	8/29/2023	1,342	3	2.0	2-Car	2023	5,763
5	36967 Frantoio St	7/31/2023	\$520,990	9/27/2023	2,114	4	3.0	2-Car	2023	5,749
6	36964 Frantoio St	6/7/2023	\$549,940	8/24/2023	2,399	4	3.0	2-Car	2023	5,227
7	35280 Sorenstam Dr	9/14/2023	\$560,818	10/19/2023	2,259	4	3.0	2-Car	2023	8,798
8	14051 Hera Pl	8/26/2023	\$541,990	9/29/2023	2,261	4	3.0	2-Car	2023	7,375

Discussion of Adjustments

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factor	Accounts For	Comments
Total Consideration	The appraised properties are analyzed based on the total consideration of home price and the assumption of bonds, if any. Bond debt has a direct impact on the amount for which the end product will sell.	While an analysis of the market suggests the full impact of the Lien is not captured in the market (e.g., a homebuyer is not willing to pay the equivalent of the outstanding Lien in the purchase price of a home, all else being equal), there is, nonetheless, a difference in value attributable to the difference in Bond encumbrance. All of the comparables are encumbered by bonds; thus, to account for any differences, we have calculated the annual tax payments over a typical holding period of 7 years, with a 4.5% interest (yield) rate.
Upgrades and Incentives	The objective of the analysis is to estimate the base price per floor plan, net of incentives. Incentives can take the form of direct price reductions or non-price incentives such as upgrades or non-recurring closing costs.	Incentives and upgrades included in the sales have been considered in this analysis.
Real Property Rights	Leased fee, fee simple, leasehold, partial interest, etc.	All of the comparables represent fee simple estate transactions. Therefore, consideration for this factor is not necessary.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.	No consideration is required for this factor.
Conditions of Sale	Extraordinary motivation of buyer or seller.	All of the comparable transactions represent arm's-length, market transactions.

Adjustment Factor	Accounts For	Comments
Market Conditions (Date of Sale, Phase Adjustment)	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.	As demonstrated in the previous market analysis section, new home pricing on a dollar per square foot basis has been fluctuating over the past twelve months in Ventura County, as well as within the region overall. All of the comparables sales have transferred in similar market conditions and no adjustments are warranted for this element of comparison.
Location	Market or submarket area influences on sale price; surrounding land use influences. Location is a very important factor to consider when making comparisons. The comparables need not be in the same neighborhood but should be in neighborhoods that offer the same advantage and have, in general, the same overall desirability to the most probable buyer or user.	The comparables are located within the City of Beaumont and no consideration is warranted for this category.

Adjustment Factor	Accounts For	Comments
Community Appeal	In addition to market location adjustments, we consider community appeal adjustments. Even within a specific market location, often specific community characteristics influence sale prices. Often, prices on one street may be significantly higher or lower than the next, despite similar home characteristics. Community characteristics that may influence sale prices include a gated amenity or the condition of surrounding development.	All of the comparables are located within similar master planned communities and do not require adjustments.
Lot Size	The lot size adjustment pertains to the differences between the subject property's typical lot size and comparables with either larger or smaller lots. It does not include any lot premium adjustments, which are adjusted for separately. The amount of the adjustment used in the comparison of the base lot sizes comes from a survey of premiums paid for larger lots.	Considering the average lot size adjustment factors indicated by the comparable sales utilized in this analysis, a lot size adjustment factor of \$7.00/SF is considered reasonable for the subject's residential lots. This figure is supported by our observations of sales in the subject's market area.
Lot Premiums/Discounts	Properties sometimes achieve premiums for corner or cul-de-sac positioning, or proximity to open space or views. Adjustments for lot position premiums would be in addition to lot size adjustments.	Appropriate adjustments are applied based upon information provided by sales agents with regard to lot premiums.
Design and Appeal	Design and appeal of a floor plan is consumer specific. One exterior may appeal to one buyer, while another appeal to a different buyer. These types of features for new homes with similar functional utility are not typically noted in the base sales prices.	All of the comparables are similar to the subject in regard to design and appeal. Thus, no adjustments are warranted for this element of comparison.

Adjustment Factor	Accounts For	Comments
Quality of Construction	Construction quality can differ from slightly to substantially between projects and is noted in the exterior and interior materials and design features of a standard unit. In terms of quality of construction, the subject represents good construction quality.	All of the comparable sales feature similar construction quality and do not require adjustments.
Age/Condition	Effective age; physical condition.	The sales represent new construction with a similar effective age as the subject property; no consideration for differences in age/condition is necessary.

Adjustment Factor	Accounts For	Comments
Functional Utility	Ability to adequately provide for its intended purpose.	Most of the comparables represent traditional detached single-family residential construction on similar lot size categories as the subject. No adjustments are warranted for this element of comparison.
Room/Bathroom Count	For similar size units the differences between room count is a buyer preference. One buyer might prefer two bedrooms and a den versus a three-bedroom unit. Extra rooms typically result in additional building area and are accounted for in the size adjustment. Therefore, no adjustments are made for number of total rooms or bedrooms.	Because bathrooms are a functional item for each floor plan and add substantial cost due to the number of plumbing fixtures, an adjustment is made for the difference in the number of fixtures between the subject and the comparable sales. The adjustment is based on an amount of \$5,000 per fixture (or half-bath) and is supported by cost estimates for an average quality home in the Residential Cost Handbook, published by the Marshall and Swift Corporation. Considering the fact that plumbing upgrades for existing bathrooms generally range from \$5,000 to over \$25,000 for the various fixtures, the \$5,000 per fixture, or half-bath, is supported. Consequently, a factor of \$15,000 per full bath is also applied in our analysis.

Adjustment Factor	Accounts For	Comments
Unit Size/Living Area	Units similar (in the same development), except for size, were compared to derive the applicable adjustment for unit size. Those used for comparison purposes, are units within similar projects. Units within the same project were used since they have a high degree of similarity in quality, workmanship, design and appeal. Other items such as a single level or two-story designs, number of bathrooms and number of garage spaces were generally similar in these comparisons, in order to avoid other influences in price per square foot. Where differences exist, they are minor and do not impact the overall range or average concluded.	The typical range indicated by the paired units in this analysis generally demonstrated a value range from approximately \$50 to upwards of \$100 per square foot. Considering the information cited above, a factor of \$85 per square foot is concluded to be appropriate and reasonable for the difference in living area between the subject and the comparables, given the quality of the product.
Number of Stories	For similar size units, the differences between the number of stories is a buyer preference. Typically, more stories result in additional building area and are accounted for in the size adjustment.	Two of the three subject floor plans comprise single-story designs. In current market conditions, single story floor plans typically demand a slight premium. As such, consideration is given to story differences.
Parking/Garage	Differences in garage spaces typically affects value.	The subject's floor plans and all of the comparables offer two-car garages.
Landscaping	Included landscaping	The subject and all of the comparables include only front yard landscaping and adjustments are not warranted.

Adjustment Grids

The following grid reflects the aforementioned adjustments.

RidgeView									
Project Information	Subject Property	Comparable 1	Comparable 2	Comparable 3	Comparable 4				
Project Name	Fairway Canyon	Crown at Tournament Hills	Augusta	Olivewood	Augusta				
Plan	RidgeView	Bristol	Plan 1	Plan 1	Plan 1				
Address/Lot Number		35433 Price St	35373 Price St	14082 Casetta Dr	11645 Omeara Way				
City/Area	Beaumont	Beaumont	Beaumont	Beaumont	Beaumont				
Price	N/Ap	\$462,331	\$474,445	\$493,615	\$477,212				
Price Per SF	N/Ap	\$300.02	\$353.54	\$315.61	\$355.60				
Special Taxes (7-year hold at 4.5%)	\$11,196	\$13,907	\$9,664	\$5,227	\$9,664				
Adjustment		\$2,711	-\$1,532	-\$5,969	-\$1,532				
Adjusted Price (Including Bonds)		\$465,042	\$472,913	\$487,646	\$475,680				
Total Consideration per SF		\$301.78	\$352.39	\$311.79	\$354.46				
Data Source	MLS	MLS	MLS	MLS	MLS				
Incentives	N/Ap	No	No	No	No				
Upgrades	Base	No	No	No	No				
Effective Base Sales Price		\$465,042	\$472,913	\$487,646	\$475,680				
Adjustments:	Factor	Description	+ / (-)	Description	+ / (-)	Description	+ / (-)	Description	+ / (-)
Property Rights		Fee Simple	Similar	Similar	Similar	Similar	Similar	Similar	
Financing Terms		Cash Equivalent	Similar	Similar	Similar	Similar	Similar	Similar	
Conditions of Sale		Market	Market	Market	Market	Market	Market	Market	
Market Conditions									
Contract Date		MV 11/1/2023	3/15/2023	7/17/2023	6/11/2023	7/28/2023			
Project Location		Beaumont	Beaumont	Beaumont	Beaumont	Beaumont			
Community Appeal		Average	Similar	Similar	Similar	Similar			
Lot Size	\$7.00	3,800	6,180	(\$16,660) 4,916	(\$7,812) 7,049	(\$22,743) 5,763	(\$13,741)		
Lot Premium		N/Ap	Similar	Similar	Similar	Similar			
Design and Appeal		Good	Similar	Similar	Similar	Similar			
Quality of Construction		Good	Similar	Similar	Similar	Similar			
Age (Total/Effective)		New	Similar	Similar	Similar	Similar			
Condition		Good/New	Similar	Similar	Similar	Similar			
Functional Utility		Average	Similar	Similar	Similar	Similar			
Room Count									
Bedrooms		2	3	3	3	3			
Baths	\$15,000	2.0	2.0	\$0 2.0	\$0 2.0	\$0 2.0	\$0		
Living Area (SF)	\$85.00	1,432	1,541	(\$9,265) 1,342	\$7,650 1,564	(\$11,220) 1,342	\$7,650		
Number of Stories		One	One	One	One	One			
Heating/Cooling		Central/Forced	Similar	Similar	Similar	Similar			
Garage	\$15,000	2-Car	2-Car	2-Car	2-Car	2-Car			
Landscaping		Front	Similar	Similar	Similar	Similar			
Pool/Spa		None	Similar	Similar	Similar	Similar			
Patios/Decks		Patio	Similar	Similar	Similar	Similar			
Fencing		Rear	Similar	Similar	Similar	Similar			
Fireplace(s)	\$8,000	None	None	None	None	None			
Kitchen Equipment		Average	Similar	Similar	Similar	Similar			
Other		None	Similar	Similar	Similar	Similar			
Gross Adjustments			\$25,925	\$15,462	\$33,963	\$21,391			
Net Adjustments			(\$25,925)	(\$162)	(\$33,963)	(\$6,091)			
Adjusted Retail Value			\$439,117	\$472,751	\$453,683	\$469,589			
Concluded Retail Value		\$460,000							
Indicated Value Per SF		\$321.23							

Augusta											
Project Information		Subject Property		Comparable 1		Comparable 2		Comparable 3		Comparable 4	
Project Name		Fairway Canyon		Crown at Tournament Hills		Augusta		Olivewood		Augusta	
Plan		Augusta		Bristol		Plan 1		Plan 1		Plan 1	
Address/Lot Number		35433 Price St		35373 Price St		14082 Casetta Dr		11645 Omeara Way			
City/Area		Beaumont		Beaumont		Beaumont		Beaumont			
Price		N/Ap		\$462,331		\$474,445		\$493,615		\$477,212	
Price Per SF		N/Ap		\$300.02		\$353.54		\$315.61		\$355.60	
Special Taxes (7-year hold at 4.5%)		\$12,015		\$13,907		\$9,664		\$5,227		\$9,664	
Adjustment				\$1,892		-\$2,351		-\$6,788		-\$2,351	
Adjusted Price (Including Bonds)				\$464,223		\$472,094		\$486,827		\$474,861	
Total Consideration per SF		\$301.25		\$351.78		\$311.27		\$353.85			
Data Source		MLS		MLS		MLS		MLS			
Incentives		N/Ap		No		No		No		No	
Upgrades		Base		No		No		No		No	
Effective Base Sales Price				\$464,223		\$472,094		\$486,827		\$474,861	
Adjustments:		Factor		Description		+ / (-)		Description		+ / (-)	
Property Rights		Fee Simple		Similar		Similar		Similar		Similar	
Financing Terms		Cash Equivalent		Similar		Similar		Similar		Similar	
Conditions of Sale		Market		Market		Market		Market		Market	
Market Conditions											
Contract Date		MV 11/1/2023		3/15/2023		7/17/2023		6/11/2023		7/28/2023	
Project Location		Beaumont		Beaumont		Beaumont		Beaumont		Beaumont	
Community Appeal		Average		Similar		Similar		Similar		Similar	
Lot Size		\$7.00		4,500		6,180		(\$11,760)		4,916	
Lot Premium		N/Ap		Similar		Similar		Similar		Similar	
Design and Appeal		Good		Similar		Similar		Similar		Similar	
Quality of Construction		Good		Similar		Similar		Similar		Similar	
Age (Total/Effective)		New		Similar		Similar		Similar		Similar	
Condition		Good/New		Similar		Similar		Similar		Similar	
Functional Utility		Average		Similar		Similar		Similar		Similar	
Room Count											
Bedrooms		3		3		3		3		3	
Baths		\$15,000		2.0		2.0		\$0		2.0	
Living Area (SF)		\$85.00		1,342		1,541		(\$16,915)		1,342	
Number of Stories		One		One		One		One		One	
Heating/Cooling		Central/Forced		Similar		Similar		Similar		Similar	
Garage		\$15,000		2-Car		2-Car		2-Car		2-Car	
Landscaping		Front		Similar		Similar		Similar		Similar	
Pool/Spa		None		Similar		Similar		Similar		Similar	
Patios/Decks		Patio		Similar		Similar		Similar		Similar	
Fencing		Rear		Similar		Similar		Similar		Similar	
Fireplace(s)		\$8,000		None		None		None		None	
Kitchen Equipment		Average		Similar		Similar		Similar		Similar	
Other		None		Similar		Similar		Similar		Similar	
Gross Adjustments				\$28,675		\$2,912		\$36,713		\$8,841	
Net Adjustments				(\$28,675)		(\$2,912)		(\$36,713)		(\$8,841)	
Adjusted Retail Value				\$435,548		\$469,182		\$450,114		\$466,020	
Concluded Retail Value		\$450,000									
Indicated Value Per SF		\$335.32									

Seasons											
Project Information		Subject Property		Comparable 5		Comparable 6		Comparable 7		Comparable 8	
Project Name		Fairway Canyon		Olivewood		Olivewood		Augusta		Olivewood	
Plan		Seasons		Plan 14		Plan 15		Plan 6		Plan 6	
Address/Lot Number		36967 Frantoio St		36964 Frantoio St		35280 Sorenstam Dr		14051 Hera Pl			
City/Area		Beaumont		Beaumont		Beaumont		Beaumont		Beaumont	
Price		N/Ap		\$520,990		\$549,940		\$560,818		\$541,990	
Price Per SF		N/Ap		\$246.45		\$229.24		\$248.26		\$239.71	
Special Taxes (7-year hold at 4.5%)		\$12,192		\$6,494		\$6,494		\$12,051		\$6,205	
Adjustment				-\$5,698		-\$5,698		-\$141		-\$5,987	
Adjusted Price (Including Bonds)				\$515,292		\$544,242		\$560,677		\$536,003	
Total Consideration per SF		\$243.75		\$226.86		\$248.20		\$237.06			
Data Source		MLS		MLS		MLS		MLS			
Incentives		N/Ap		No		No		No		No	
Upgrades		Base		No		No		No		No	
Effective Base Sales Price				\$515,292		\$544,242		\$560,677		\$536,003	
Adjustments:		Factor		Description		+ / (-)		Description		+ / (-)	
Property Rights		Fee Simple		Similar				Similar			
Financing Terms		Cash Equivalent		Similar				Similar			
Conditions of Sale		Market		Market				Market			
Market Conditions											
Contract Date		MV 11/1/2023		7/31/2023				9/14/2023		8/26/2023	
Project Location		Beaumont		Beaumont				Beaumont		Beaumont	
Community Appeal		Average		Similar				Similar			
Lot Size		\$7.00		4,950		5,749		(\$5,593)		5,227	
Lot Premium		N/Ap		Similar				Similar			
Design and Appeal		Good		Similar				Similar			
Quality of Construction		Good		Similar				Similar			
Age (Total/Effective)		New		Similar				Similar			
Condition		Good/New		Similar				Similar			
Functional Utility		Average		Similar				Similar			
Room Count											
Bedrooms		4		4				4		4	
Baths		\$15,000		3.0		3.0		\$0		3.0	
Living Area (SF)		\$85.00		2,370		2,114		\$21,760		2,399	
Number of Stories		Two		Two				Two		Two	
Heating/Cooling				Central/Forced		Similar		Similar		Similar	
Garage		\$15,000		2-Car		2-Car		2-Car		2-Car	
Landscaping				Front		Similar		Similar		Similar	
Pool/Spa				None		Similar		Similar		Similar	
Patios/Decks				Patio		Similar		Similar		Similar	
Fencing				Rear		Similar		Similar		Similar	
Fireplace(s)		\$8,000		None		None		None		None	
Kitchen Equipment				Average		Similar		Similar		Similar	
Other				None		Similar		Similar		Similar	
Gross Adjustments						\$27,353		\$4,404		\$36,371	
Net Adjustments						\$16,167		(\$4,404)		(\$17,501)	
Adjusted Retail Value						\$531,459		\$539,838		\$543,176	
Concluded Retail Value				\$530,000							
Indicated Value Per SF				\$223.63							

Conclusion of Home Values

Based on the analysis herein, the not-less-than market value conclusions for the subject's completed homes are summarized in the following table.

Floor Plan Value Conclusions							
Floor Plan	Living	Bedroom	Bathroom	Stories	Garage	Typical Lot	Concluded Base
	Area (SF)					Size (SF)	Retail Value
RidgeView	1,432	2	2.0	One	2-Car	3,800	\$460,000
Augusta	1,342	3	2.0	One	2-Car	4,500	\$450,000
Seasons	2,370	4	3.0	Two	2-Car	4,950	\$530,000

The conclusions above will be incorporated in the market value by ownership section at the end of this Appraisal Report.

Land Residual Analysis

The land residual analysis is employed as an indicator of market value for the subject's benchmark lot size. The subject contains three lot size categories ranging in size from 3,800 to 4,950 square feet, with counts ranging from 62 to 167. For the purposes of this analysis, we will utilize a benchmark lot size of 4,500 square feet with a lot count of 101 lots (Planning Area 26B).

This valuation method is used in estimating land value when subdivision and development are the highest and best use of the land being appraised. All direct and indirect costs are deducted from an estimate of the anticipated gross sales price of the improved product; the resultant net sales proceeds are then discounted to present value at an anticipated rate over the development and absorption period to indicate the value of the land. The land residual analysis is conducted on a quarterly basis. As a discounted cash flow analysis, the land residual analysis consists of four primary components summarized as follows:

Revenue – the gross income is based on the sale of completed homes.

Absorption Analysis – the time frame required for sell off. Of primary importance in this analysis is the allocation of the revenue over the absorption period – including the estimation of an appreciation factor (if any).

Expenses – the expenses associated with the sell-off are calculated in this section – including direct and indirect construction costs, administration, marketing and commission costs, as well as taxes and special taxes (if any).

Discount Rate – an appropriate discount rate is derived employing a variety of data.

Discussions of these four concepts follows below, with the discounted cash flow analysis offered at the end of this section.

Revenue

The projected sales price for the average home within the project will vary, as the ultimate sales price is affected by unit size, location within the project, site influences, construction costs, anticipated premiums achievable at the point of retail sale, as well as external influences such as adjacent land uses.

Based on the Residential Market section of this report as well as current active projects within the subject, we estimate typical average-sized homes on the subject's benchmark lot (4,500 square feet) would contain approximately 2,000 square feet with a corresponding base price of \$530,000. In addition to this amount, a model recapture is also considered. Based on the product line offered, four model homes are utilized to market the homes with upgrade costs of \$75,000 per model. A model recapture of 35% is considered reasonable and reflected in this analysis. No lot premiums are anticipated for the subject property. The estimate of total revenue (provided in the following table) does not reflect market appreciation during the sellout, which is discussed as follows.

Revenue & Expense Summary					
REVENUE SUMMARY					
Floor Plan	No. of Units	Unit Size (SF)	\$/SF	Base Retail Value Per Unit	Extension
Average Unit	101	2,000	\$265	\$530,000	\$53,530,000
Model Recapture	(@ 35% of cost)				\$105,000
	101	2,000 (weighted avg.)			
				Total Revenue \$	53,635,000
					\$531,040 /unit

Changes in Market Conditions (Price Increases or Decreases)

The subject's market area has experienced rapid market appreciation in home prices for the past few years; however, since early 2022 the Federal Reserve Bank began raising the benchmark federal-funds rate (from near zero in early 2022) in an effort to manage rising inflation. The fed-funds rate is now 4.50 to 4.75%, which has resulted in a substantial rise in mortgage interest rates, which now average 6.0%. Market expectations are for additional rate increases. The rise in mortgage interest rates is anticipated to impact the affordability of homes for a certain segment of the homebuyer market, which may impact pricing in the near term. Consequently, under current market conditions, forecasting home appreciation during the absorption period is speculative, and several homebuilders surveyed indicate they typically do not trend/forecast home appreciation during the sell-off period. Therefore, for purposes of this analysis, the home price revenue will be held constant during the sell-off period.

Closing Projections

The typical time required for the construction of units has been approximately three to six months from start to closing. It is assumed that initial closings will occur within three to six months of the date of sale. The premise is that the builder constructs efficiently as homes are sold. These assumptions are reflected in the projected construction schedule shown in the land residual models at the end of this section. Since the land residual analysis is conducted on a quarterly basis, closings are reflected in the following period, as most construction will be substantially completed prior to initiation of sales.

Absorption

Typically, multiple product lines would be marketed in a subdivision to create characteristics appealing to as many potential purchasers as possible. Offering home products within a subdivision to different market segments is done with the aim of increasing absorption and reducing the overall development holding period for a project. Based on information presented in the residential market analysis section, as well as the subject's location and physical features, we estimate the subject property could achieve an absorption rate of 9-10 sales per quarter. With sales beginning in Period 1, the subject's lots sell out in Period 11, with Period 12 needed to complete construction and close escrow.

Expense Projections

As part of an ongoing effort to assemble market information, the following table reflects survey responses and developer budget information for numerous attached, single-family residential projects throughout California.

Subdivision Budgets														
Developer Classification	Budget Date	No. of Units	Quality	Avg. Home Size (SF)	Typical Lot Size	G & A % of Revenue	Mkt & Sales % of Revenue	Direct Costs/SF	Indirect Costs/SF	Indirect % of Direct Costs	Site Costs/Lot	Permits & Fees/Unit	Cost per Model	Profit % of Revenue
National	2023	85	Average	1,844	3,000	N/Av	N/Av	\$96.00	N/Av	N/Av	\$65,855	\$48,588	N/Av	N/Av
National	2023	202	Average	2,342	7,250	N/Av	N/Av	\$72.06	\$11.06	15.35%	\$76,242	\$73,000	N/Av	N/Av
National	2023	276	Average	2,220	7,200	N/Av	N/Av	\$74.96	\$11.09	14.79%	\$83,185	\$32,800	\$80,339	N/Av
Regional	2023	52	Average	2,607	6,200	N/Av	5.80%	\$101.86	\$6.86	6.73%	\$164,076	\$73,595	N/Av	10.06%
National	2023	177	Average	2,112	7,200	N/Av	N/Av	\$77.91	\$9.73	12.49%	\$110,669	\$61,700	N/Av	N/Av
National	2023	85	Average	2,118	4,800	2.25%	2.25%	\$96.79	\$9.92	10.24%	N/Av	\$88,700	N/Av	N/Av
National	2023	573	Average	2,327	5,232	N/Av	N/Av	\$99.86	N/Av	2.50%	\$126,003	\$98,422	N/Av	20.00%
National	2022	150	Average	2,092	5,500	N/Av	N/Av	\$92.11	N/Av	N/Av	\$72,875	\$51,700	N/Av	20.5%
National	2022	96	Average	2,346	7,350	N/Av	N/Av	\$79.46	N/Av	N/Av	\$124,544	\$68,647	\$164,265	N/Av
Local	2022	91	Average	2,160	5,475	5.0%	1.0%	\$117.00	N/Av	N/Av	N/Av	\$52,790	N/Av	10.0%
National	2022	862	Average	2,176	5,306	N/Av	N/Av	\$112.00	N/Av	N/Av	\$161,203	\$52,801	N/Av	N/Av
National	2022	387	Average	1,771	5,000	6.0%	3.0%	\$105.39	N/Av	N/Av	N/Av	\$43,000	N/Av	28.0%
National	2022	187	Average	2,420	6,698	N/Av	N/Av	\$95.00	N/Av	N/Av	\$255,045	\$77,870	N/Av	N/Av
Local	2022	99	Good	2,614	5,500	5.5%	1.2%	\$95-\$105	N/Av	N/Av	\$100,600	\$48,599	\$125,000	29.0%
Regional	2022	49	Average	2,062	6,600	3.0%	3.9%	\$104.63	N/Av	N/Av	\$82,916	\$56,472	N/Av	20.9%
Regional	2021	87	Average	1,978	6,500	N/Av	N/Av	\$98.00	N/Av	N/Av	\$96,759	\$63,947	N/Av	N/Av
Regional	2021	145	Average	2,109	5,775	4.2%	4.25	\$79.86	\$13.01	16.4%	\$94,951	\$37,659	\$54,000	6.8%
Regional	2021	128	Average	2,009	2,565	3.0%	3.5%	\$87.42	\$16.63	19.0%	N/Av	\$54,371	N/Av	14.0%
Local	2021	36	Good	2,533	3,450	5.5%	6.6%	\$112.26	\$5.53	4.9%	N/Av	\$55,497	N/Av	15.0%
National	2021	124	Average	1,753	6,723	N/Av	N/Av	\$102.12	N/Av	N/Av	\$41,505	\$51,458	N/Av	N/Av
Local	2021	21	Average	2,010	6,050	N/Av	N/Av	\$102.50	N/Av	N/Av	\$78,415	\$44,500	N/Av	N/Av
Local	2021	12	Good	1,909	3,450	N/Av	1.4%	\$189.48	\$31.64	16.7%	\$96,162	\$36,270	N/Av	20.0%
Regional	2021	147	Average	2,200	3,825	N/Av	N/Av	\$76.00	N/Av	7.0%	\$43,972	\$48,197	N/Av	N/Av
Regional	2021	72	Good	2,551	3,800	N/Av	7.4%	\$88.00	N/Av	N/Av	\$112,128	\$63,610	N/Av	9.5%
Regional	2020	81	Average	1,974	5,775	N/Av	2.5%	\$80.00	\$16.00	20%	\$83,788	\$81,336	N/Av	N/Av
Local	2020	51	Average	2,106	6,955	3.3%	4.0%	\$91.50	\$10.07	11%	\$122,885	\$66,000	\$38,500	20.0%
National	2020	14	Average	2,165	3,500	N/Av	3.2%	\$95.00	\$11.02	12%	N/Av	\$68,214	N/Av	N/Av
National	2020	48	Average	2,102	5,250	2.4%	6.1%	\$124.00	\$20.13	16%	\$102,134	\$53,000	\$126,000	16.1%
Regional	2020	112	Average	2,060	6,300	4.6%	4.1%	\$80.23	N/Av	10%	\$86,830	\$63,400	\$108,380	13.20%
Regional	2020	30	Average	2,672	5,000	9.8%	6.3%	\$88.79	N/Av	10%	\$91,600	\$62,730	N/Av	12.2%

General and Administrative

These expenses consist of management fees, liability and fire insurance, inspection fees, appraisal fees, legal and accounting fees and copying or publication costs. This expense category typically ranges from 2.5% to 4.0%, depending on length of project and if all of the categories are included in a builder's budget. We have used 3.0% for general and administrative expenses.

Marketing and Sale

These expenses typically consist of advertising and promotion, closing costs, sales operations, and sales commissions. The expenses are expressed as a percentage of the gross sales revenue. The range of marketing and sales expenses typically found in projects within the subject's market area is 5.0% to 6.5%. A figure of 5%, is estimated in the marketing and sales expense category.

Property Taxes (Ad Valorem and Special Taxes)

The subject is located within an area with an effective tax rate of 1.32797%. This amount is applied to the estimated market values and divided by the total number of units to yield an estimate of ad valorem taxes/unit/year for each phase. The tax amounts are applied to unclosed inventory over the sell-off period. Property taxes are increased by 2% per year. Additionally, the subject will be encumbered by Special Taxes associated with the City of Beaumont CFD No. 2021-1 (Fairway Canyon). The assigned special tax rates for the 2023/24 tax year are provided as follows.

Special Tax Table (Fiscal Year 2023-2024)

Land Use Category	Building Square Footage	Assigned Special Tax
Zone 1		
Residential Property	Less than 1,801 SF	\$1,745 per unit
Residential Property	1,801 - 2,000 SF	\$1,845 per unit
Residential Property	2,001 - 2,200 SF	\$1,949 per unit
Residential Property	2,201 - 2,400 SF	\$2,045 per unit
Residential Property	2,401 - 2,600 SF	\$2,145 per unit
Residential Property	2,601 - 2,800 SF	\$2,245 per unit
Residential Property	Greater than 2,800 SF	\$2,345 per unit
Zone 2		
Residential Property	Less than 1,801 SF	\$1,545 per unit
Residential Property	1,801 - 2,000 SF	\$1,645 per unit
Residential Property	2,001 - 2,200 SF	\$1,815 per unit
Residential Property	2,201 - 2,400 SF	\$1,845 per unit
Residential Property	2,401 - 2,600 SF	\$1,945 per unit
Residential Property	2,601 - 2,800 SF	\$2,045 per unit
Residential Property	Greater than 2,800 SF	\$2,145 per unit
Zone 3		
Residential Property	Less than 1,801 SF	\$1,840 per unit
Residential Property	1,801 - 2,000 SF	\$1,930 per unit
Residential Property	2,001 - 2,200 SF	\$2,020 per unit
Residential Property	2,201 - 2,400 SF	\$2,110 per unit
Residential Property	2,401 - 2,600 SF	\$2,200 per unit
Residential Property	2,601 - 2,800 SF	\$2,290 per unit
Residential Property	Greater than 2,800 SF	\$2,380 per unit
Zone 4		
Residential Property	Less than 1,801 SF	\$1,640 per unit
Residential Property	1,801 - 2,000 SF	\$1,730 per unit
Residential Property	2,001 - 2,200 SF	\$1,820 per unit
Residential Property	2,201 - 2,400 SF	\$1,910 per unit
Residential Property	2,401 - 2,600 SF	\$2,000 per unit
Residential Property	2,601 - 2,800 SF	\$2,090 per unit
Residential Property	Greater than 2,800 SF	\$2,180 per unit

Source: Rate and Method of Apportionment of Special Taxes

HOA

A homeowner's association is in place for the subject. The HOA fee applicable to the subject property is \$155 per home per month, which accounts for the projects gated community and substantial pool and community center amenities and will be utilized in the analysis.

Permits and Fees

It is important to again note which fees the local market includes in the definition of an improved lot. Though all of the fees above and on the previous page are due at or near building permit, the local market recognizes water fees, school fees, and impact fees as part of an improved lot value. Building permits are excluded from the improved lot value.

In this analysis, only building permits (estimated at \$3,000 per unit) will be deducted, as the remaining impact fees are included in the definition of an improved lot. These estimates of building permits and fees are consistent with our experience with other new home projects throughout Southern California. Any DIF or impact fees not yet paid will be deducted from the improved lot value conclusion to derive an estimate of market value for the subject lots.

Direct and Indirect Construction Costs

Construction costs are generally classified into direct and indirect costs. Direct costs reflect the cost of labor and materials to build the project. Direct costs generally are lower per square foot for larger floor plans, all else being equal, due to economies of scale. Indirect items are the carrying costs and fees incurred in developing the project and during the construction cycle. Construction quality and market-segment are significant factors that affect direct construction costs. In addition, national/public builders, which are able to achieve lower costs due to the larger scale in which orders are placed, routinely achieve lower direct costs.

Recent conversations with homebuilders confirm construction costs have been decreasing over the last 12 months; consequently, based on the cost comparables, and considering the product lines under development, a direct cost estimates of \$78 per square foot is applied to the 2,000 square foot.

Regarding indirect costs, the following list itemizes some of the typical components that generally comprise indirect costs:

- Architectural and engineering fees for plans, plan checks, surveys and environmental studies
- Appraisal, consulting, accounting and legal fees
- The cost of carrying the investment in land and contract payments during construction. If the property is financed, the points, fees or service charges and interest on construction loans are considered
- All-risk insurance
- The cost of carrying the investment in the property after construction is complete, but before sell-out is achieved
- Developer fee earned by the project coordinator
- Interest reserve

Conversations with homebuilders indicate the indirect costs generally range anywhere from 10% to 15% of the direct costs (excluding marketing, sales, general and administrative expenses, taxes, which are accounted for separately). An estimate of 12% is considered reasonable for the subject.

Summary

The following charts summarize the revenue and expenses discussed on the preceding pages.

Revenue & Expense Summary					
REVENUE SUMMARY					
Floor Plan	No. of Units	Unit Size (SF)	\$/SF	Base Retail Value Per Unit	Extension
Average Unit	101	2,000	\$265	\$530,000	\$53,530,000
Model Recapture	(@ 35% of cost)				\$105,000
	101	2,000 (weighted avg.)			
				Total Revenue	\$ 53,635,000
					\$531,040 /unit
EXPENSES SUMMARY					
			Total		
General and Administrative	3.0% of total revenue		\$	1,609,050	
Marketing and Sales	5.0% of total revenue		\$	2,681,750	
Ad Valorem Taxes	\$3,070 /unit/year		\$	310,081	
Direct Charges	\$966 /unit/year		\$	146,595	(from cash flow)
Special Taxes/Assessments	\$2,012 /unit/year		\$	305,279	(from cash flow)
Homeowner's Association Fees	\$155 /unit/month		\$	277,605	(from cash flow)
Model Costs	4 models		\$	300,000	\$75,000 (per model)
Permits and Fees			\$	303,000	\$3,000 (per unit)
Subtotal:			\$	5,933,360	
Direct Construction Costs (Before Appreciation)	SF	Units	Cost/SF	Extension	
Average/Typical Floor Plan	2,000	101	\$78.00	\$ 15,756,000	\$156,000 /unit
Indirect Construction Costs	12% of Direct Costs		\$	1,890,720	\$18,720 /unit
Subtotal:			\$	17,646,720	
Total Expenses Before Appreciation:				\$ 23,580,080	

Developer's Incentive and Discount Rate

Developer's Incentive

When employing a land residual analysis, most market participants (homebuilders) analyze projects based on an expected increment of profit and a cost-of-funds discount rate. The developer's profit is expressed as a percent of sales revenue and is included as an expense deduction. The cost-of-funds rate is used to discount each year of net income to present value. This methodology differs from the subdivision development method, in which most market participants (typically land developers) employ a yield rate or internal rate of return (IRR) inclusive of developer's profit, and do not deduct profit as a line item expense.

According to industry sources, developer's incentive (profit) historically has ranged anywhere from 5% to 25%, with a predominate range of 5% to 15%. Profit is based on the perceived risk associated with the development. Low profit expectations are typical for projects focused on more affordable product with faster sales rates. Higher profit expectations are common in projects with more risk such as developments where sales rates are slower, project size produces an extended holding period or the product type is considered weak or untested.

Elements affecting profit include location, supply/demand, anticipated risk, construction time frame and project type. Another element considered in profit expectations is for the development stage of a project. First phases typically generate a lower profit margin due to cautious or conservative pricing, as new subdivisions in competitive areas must become established to generate a fair market share. Additionally, up front development costs on first phases can produce lower profit margins.

The prior table at the beginning of the Expense Projections discussion includes survey results for profit expectations of active home builders in the region. Based on the preceding discussion and developer surveys, a rate of 8% is considered reasonable for the subject's lots.

Discount Rate (Present Value Factor)

A discount rate will be employed to convert future cash flows to present value, thus reflecting the time value of money. We will employ a discount rate (present value factor) of 5.0% in the land residual analysis.

Conclusion

The land residual analysis is presented as follows:

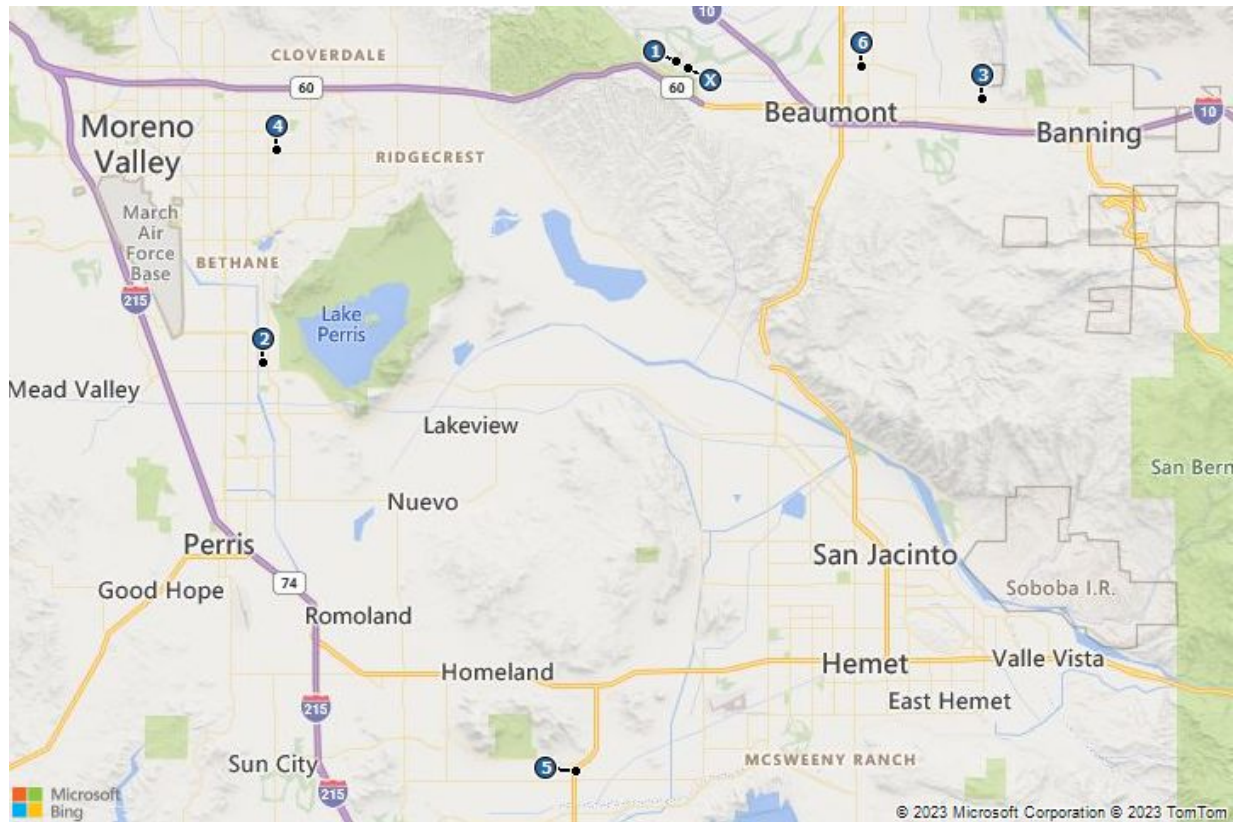
Land Residual Analysis														
Quarter:	0	1	2	3	4	5	6	7	8	9	10	11	12	Total
ABSORPTION														
Sales		10	10	9	9	9	9	9	9	9	9	9	0	101
Close of Escrow (COE)		0	10	10	9	9	9	9	9	9	9	9	9	101
Unsold Inventory	101	91	81	72	63	54	45	36	27	18	9	0	0	
Sales Revenue (Before Appreciation)		\$ 5,310,396	\$ 5,310,396	\$ 4,779,356	\$ 4,779,356	\$ 4,779,356	\$ 4,779,356	\$ 4,779,356	\$ 4,779,356	\$ 4,779,356	\$ 4,779,356	\$ 4,779,356	\$ -	
Total Sales Revenue (at Close of Escrow)		\$ -	\$ 5,310,396	\$ 5,310,396	\$ 4,779,356	\$ 4,779,356	\$ 4,779,356	\$ 4,779,356	\$ 4,779,356	\$ 4,779,356	\$ 4,779,356	\$ 4,779,356	\$ 4,779,356	\$ 53,635,000
EXPENSES AND CASH FLOWS														
General and Administrative	3.0%	\$ (134,088)	\$ (134,088)	\$ (134,088)	\$ (134,088)	\$ (134,088)	\$ (134,088)	\$ (134,088)	\$ (134,088)	\$ (134,088)	\$ (134,088)	\$ (134,088)	\$ (134,088)	\$ (1,609,050)
Marketing and Sales	5.0%	\$ -	\$ (265,520)	\$ (265,520)	\$ (238,968)	\$ (238,968)	\$ (238,968)	\$ (238,968)	\$ (238,968)	\$ (238,968)	\$ (238,968)	\$ (238,968)	\$ (238,968)	\$ (2,681,750)
Ad Valorem Taxes (\$/unit/yr)	\$3,070	\$ (77,520)	\$ (70,194)	\$ (62,793)	\$ (56,095)	\$ (49,329)	\$ (42,493)	\$ (35,588)	\$ (28,613)	\$ (21,567)	\$ (14,450)	\$ (7,261)	\$ -	\$ (465,902)
Direct Charges (\$/unit/yr)	\$966	\$ (24,392)	\$ (22,086)	\$ (19,758)	\$ (17,650)	\$ (15,521)	\$ (13,370)	\$ (11,198)	\$ (9,003)	\$ (6,786)	\$ (4,547)	\$ (2,285)	\$ -	\$ (146,595)
Special Taxes/Assessments (\$/unit/yr)	\$2,012	\$ (50,795)	\$ (45,994)	\$ (41,145)	\$ (36,756)	\$ (32,322)	\$ (27,843)	\$ (23,319)	\$ (18,748)	\$ (14,132)	\$ (9,468)	\$ (4,758)	\$ -	\$ (305,279)
Homeowner's Association Fees (\$/unit/mo)	\$155	\$ (46,965)	\$ (42,315)	\$ (37,665)	\$ (33,480)	\$ (29,295)	\$ (25,110)	\$ (20,925)	\$ (16,740)	\$ (12,555)	\$ (8,370)	\$ (4,185)	\$ -	\$ (277,605)
Model Costs		\$ (150,000)	\$ (150,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (300,000)
Permits and Fees		\$ (30,000)	\$ (30,000)	\$ (27,000)	\$ (27,000)	\$ (27,000)	\$ (27,000)	\$ (27,000)	\$ (27,000)	\$ (27,000)	\$ (27,000)	\$ (27,000)	\$ -	\$ (303,000)
Subtotal:		\$ (513,759)	\$ (760,197)	\$ (587,967)	\$ (544,036)	\$ (526,522)	\$ (508,872)	\$ (491,085)	\$ (473,159)	\$ (455,095)	\$ (436,890)	\$ (418,544)	\$ (373,055)	\$ (6,089,181)
Direct Construction Costs		\$ (780,000)	\$ (1,560,000)	\$ (1,482,000)	\$ (1,404,000)	\$ (1,404,000)	\$ (1,404,000)	\$ (1,404,000)	\$ (1,404,000)	\$ (1,404,000)	\$ (1,404,000)	\$ (1,404,000)	\$ (702,000)	\$ (15,756,000)
Indirect Construction Costs	12%	\$ (93,600)	\$ (187,200)	\$ (177,840)	\$ (168,480)	\$ (168,480)	\$ (168,480)	\$ (168,480)	\$ (168,480)	\$ (168,480)	\$ (168,480)	\$ (168,480)	\$ (84,240)	\$ (1,890,720)
Subtotal:		\$ (873,600)	\$ (1,747,200)	\$ (1,659,840)	\$ (1,572,480)	\$ (1,572,480)	\$ (1,572,480)	\$ (1,572,480)	\$ (1,572,480)	\$ (1,572,480)	\$ (1,572,480)	\$ (1,572,480)	\$ (786,240)	\$ (17,646,720)
Total Expenses		\$ (1,387,359)	\$ (2,507,397)	\$ (2,247,807)	\$ (2,116,516)	\$ (2,099,002)	\$ (2,081,352)	\$ (2,063,565)	\$ (2,045,639)	\$ (2,027,575)	\$ (2,009,370)	\$ (1,991,024)	\$ (1,159,295)	\$ (23,735,901)
NET INCOME BEFORE DEVELOPER'S INCENTIVE		\$ (1,387,359)	\$ 2,802,999	\$ 3,062,589	\$ 2,662,840	\$ 2,680,354	\$ 2,698,005	\$ 2,715,792	\$ 2,733,717	\$ 2,751,782	\$ 2,769,987	\$ 2,788,333	\$ 3,620,061	\$ 29,899,099
Total Project Incentive	8.00%	\$ -	\$ (424,832)	\$ (424,832)	\$ (382,349)	\$ (382,349)	\$ (382,349)	\$ (382,349)	\$ (382,349)	\$ (382,349)	\$ (382,349)	\$ (382,349)	\$ (382,349)	\$ (4,290,800)
NET INCOME (BEFORE DISCOUNTING)		\$ (1,387,359)	\$ 2,378,167	\$ 2,637,757	\$ 2,280,492	\$ 2,298,006	\$ 2,315,656	\$ 2,333,443	\$ 2,351,369	\$ 2,369,433	\$ 2,387,638	\$ 2,405,984	\$ 3,237,713	\$ 25,608,299
Present Value Factors														
Discount Rate (Present Value Factor)	5.00%	0.98765	0.97546	0.96342	0.95152	0.93978	0.92817	0.91672	0.90540	0.89422	0.88318	0.87228	0.86151	
Discounted Cash Flow		\$ (1,370,231)	\$ 2,319,810	\$ 2,541,263	\$ 2,169,943	\$ 2,159,613	\$ 2,149,334	\$ 2,139,105	\$ 2,128,926	\$ 2,118,796	\$ 2,108,716	\$ 2,098,686	\$ 2,789,317	\$ 23,353,278
Net Present Value (Rounded)														\$ 23,350,000
														per unit: \$231,000

As a check of reasonableness, we have arrayed a number of recent bulk lot transactions in the subject's market area.

Summary of Comparable Land Sales

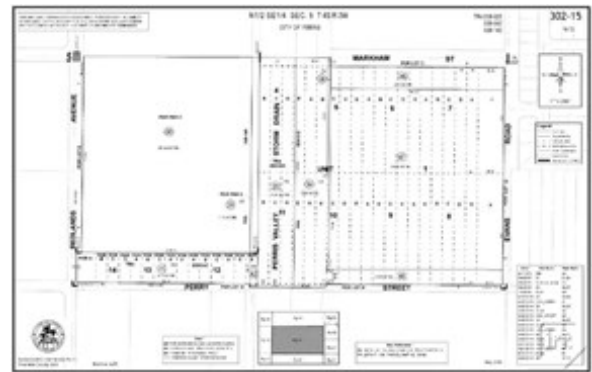
No.	Name/Address	Sale Date; Status	Sale Price; Bond Consideration/Lot	Typical Lot Size	Number of Lots	\$/Lot	Lot Finishing Costs
1	Fairway Canyon PA 22B Sorenstam Dr. Beaumont Riverside County Comments: This is a sale of 55 finished lots with a typical lot size of 6,000 square feet within the city of Beaumont. The reported finished lot value is \$192,000 per finished lot; however, this does not equate to the purchase price reported on public records. Therefore, this comparable is given guarded reliance. The project is surrounded by open space and a golf course. The building permit is estimated at \$3,000 per lot. It is unclear if the project will utilize bond financing.	Dec-22 Closed	\$7,047,000 \$0	6,000	55	\$128,127	\$66,873
2	Stratford Place II Evans Rd. Perris Riverside County Comments: This is a sale of 90 unimproved lots with a tentative map in place and a typical lot size of 6,000 square feet. The lots were purchased for \$4,906,500 or \$54,517. According to the broker, the lots were purchased at a finished lot price of \$230,000 per lot. The buyer is developing the 270 lots adjacent to the north of this project. It is assumed there was a degree of assemblage influencing a part of the sale, but this was not confirmed. It is estimated this project will have a similar degree of bond debt as the adjacent project, which has an estimated \$2,983 per lot.	Nov-22 Closed	\$4,906,500 \$5,966	6,000	90	\$54,517	\$175,483
3	Canterberry Mountain Avenue & Red Bluff Ln. Banning Riverside County Comments: This comparable represents the sale 19 finished single family lots with a minimum size of 10,000 square feet, for a finished lot price of \$175,000/lot. Crestwood Communities is constructing three floor plan ranging in size from 1,951 to 2,300 SF, priced at \$579,990 to \$591,900.	Sep-22 Closed	\$1,770,000 \$0	10,000	19	\$93,158	\$81,842
4	Windsong NWQ Alessandro Blvd. and Darwin Dr. Moreno Valley Riverside County Comments: This sale encompasses two adjacent parcels purchased by D.R. Horton from two different sellers. D.R. Horton closed on the first 18.01-acre parcel for \$3,755,000 on August 1, 2022 and closed on the second 17.63-acre parcel for \$3,745,000 on August 2, 2022. The site will be developed into a 177-lot subdivision called Windsong. Floor plans will range from 1,898 to 2,537 square feet and the typical lot size will be approximately 5,000 square feet. Finishing costs are estimated at approximately \$197,345 per lot.	Aug-22 Closed	\$7,500,000 \$0	5,000	177	\$42,373	\$197,345
5	La Ventana SEC Simpson Rd and La Ventana Rd Winchester Riverside County Comments: Site consists of 220 residential lots, along with a park site and a school site. The typical lot size is approximately 6,000 SF. The finished lot price was reportedly \$215,000/lot.	Apr-22 Closed	\$8,000,000 \$0	6,000	220	\$36,364	\$178,636
6	The Fairways PA25C Oak Valley Pkwy. / Fairways MPC Beaumont Riverside County Comments: This is a sale of 62 single-family lots with a minimum lot size of 4,950 square feet. The property was delivered in blue-top condition. The reported finished lot value is \$243,000 per lot. Annual special taxes average \$2,093/lot.	Dec-21 Closed	\$8,368,822 \$4,186	4,950	62	\$134,981	\$108,019
	Subject Fairway Canyon (Phase 4) Beaumont, CA			4,500	101		

Comparable Land Sales Map





Sale 1
Fairway Canyon PA 22B



Sale 2
Stratford Place II



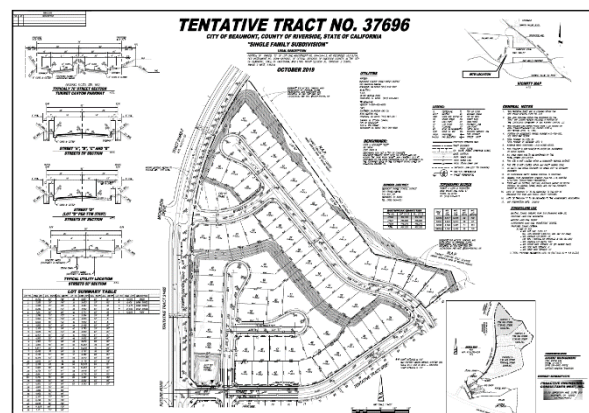
Sale 3
Canterbury



Sale 4
Windsong



Sale 5
La Ventana



Sale 6
The Fairways PA25C

The comparables reflect a range of sale prices of \$175,000 to \$239,718 per improved lot. The wide disparity in the unadjusted range is largely attributable to location, as well as differences in permits and fees, and remaining site costs. The preceding analysis indicates an improved lot value for the subject's representative lot of \$231,000, which is supported by the range of sales above and considered reasonable, especially given the proximity to the golf course most lots enjoy.

The subject includes neighborhoods with a typical lot sizes ranging from 3,800 to 4,950 square feet. In consideration of paired sales analyses and sales agent interviews regarding premiums achieved for home sales when isolating lot size, a lot size adjustment factor of \$7.00 per square foot of difference in lot area is applied to the benchmark lot values. In the following table, adjustments for differences in lot size are made to the above-concluded benchmark typical lot and applied to the subject's additional lot size categories.

Residential Lot Component							
Planning Area	No. of Lots*	Merchant Builder	Project	Minimum Lot Size (SF)	Benchmark Value	Lot Size Adjustment	Adjusted Lot Value (Rd.)
25A	126	Woodside	RidgeView	3,800	\$231,000	(\$4,900)	\$226,000
25B	73	Woodside	RidgeView	3,800	\$231,000	(\$4,900)	\$226,000
25C	62	Richmond American	Seasons	4,950	\$231,000	\$3,150	\$234,000
26A	167	DR Horton	Augusta	4,500	\$231,000	\$0	\$231,000
26B	101	DR Horton	Augusta	4,500	\$231,000	\$0	\$231,000

*Total number of lots (529) within each Planning Area; not equal to the number of lots appraised herein

The previous analysis indicated values of \$226,000 - \$234,000 per improved lot (after accounting for differences in lot size). These figures will be utilized as our conclusions in bulk (no further discounting is warranted).

The improved lot values shown above will be assigned to each partially completed home and vacant, improved lots within CFD No. 2021-1.

Market Valuation by Ownership

Introduction

The appraised properties represent 233 lots/homes comprising CFD No. 2021-1. In this section, the previously concluded market values will be allocated to each ownership group comprising the appraised properties in order to provide a market value of the appraised properties by ownership.

The appraised properties consist of 9 finished residential lots, 91 homes under construction, and 133 completed homes. The balance of the taxable properties in the CFD include 296 single family homes with a complete assessed value for both land and improvements, which are not appraised herein.

Not-less-than market values for the floor plans developed within the District are assigned to the 133 completed homes held by individual homeowners and the merchant builders.

In light of the fact the merchant builders have a number of lot(s) that could sell in bulk to one buyer within 12 months, no additional discounting is necessary beyond the market value, in bulk, of the various single-family residential lot categories previously estimated.

Based on the previous analysis, the estimates of market value, by ownership, subject to the impact of the Lien of the Special Tax securing the City of Beaumont CFD No. 2021-1 (Fairway Canyon) Bonds, as of November 1, 2023, are estimated in the following table.

Value By Ownership

Entity	Lots	Value per Home/Lot	Aggregate Value
Individual Homeowners			
Completed Homes without AVs			
Augusta by DR Horton	68	\$450,000	\$30,600,000
RidgeView by Woodside Homes	47	\$460,000	\$21,620,000
Seasons by Richmond American	<u>13</u>	\$530,000	<u>\$6,890,000</u>
<i>Subtotal</i>	128		<i>\$59,110,000</i>
DR Horton			
Completed Homes without AVs	1	\$450,000	\$450,000
Homes Under Construction	<u>20</u>	\$231,000	<u>\$4,620,000</u>
<i>Subtotal</i>	21		<i>\$5,070,000</i>
Woodside Homes			
Completed Homes without AVs	3	\$460,000	\$1,380,000
Homes Under Construction	<u>35</u>	\$226,000	<u>\$7,910,000</u>
<i>Subtotal</i>	38		<i>\$9,290,000</i>
Richmond American			
Completed Homes without AVs	1	\$530,000	\$530,000
Homes Under Construction	36	\$234,000	\$8,424,000
Finished Lots	<u>9</u>	\$234,000	<u>\$2,106,000</u>
<i>Subtotal</i>	46		<i>\$11,060,000</i>
Aggregate Value of Appraised Properties	233		\$84,530,000

Final Opinion of Value

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusions		
Value Premise	No. of Parcels	Aggregate Value
Aggregate Value of Appraised Properties	233	\$84,530,000
Aggregate Value of Existing Homes based on Assessed Value	296	<u>\$156,232,396</u>
Total Aggregate Value of Appraised and Assessed Properties in the District	529	\$240,762,396

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. It is a hypothetical condition of this Appraisal Report that certain proceeds from the Bonds will be available to reimburse for certain public infrastructure already completed. The estimates of market value account for the impact of the Lien of the Special Taxes securing the Bonds.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Exposure Time

Exposure time is the period a property interest would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. In attempting to estimate a reasonable exposure time for the subject property, we looked at both the historical exposure times of a number of sales, as well as current and past economic conditions. Based on a survey of market participants, a transfer of residential land properties in the region typically occurs within **12** months of exposure. It is estimated the exposure time for the subject property, if appropriately priced, would have been within **12** months of initial exposure.

Marketing Period

Marketing time is an estimate of the time to sell a property interest in real estate at the estimated market value during the period immediately after the effective date of value. A reasonable marketing time is estimated by comparing the recent exposure time of similar properties, and then taking into consideration current and future economic conditions and how they may impact marketing of the subject property.

The marketing time for the subject property is not anticipated to vary significantly from the exposure time. Thus, the marketing time is estimated at **12** months or less.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Eric Segal, MAI, and Kevin Ziegenmeyer, MAI, have made a personal inspection of the property that is the subject of this report. Kari Tatton has not personally inspected the subject.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Eric Segal, MAI, and Kevin Ziegenmeyer, MAI, have completed the continuing education program for Designated Members of the Appraisal Institute.

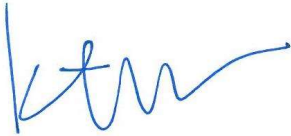




Eric Segal, MAI
Certified General Real Estate Appraiser
California Certificate # AG026558



Kevin Ziegenmeyer, MAI
Certified General Real Estate Appraiser
California Certificate # AG013567



Kari Tatton
Certified General Real Estate Appraiser
California Certificate # 3002218

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

- covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
 8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
 9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
 10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
 11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
 12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
 13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
 14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
 15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
 16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
 17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

- conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
 19. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
 20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. Integra Realty Resources – Los Angeles, Integra Realty Resources, Inc., Integra Strategic Ventures, Inc. and/or any of their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
 21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
 22. Integra Realty Resources – Los Angeles is not a building or environmental inspector. Integra Los Angeles does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
 23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
 24. It is expressly acknowledged that in any action which may be brought against any of the Integra Parties, arising out of, relating to, or in any way pertaining to this engagement, the

- appraisal reports, and/or any other related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further acknowledged that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with intentional misconduct. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.
25. Integra Realty Resources – Los Angeles, an independently owned and operated company, has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. It is a hypothetical condition of this Appraisal Report that certain proceeds from the Bonds will be available to reimburse for certain public infrastructure already completed. The estimates of market value account for the impact of the Lien of the Special Taxes securing the Bonds.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Addendum A

Appraiser Qualifications

Eric Segal, MAI

Experience

Mr. Segal is a Certified General real estate appraiser and holds the Appraisal Institute's MAI designation. In 1998, Mr. Segal began his career in real estate as a research analyst/appraiser trainee for Richard Seevers and Associates. By 1999, he began writing narrative appraisal reports covering a variety of commercial properties, with an emphasis on residential master planned communities and subdivisions. Today, Mr. Segal is a partner in the firm and is involved in appraisal assignments covering a wide variety of properties including office, retail, industrial, multifamily housing, master planned communities, and specializes in the appraisal of Mello-Roos Community Facilities Districts and Assessment Districts for land-secured municipal financings, as well as multifamily developments under the U.S. Department of Housing and Urban Development's Multifamily Accelerated Processing (MAP) Guide. He has developed the experience and background necessary to deal with complex assignments covering an array of property types, with a particular focus on urban redevelopment in the cities of San Francisco, Monterey, Alameda and San Mateo. He has developed the experience and background necessary to deal with complex assignments covering an array of property types. Eric is currently Managing Director of the Integra-San Francisco office as well as Integra-Sacramento office.

Professional Activities & Affiliations

Appraisal Institute, Member (MAI) Appraisal Institute, January 2016

Licenses

California, Certified General Real Estate Appraiser, AG026558, Expires February 2023

Nevada, Certified General, A.0207666-CG, Expires January 2025

Arizona, Certified General, CGA - 1006422, Expires January 2024

Washington, Certified General, 20100611, Expires June 2023

Education

Academic:

Bachelor of Science in Business Administration (Concentrations in Finance and Real Estate & Land Use Affairs), California State University, Sacramento

Appraisal and Real Estate Courses:

Uniform Standards of Professional Appraisal Practice

Appraisal Principles

Basic Income Capitalization

Highest & Best Use and Market Analysis

Advanced Income Capitalization

Report Writing and Valuation Analysis

Self-Storage Economics and Appraisal Seminar

Appraisal Litigation Practice and Courtroom Management

Hotel Valuations: New Techniques for today's Uncertain Times

Computer Enhanced Cash Flow Modeling

Advanced Sales Comparison & Cost Approaches

Advanced Applications

Supervisor-Trainee Course for California

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Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Eric A. Segal

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified General Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AG 026558

Effective Date: February 19, 2023
Date Expires: February 18, 2025

Angela Jemmott
Angela Jemmott, Bureau Chief, BREA

3069186

Kevin Ziegenmeyer, MAI

Experience

Mr. Ziegenmeyer is a Certified General real estate appraiser and holds the Appraisal Institute's MAI designation. In 1989, Mr. Ziegenmeyer began his career in real estate as a controller for a commercial and residential real estate development corporation. In 1991 he began appraising and continued to be involved in appraisal assignments covering a wide variety of properties, including office, retail, industrial, residential income and subdivisions throughout the state of California, and Northern Nevada. Mr. Ziegenmeyer handles many of the firm's master-planned property appraisals and over the past two decades has developed expertise in the valuation of Community Facilities Districts and Assessment Districts. In fact, Mr. Ziegenmeyer was one of five appraisers to collaborate with other professionals in developing the appraisal guidelines for the California Debt and Investment Advisory Commission (Recommended Practices in the Appraisal of Real Estate for Land-Secured Financing - 2004). He has developed the experience and background necessary to deal with complex assignments covering an array of property types, with a particular focus on urban redevelopment in the cities and counties of San Francisco, Dublin, Monterey, Newport Beach, Alameda, Napa and San Mateo. In early 2015, Mr. Ziegenmeyer obtained the Appraisal Institute's MAI designation. Kevin is currently Senior Managing Director of the Integra-San Francisco office and Managing Director of the Integra-Sacramento office.

Licenses

California, California Certified General Real Estate Appraiser, AG013567, Expires June 2025

Education

Academic:

Bachelor of Science in Accounting, Azusa Pacific University, California

Appraisal and Real Estate Courses:

Standards of Professional Practice, Parts A, B & C

Basic Valuation Procedures

Real Estate Appraisal Principles

Capitalization Theory and Techniques, Part A

Advanced Income Capitalization

Report Writing and Valuation Analysis

Advanced Applications

IRS Valuation Summit I & II

2008, 2009, 2010 & 2011 Economic Forecast

Business Practices and Ethics

Contemporary Appraisal Issues with Small Business Administration Financing

General Demonstration Appraisal Report Writing Seminar

7-Hour National USPAP Update Course

Valuation of Easements and Other Partial Interests

2009 Summer Conference

Uniform Appraisal Standards for Federal Land Acquisitions (Yellowbook)

2008 Economic Update

Valuation of Conservation Easements

Subdivision Valuation

2005 Annual Fall Conference

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Kevin Ziegenmeyer, MAI

Education (Cont'd)

General Comprehensive Exam Module I, II, III & IV
Advanced Income Capitalization
Advanced Sales Comparison & Cost Approaches
2004 Central CA Market Update
Computer-Enhanced Cash Flow Modeling
Forecast 2000, 2001, 2002, 2003 & 2004
Land Valuation Assignments
Land Valuation Adjustment Procedures
Highest & Best Use and Market Analysis
Entitlements, Land Subdivision & Valuation
Real Estate Value Cycles
El Dorado Hills Housing Symposium
Federal Land Exchanges
M & S Computer Cost-Estimating, Nonresidential

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Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Kevin K. Ziegenmeyer

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified General Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AG 013567

Effective Date: June 5, 2023
Date Expires: June 4, 2025

Angela Jemmott
Angela Jemmott, Bureau Chief, BREA

3070756

Kari Tatton

Experience

Ms. Tatton is a Certified General real estate appraiser. After completing her bachelor's degree at California State University, Sacramento, Ms. Tatton began her career in real estate in March 2011, and has been writing narrative appraisal reports for a variety of commercial properties including office, retail, industrial, multifamily housing, land and special-purpose properties including self-storage facilities, religious facilities, schools and auto dealerships. She specializes in the appraisal of residential master planned communities and subdivisions, as well as Mello-Roos and Assessment Districts for land-secured municipal financings.

Licenses

California, Certified General Real Estate, 3002218, Expires June 2024

Education

Academic:

Bachelor of Arts in Interior Design (Concentration in Interior Architecture)
California State University, Sacramento

Appraisal and Real Estate Courses:

Basic Appraisal Principles

Basic Appraisal Procedures

Site Valuation & Cost Approach

General Market Analysis & Highest and Best Use

Sales Comparison Approach

Income Capitalization Approach Part I

Income Capitalization Approach Part II

General Appraiser Report Writing and Case Studies

Appraisal of Fast Food Facilities

Appraising Small Apartment Properties

Appraisal of Land Subject to Ground Leases

Appraising Automobile Dealerships

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Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Kari M. Tatton

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified General Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3002218

Effective Date: June 2, 2022
Date Expires: June 1, 2024

Loretta Dillon

Loretta Dillon, Deputy Bureau Chief, BREA

3063596

About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

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Addendum B

IRR Quality Assurance Survey

IRR Quality Assurance Survey

We welcome your feedback!

At IRR, providing a quality work product and delivering on time is what we strive to accomplish. Our local offices are determined to meet your expectations. Please reach out to your local office contact so they can resolve any issues.

Integra Quality Control Team

Integra does have a Quality Control Team that responds to escalated concerns related to a specific assignment as well as general concerns that are unrelated to any specific assignment. We also enjoy hearing from you when we exceed expectations! You can communicate with this team by clicking on the link below. If you would like a follow up call, please provide your contact information and a member of this Quality Control Team will call contact you.

Link to the IRR Quality Assurance Survey: quality.irr.com

Addendum C

Definitions

Definitions

The source of the following definitions is the Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), unless otherwise noted.

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.

Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. An adequate marketing effort will be made during the exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms.

Effective Date

1. The date on which the appraisal opinion applies. (SVP)
2. The date to which an appraiser's analysis, opinions, and conclusions apply; also referred to as *date of value*. (USPAP, 2020-2021 ed.)
3. The date that a lease goes into effect.

Entitlement

In the context of ownership, use, or development of real estate, governmental approval for annexation, zoning, utility extensions, number of lots, total floor area, construction permits, and occupancy or use permits.

Entrepreneurial Incentive

The amount an entrepreneur expects or wants to receive as compensation for providing coordination and expertise and assuming the risks associated with the development of a project. Entrepreneurial incentive is the expectation of future reward as opposed to the profit actually earned on the project.

Entrepreneurial Profit

1. A market-derived figure that represents the amount an entrepreneur receives for his or her contribution to a past project to compensate for his or her time, effort, knowledge, and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with development. An entrepreneur is motivated by the prospect of future value enhancement (i.e., the entrepreneurial incentive). An entrepreneur who successfully creates value through new development, expansion, renovation, or an innovation change of use is rewarded by entrepreneurial profit. Entrepreneurs may also fail and suffer losses.
2. In economics, the actual return on successful management practices, often identified with coordination, the fourth factor of production following land, labor, and capital; also called entrepreneurial return or entrepreneurial reward.

Exposure Time

1. The time a property remains on the market.
2. An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Floor Area Ratio (FAR)

The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area.

Highest and Best Use

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (ISV)

3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)

Investment Value

1. The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market.
2. The value of an asset to the owner or a prospective owner given individual investment or operational objectives (may also be known as worth). (IVS)

Lease

A contract in which rights to use and occupy land, space, or structures are transferred by the owner to another for a specified period of time in return for a specified rent.

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.

Leasehold Estate

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.

Liquidation Value

The most probable price that a specified interest in real property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms.

Marketing Time

An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal.

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and acting in what they consider their own best interests;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., “retrospective market value opinion.”

Addendum D

Value by APN

APN	PA	Lot #	Owner (as of 23/24 Tax Roll)	1 Address	Product Line	Construction Status	Assessed Value	Appraised Value
400650001	26A	50	DR HORTON LOS ANGELES HOLDING CO INC	35320 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400650002	26A	51	DR HORTON LOS ANGELES HOLDING CO INC	35326 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400650003	26A	52	DR HORTON LOS ANGELES HOLDING CO INC	35330 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400650004	26A	53	DR HORTON LOS ANGELES HOLDING CO INC	35334 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400650005	26A	54	DR HORTON LOS ANGELES HOLDING CO INC	35338 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400650006	26A	55	DR HORTON LOS ANGELES HOLDING CO INC	35344 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400650007	26A	56	DR HORTON LOS ANGELES HOLDING CO INC	35348 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400650008	26A	57	DR HORTON LOS ANGELES HOLDING CO INC	35354 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400650009	26A	58	DR HORTON LOS ANGELES HOLDING CO INC		Augusta at The Fairways	Completed/Sold		\$450,000
400650010	26A	59	DR HORTON LOS ANGELES HOLDING CO INC	35366 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400650011	26A	60	DR HORTON LOS ANGELES HOLDING CO INC	35372 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400650012	26A	61	DR HORTON LOS ANGELES HOLDING CO INC	35376 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400650013	26A	62	DR HORTON LOS ANGELES HOLDING CO INC	35380 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400650014	26A	63	DR HORTON LOS ANGELES HOLDING CO INC	35384 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400650015	26A	64	DR HORTON LOS ANGELES HOLDING CO INC	35390 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400650016	26A	65	DR HORTON LOS ANGELES HOLDING CO INC	35394 PRICE ST	Augusta at The Fairways	Under Construction		\$231,000
400650017	26A	66	DR HORTON LOS ANGELES HOLDING CO INC	35400 PRICE ST	Augusta at The Fairways	Under Construction		\$231,000
400650018	26A	67	DR HORTON LOS ANGELES HOLDING CO INC	35402 PRICE ST	Augusta at The Fairways	Under Construction		\$231,000
400650019	26A	68	DR HORTON LOS ANGELES HOLDING CO INC	35406 PRICE ST	Augusta at The Fairways	Under Construction		\$231,000
400650020	26A	47	DR HORTON LOS ANGELES HOLDING CO INC	35304 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400650021	26A	48	DR HORTON LOS ANGELES HOLDING CO INC	35308 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400650022	26A	49	DR HORTON LOS ANGELES HOLDING CO INC	35316 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400651001	26A	69	DR HORTON LOS ANGELES HOLDING CO INC	11508 HINTON CT	Augusta at The Fairways	Under Construction		\$231,000
400651002	26A	70	DR HORTON LOS ANGELES HOLDING CO INC	11516 HINTON CT	Augusta at The Fairways	Under Construction		\$231,000
400651003	26A	71	DR HORTON LOS ANGELES HOLDING CO INC	11522 HINTON CT	Augusta at The Fairways	Completed/Sold		\$450,000
400651004	26A	72	DR HORTON LOS ANGELES HOLDING CO INC	11536 HINTON CT	Augusta at The Fairways	Under Construction		\$231,000
400651005	26A	73	DR HORTON LOS ANGELES HOLDING CO INC	11542 HINTON CT	Augusta at The Fairways	Under Construction		\$231,000
400651006	26A	74	DR HORTON LOS ANGELES HOLDING CO INC	11548 HINTON CT	Augusta at The Fairways	Under Construction		\$231,000
400651007	26A	75	DR HORTON LOS ANGELES HOLDING CO INC	11541 HINTON CT	Augusta at The Fairways	Under Construction		\$231,000
400651008	26A	76	DR HORTON LOS ANGELES HOLDING CO INC	11533 HINTON CT	Augusta at The Fairways	Under Construction		\$231,000
400651009	26A	77	DR HORTON LOS ANGELES HOLDING CO INC	11725 HINTON CT	Augusta at The Fairways	Under Construction		\$231,000
400651010	26A	78	DR HORTON LOS ANGELES HOLDING CO INC	11513 HINTON CT	Augusta at The Fairways	Under Construction		\$231,000
400651011	26A	79	DR HORTON LOS ANGELES HOLDING CO INC	35381 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400651012	26A	80	DR HORTON LOS ANGELES HOLDING CO INC	35379 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400651013	26A	81	DR HORTON LOS ANGELES HOLDING CO INC	35377 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400651014	26A	82	DR HORTON LOS ANGELES HOLDING CO INC	35373 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400651015	26A	83	DR HORTON LOS ANGELES HOLDING CO INC	35361 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400660001	26A	25	DIEGO DYLAN DIAZ		Augusta at The Fairways	Completed/Sold	\$486,000	
400660002	26A	26	DAVID GUILLERMO DE JESUS VAZQUEZ		Augusta at The Fairways	Completed/Sold	\$559,740	
400660003	26A	27	MORGAN WEDERGREEN		Augusta at The Fairways	Completed/Sold	\$553,340	
400660004	26A	28	GILBERTO LOPEZ		Augusta at The Fairways	Completed/Sold	\$561,000	
400660005	26A	29	SANG CAO	35232 PRICE ST	Augusta at The Fairways	Completed/Sold	\$469,990	
400660006	26A	30	MATTHEW JAKE VILASENOR		Augusta at The Fairways	Completed/Sold	\$550,990	
400660007	26A	31	STEVEN MUNOZ		Augusta at The Fairways	Completed/Sold	\$517,540	
400660008	26A	32	LANSTON MURCHISON SYLVESTER	35242 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400660009	26A	33	CIARA KATHERINE CASTILLE		Augusta at The Fairways	Completed/Sold	\$481,550	
400660010	26A	34	CONSUELO MACIEL		Augusta at The Fairways	Completed/Sold	\$541,501	
400660011	26A	35	JASON P. THOMPSON		Augusta at The Fairways	Completed/Sold		\$450,000
400660012	26A	36	RONALD LEE JOHNSTON		Augusta at The Fairways	Completed/Sold	\$539,755	
400660013	26A	37	NANCY B. CONNELL		Augusta at The Fairways	Completed/Sold	\$461,759	
400660014	26A	38	JAMES PHILLIP BLACK	35268 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400660015	26A	39	SALAH MICHAEL TAHAN	35274 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400660016	26A	40	ANDREW HOGUE	35278 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400660017	26A	41	RODRIGUEZ YOLANDA G REVOCABLE TRUST DATED 1/21/2022	35282 PRICE ST	Augusta at The Fairways	Completed/Sold	\$461,714	
400660018	26A	42	ERIC DIEGO HERNANDEZ	35284 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400660019	26A	43	ANTONY JAN	35288 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400660020	26A	44	CASSANDRA LYNN RODRIGUEZ	35292 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400660021	26A	45	STEVEN MASON	35296 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400660022	26A	46	TAYLOR JOHN AGUILAR	35298 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400661001	26A	111	ERIKA MONIQUE GIRON	35251 PRICE ST	Augusta at The Fairways	Completed/Sold	\$515,000	
400661002	26A	112	RENE OSWALDO LOPEZ		Augusta at The Fairways	Completed/Sold		\$450,000
400661003	26A	113	JOSE ALFREDO PIMENTEL	35241 PRICE ST	Augusta at The Fairways	Completed/Sold	\$505,426	
400661004	26A	114	ESPERANZA SILVA	35239 PRICE ST	Augusta at The Fairways	Completed/Sold	\$519,990	
400661005	26A	115	MARIO ANTHONY CARDENAS	35227 PRICE ST	Augusta at The Fairways	Completed/Sold	\$499,775	
400661006	26A	116	ROBERT PALACIOS	35221 PRICE ST	Augusta at The Fairways	Completed/Sold	\$555,461	
400661007	26A	117	EZRA M. MEZA	35215 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400662001	26A	84	DR HORTON LOS ANGELES HOLDING CO INC	35313 PRICE ST	Augusta at The Fairways	Completed/Sold		\$450,000
400662002	26A	85	MONICA A. MARTINEZ	11606 OMEARA WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400662003	26A	86	DAVID THOMAS MCGUIRE	11612 OMEARA ST	Augusta at The Fairways	Completed/Sold		\$450,000
400662004	26A	87	PAULSON JOHN J & PAULSON MARIA DEL ROCIO REV TR DTD 2/17/21	11616 OMEARA ST	Augusta at The Fairways	Completed/Sold		\$450,000
400662005	26A	88	PAOLA GARCIA VARGAS	11620 OMEARA ST	Augusta at The Fairways	Completed/Sold		\$450,000
400662006	26A	89	NATHAN MCDOLE SAVAGE	11628 OMEARA WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400662007	26A	90	FRANCISCO CONTRERAS	11630 OMEARA WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400662008	26A	91	NYSSABIANCA ONG TACO	11634 OMEARA ST	Augusta at The Fairways	Completed/Sold		\$450,000
400662009	26A	92	SHANNON THOMAS	11638 OMEARA WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400662010	26A	93	N CASTILLO ZERON JOHAN	11644 OMEARA WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400662011	26A	94	DR HORTON LOS ANGELES HOLDING CO INC	11648 OMEARA WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400662012	26A	95	DR HORTON LOS ANGELES HOLDING CO INC	11652 OMEARA WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400662013	26A	96	DR HORTON LOS ANGELES HOLDING CO INC	11656 OMEARA ST	Augusta at The Fairways	Completed/Sold		\$450,000
400662014	26A	97	DR HORTON LOS ANGELES HOLDING CO INC	11664 OMEARA ST	Augusta at The Fairways	Completed/Sold		\$450,000
400662015	26A	98	DR HORTON LOS ANGELES HOLDING CO INC	11661 OMEARA WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400662016	26A	99	DR HORTON LOS ANGELES HOLDING CO INC	11657 OMEARA WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400662017	26A	100	DR HORTON LOS ANGELES HOLDING CO INC	11653 OMEARA WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400662018	26A	101	VANN JOHN KIM	11651 OMEARA WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400662019	26A	102	DR HORTON LOS ANGELES HOLDING CO INC	11645 OMEARA WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400662020	26A	103	DR HORTON LOS ANGELES HOLDING CO INC	11641 OMEARA WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400662021	26A	104	ALEXANDER MICHAEL REYES	11639 OMEARA ST	Augusta at The Fairways	Completed/Sold		\$450,000
400662022	26A	105	SEAN HORNE		Augusta at The Fairways	Completed/Sold		\$450,000
400662023	26A	106	JOSE ANDRES MARCHEN	11627 OMEARA ST	Augusta at The Fairways	Completed/Sold		\$450,000
400662024	26A	107	ALEXIS MOTEN	11621 OMEARA ST	Augusta at The Fairways	Completed/Sold		\$450,000
400662025	26A	108	THOMAS R. CRUZ	11615 OMEARA WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400662026	26A	109	ANGELICA CARMEN MORALES	11611 OMEARA WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400662027	26A	110	LYNN JAMES FYHRLUND	11607 OMEARA ST	Augusta at The Fairways	Completed/Sold		\$450,000
400670001	26A	1	CARLOS NAVA	35102 PRICE ST	Augusta at The Fairways	Completed/Sold	\$466,933	
400670002	26A	2	TERRA LEIGH HERRMANN	35108 PRICE ST	Augusta at The Fairways	Completed/Sold	\$478,522	
400670003	26A	3	GONZALO MARTINEZ	35112 PRICE ST	Augusta at The Fairways	Completed/Sold	\$473,489	
400670004	26A	4	DONALD R. GARCIA	35116 PRICE ST	Augusta at The Fairways	Completed/Sold	\$449,809	
400670005	26A	5	MARK W. BAGLEY	35120 PRICE ST	Augusta at The Fairways	Completed/Sold	\$433,347	
400670006	26A	6	SHAWN MICHAEL SWINDELL	35126 PRICE ST	Augusta at The Fairways	Completed/Sold	\$477,140	
400670007	26A	7	GEORGE BRIAN BERROSE	35130 PRICE ST	Augusta at The Fairways	Completed/Sold	\$452,589	
400670008	26A	8	JENNY ANAHY ARIAGA	35136 PRICE ST	Augusta at The Fairways	Completed/Sold	\$478,118	
400670009	26A	9	CESAR ORTEGA	35140 PRICE ST	Augusta at The Fairways	Completed/Sold	\$413,614	
400670010	26A	10	DONALD CASTILLE	35146 PRICE ST	Augusta at The Fairways	Completed/Sold	\$460,688	
400670011	26A	11	ELIZABETH L. ZUNIGA	35150 PRICE ST	Augusta at The Fairways	Completed/Sold	\$460,815	
400670012	26A	12	RANDY GRUALVA-MEJIA CHAVERS	35154 PRICE ST	Augusta at The Fairways	Completed/Sold	\$483,612	
400670013	26A	13	COLE SCOTT KNAUSS	35158 PRICE ST	Augusta at The Fairways	Completed/Sold	\$441,261	
400670014	26A	14	MARILYN MEDINA	35160 PRICE ST	Augusta at The Fairways	Completed/Sold	\$461,198	
400670015	26A	15	PO TAI TEMPO TAM	35166 PRICE ST	Augusta at The Fairways	Completed/Sold	\$504,716	

APN	PA	Lot #	Owner (as of 23/24 Tax Roll)	1 Address	Product Line	Construction Status	Assessed Value	Appraised Value
400670016	26A	16	THOMAS JOSEPH GATES	35170 PRICE ST	Augusta at The Fairways	Completed/Sold	\$509,403	
400670017	26A	17	ZACHARY PHILIP SUTHERBY	35178 PRICE ST	Augusta at The Fairways	Completed/Sold	\$431,959	
400670018	26A	18	DAVID LOPEZ	35182 PRICE ST	Augusta at The Fairways	Completed/Sold	\$484,489	
400670019	26A	19	HOI TONG CHONG	35186 PRICE ST	Augusta at The Fairways	Completed/Sold	\$497,540	
400670020	26A	20	JACLYN MARIE CORDOVA	35192 PRICE ST	Augusta at The Fairways	Completed/Sold	\$527,222	
400670021	26A	21	PETER BEAS GUADAN	35196 PRICE ST	Augusta at The Fairways	Completed/Sold	\$523,790	
400670022	26A	22	JOHN EDWARD HOLLAND	35202 PRICE ST	Augusta at The Fairways	Completed/Sold	\$554,631	
400670023	26A	23	EDWIN BERMUDEZ	35206 PRICE ST	Augusta at The Fairways	Completed/Sold	\$545,836	
400670024	26A	24	CRISTOBAL GARCIA	35210 PRICE ST	Augusta at The Fairways	Completed/Sold	\$578,185	
400671001	26A	120	MARC JEREMY M. VIDAL	35195 PRICE ST	Augusta at The Fairways	Completed/Sold	\$541,146	
400671002	26A	121	CRISTIAN ALEJANDRO MARTINEZ	35191 PRICE ST	Augusta at The Fairways	Completed/Sold	\$467,685	
400671003	26A	122	STEVE GARCIA	35189 PRICE ST	Augusta at The Fairways	Completed/Sold	\$477,003	
400671004	26A	123	SOFIA V. BERMUDEZ-ROCHA		Augusta at The Fairways	Completed/Sold	\$429,149	
400671005	26A	124	LESLIE MONIQUE MAGADAN	35177 PRICE ST	Augusta at The Fairways	Completed/Sold	\$494,210	
400671006	26A	125	JOHANNA V. NICHOLAS	35173 PRICE ST	Augusta at The Fairways	Completed/Sold	\$465,936	
400671007	26A	126	LEAH PAULI		Augusta at The Fairways	Completed/Sold	\$472,107	
400671008	26A	127	REYNALDO LOUIS GONZALEZ	35165 PRICE ST	Augusta at The Fairways	Completed/Sold	\$403,415	
400671009	26A	128	ROSA G. CORDOVA	35163 PRICE ST	Augusta at The Fairways	Completed/Sold	\$449,325	
400671010	26A	129	BRADLEY ALLEN ORMONDE	35155 PRICE ST	Augusta at The Fairways	Completed/Sold	\$439,829	
400671011	26A	130	GEORGE JESUS ROCHA	35151 PRICE ST	Augusta at The Fairways	Completed/Sold	\$439,099	
400671012	26A	131	BRYAN RODRIGUEZ GUZMAN	35150 WEBB PL	Augusta at The Fairways	Completed/Sold	\$474,289	
400671013	26A	132	CHRISTIAN STEWART SHOWALTER		Augusta at The Fairways	Completed/Sold	\$440,645	
400671014	26A	133	CARLOS NORIEGA	35158 WEBB PL	Augusta at The Fairways	Completed/Sold	\$491,099	
400671015	26A	134	RAED MAZIN ALDBAGH	35160 WEBB PL	Augusta at The Fairways	Completed/Sold	\$485,611	
400671016	26A	135	ROGER LO	35166 WEBB PL	Augusta at The Fairways	Completed/Sold	\$519,679	
400671017	26A	136	LEHUANANI EMILY PEREZ	35170 WEBB PL	Augusta at The Fairways	Completed/Sold	\$459,720	
400671018	26A	137	MATTHEW RAYMOND WESSSELL	35174 WEBB PL	Augusta at The Fairways	Completed/Sold	\$511,663	
400671019	26A	138	ALESSIA VITTORIA DUCA	35178 WEBB PL	Augusta at The Fairways	Completed/Sold	\$487,090	
400671020	26A	139	RANDI PARRECO	35184 WEBB PL	Augusta at The Fairways	Completed/Sold	\$536,195	
400671021	26A	140	VANESSA SANDOVAL	35188 WEBB PL	Augusta at The Fairways	Completed/Sold	\$465,630	
400671022	26A	141	TIFFANY DANIELLE SEALS	35196 WEBB PL	Augusta at The Fairways	Completed/Sold	\$502,910	
400672001	26A	118	HECTOR GONZALEZ	35209 PRICE ST	Augusta at The Fairways	Completed/Sold	\$524,290	
400672002	26A	119	ADAM PAUL SERNA	35207 PRICE ST	Augusta at The Fairways	Completed/Sold	\$492,695	
400672003	26A	142	DIANA MARIA QUIJANO DE SEGOVIA	11764 MURRAY WAY	Augusta at The Fairways	Completed/Sold	\$473,605	
400672004	26A	143	MARIE ALICE WHITE	11756 MURRAY WAY	Augusta at The Fairways	Completed/Sold	\$504,440	
400672005	26A	144	JOSIAH DANIEL PURDY	11742 MURRAY WAY	Augusta at The Fairways	Completed/Sold	\$499,490	
400672006	26A	145	IVAN RANDALL	11738 MURRAY WAY	Augusta at The Fairways	Completed/Sold	\$511,490	
400672007	26A	146	RICO DEVON HENDRIX	11726 MURRAY WAY	Augusta at The Fairways	Completed/Sold	\$517,310	
400672008	26A	147	CYNTHIA B. AQUINO	35199 WEBB PL	Augusta at The Fairways	Completed/Sold	\$496,960	
400672009	26A	148	STEPHANIE MILLER	35193 WEBB PL	Augusta at The Fairways	Completed/Sold	\$540,301	
400672010	26A	149	REYNOLD E. BERNALES	35187 WEBB PL	Augusta at The Fairways	Completed/Sold	\$516,515	
400672011	26A	150	STEVE ULY	35185 WEBB PL	Augusta at The Fairways	Completed/Sold	\$473,735	
400672012	26A	151	ANGELINO LARA ESGUERRA	35181 WEBB PL	Augusta at The Fairways	Completed/Sold	\$517,415	
400672013	26A	152	LEISA MICHELLE CHRISTIAN RATTRAY	35177 WEBB PL	Augusta at The Fairways	Completed/Sold	\$545,575	
400672014	26A	153	MAYRA ALEJANDRA BETANCOURT SEPULVEDA	35173 WEBB PL	Augusta at The Fairways	Completed/Sold	\$496,265	
400672015	26A	154	JOAN SARMIENTO-ARRIOLA	35169 WEBB PL	Augusta at The Fairways	Completed/Sold	\$479,460	
400672016	26A	155	GENTRIA LATRICE LENOIR	35165 WEBB PL	Augusta at The Fairways	Completed/Sold	\$493,078	
400672017	26A	156	MICHELLE RIVARD	35159 WEBB PL	Augusta at The Fairways	Completed/Sold	\$526,278	
400672018	26A	157	ULISES ARAIZA	35157 WEBB PL	Augusta at The Fairways	Completed/Sold	\$457,556	
400672019	26A	158	TONYA YVETTE GILL	35153 WEBB PL	Augusta at The Fairways	Completed/Sold	\$477,561	
400672020	26A	159	KRISTEN FANNIN	35149 WEBB PL	Augusta at The Fairways	Completed/Sold	\$503,305	
400672021	26A	160	FRANCES MONICA VILLANUEVA	35147 WEBB PL	Augusta at The Fairways	Completed/Sold	\$461,942	
400672022	26A	161	JERALD J. POLOHANAN		Augusta at The Fairways	Completed/Sold	\$532,695	
400672023	26A	162	JOSE BERDECIA		Augusta at The Fairways	Completed/Sold	\$483,571	
400672024	26A	163	RAFAEL CRUZ RAMOS		Augusta at The Fairways	Completed/Sold	\$430,111	
400672025	26A	164	FUAD M. AL-DABBAB		Augusta at The Fairways	Completed/Sold	\$483,516	
400672026	26A	165	LINDSAY MARGARET WEILER		Augusta at The Fairways	Completed/Sold	\$462,302	
400672027	26A	166	LAVITA FUGATE		Augusta at The Fairways	Completed/Sold	\$512,942	
400672028	26A	167	ANDRES MENDEZ REINA JUAN	17713 GILMORE DR	Augusta at The Fairways	Completed/Sold	\$436,952	
400680001	26B	1	DR HORTON LOS ANGELES HOLDING CO INC	11909 PRICE ST	Augusta at The Fairways	Model Home	\$448,940	
400680002	26B	2	DR HORTON LOS ANGELES HOLDING CO INC	11915 PRICE ST	Augusta at The Fairways	Model Home	\$401,940	
400680003	26B	3	DR HORTON LOS ANGELES HOLDING CO INC	11921 PRICE ST	Augusta at The Fairways	Model Home		\$450,000
400680004	26B	4	DR HORTON LOS ANGELES HOLDING CO INC	11927 PRICE ST	Augusta at The Fairways	Under Construction		\$231,000
400680005	26B	5	DR HORTON LOS ANGELES HOLDING CO INC	11935 PRICE ST	Augusta at The Fairways	Under Construction		\$231,000
400680006	26B	6	DR HORTON LOS ANGELES HOLDING CO INC	11943 PRICE ST	Augusta at The Fairways	Under Construction		\$231,000
400680007	26B	7	DR HORTON LOS ANGELES HOLDING CO INC	11951 PRICE ST	Augusta at The Fairways	Under Construction		\$231,000
400680008	26B	8	ADAM MICHAEL ENGLEMAN	11959 PRICE ST	Augusta at The Fairways	Completed/Sold	\$554,376	
400680009	26B	9	DR HORTON LOS ANGELES HOLDING CO INC	35103 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$406,040	
400680010	26B	10	VARAINIA C. BARKUS	35107 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$590,335	
400680011	26B	11	JESSICA MARIE WHITE	35111 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$533,653	
400680012	26B	12	AARON HUMBERTO CASILLAS	35115 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$556,323	
400680013	26B	13	KATHERINE ELISE SANCHEZ	35119 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$602,967	
400680014	26B	14	VERONICA SAMANO	35123 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$556,251	
400680015	26B	15	CHEN WU	35127 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$574,173	
400680016	26B	16	FAISAL SAEED	35131 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$597,235	
400680017	26B	17	CHARLENE-VIDA NAVALTA	35135 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$582,267	
400680018	26B	18	PAUL EDWARD DIBENE	35143 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$566,972	
400680019	26B	19	ALEXANDER MANSOUR	35147 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$594,809	
400680020	26B	20	BRETT JAMES GEISNER	35151 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$533,052	
400680021	26B	21	MICHAEL CUARON	35155 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$564,804	
400680022	26B	22	ALBERT SAAVEDRA	35159 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$561,765	
400681001	26B	78	ALEXANDER NATHAN CHARO	35154 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$559,745	
400681002	26B	79	JENNIFER LISA GONZALES	35152 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$575,504	
400681003	26B	80	SERGIO ARTURO GARCIA	35146 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$512,983	
400681004	26B	81	ROBERT TAPICERIA	35140 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$585,791	
400681005	26B	82	JORGE ANTONIO VAZQUEZ	35132 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$557,894	
400681006	26B	83	ELENA ESPARZA	35128 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$513,876	
400681007	26B	84	DENISE A. JOHNSON	35124 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$569,899	
400681008	26B	85	ALEXANDER MARTIN GONZALEZ	35120 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$550,789	
400681009	26B	86	DAVID K. MORASSE	35118 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$532,103	
400681010	26B	87	RICHARD ANTHONY CARCANO	35112 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$503,961	
400681011	26B	88	DR HORTON LOS ANGELES HOLDING CO INC	35110 FUNK WAY	Augusta at The Fairways	Under Construction		\$231,000
400681012	26B	89	DR HORTON LOS ANGELES HOLDING CO INC	11918 PRICE ST	Augusta at The Fairways	Under Construction		\$231,000
400681013	26B	90	DR HORTON LOS ANGELES HOLDING CO INC	11912 PRICE ST	Augusta at The Fairways	Under Construction		\$231,000
400681014	26B	91	ARNE R. OLSEN	11803 WRIGHT CIR	Augusta at The Fairways	Completed/Sold	\$509,286	
400681015	26B	92	ADRIAN ACOSTA	11809 WRIGHT CIR	Augusta at The Fairways	Completed/Sold	\$470,097	
400681016	26B	93	SON THANH LE	11915 WRIGHT CIR	Augusta at The Fairways	Completed/Sold	\$545,388	
400681017	26B	94	ROGER BENJAMIN STALKER	11917 WRIGHT CIR	Augusta at The Fairways	Completed/Sold	\$464,190	
400681018	26B	95	GERMAINE LESLIE JOHNSON	11926 WRIGHT CIR	Augusta at The Fairways	Completed/Sold	\$527,839	
400681019	26B	96	JASON MICHAEL WILDE	11924 WRIGHT CIR	Augusta at The Fairways	Completed/Sold	\$487,753	
400681020	26B	97	SANDRA DEWBRE	11920 WRIGHT CIR	Augusta at The Fairways	Completed/Sold	\$530,328	
400681021	26B	98	SHEENA BAL	11916 WRIGHT CIR	Augusta at The Fairways	Completed/Sold	\$502,900	
400681022	26B	99	JAMES MARIO ROCILLO	11912 WRIGHT CIR	Augusta at The Fairways	Completed/Sold	\$509,612	
400681023	26B	100	JARROD DAVID CULL	11908 WRIGHT CIR	Augusta at The Fairways	Completed/Sold	\$501,753	
400681024	26B	101	NOVIE GRACE BISHOP	11906 WRIGHT CIR	Augusta at The Fairways	Completed/Sold	\$511,657	
400690001	26B	23	SERVERN J. WALKER	35161 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$559,600	
400690002	26B	24	ANNE M. YOHN	35167 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$557,355	
400690003	26B	25	BRIAN ALBERTO LARIOS OCHOA	35171 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$562,790	

APN	PA	Lot #	Owner (as of 23/24 Tax Roll)	1 Address	Product Line	Construction Status	Assessed Value	Appraised Value
400690004	26B	26	FREDDIE PHUMIRAT	35173 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$595,620	
400690005	26B	27	ELMA CATHERINE LACHICA RABAYA	35179 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$589,785	
400690006	26B	28	HARTO WAHYUDI	35183 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$587,590	
400690007	26B	29	VELMA FURDGE-MCBRIDE	35187 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$450,269	
400690008	26B	30	JASON JONATHAN RADTKE	35193 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$588,185	
400690009	26B	31	MICHAEL REED	35197 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$580,490	
400690010	26B	32	LUCILLE G. JOHNSON	35199 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$656,065	
400690011	26B	33	RAJIB KARMAKAR	35205 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$587,990	
400690012	26B	34	CORAZON ENRIET MASAQUEL	35211 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$574,240	
400690013	26B	35	JANELYN G. OGOY	35217 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$627,490	
400690014	26B	36	KAYLAJEAN TESS GARDNER	35221 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$560,925	
400690015	26B	37	DANNY LEE HERNANDEZ	35227 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$541,885	
400690016	26B	38	JESUS MANUEL RAMIREZ	35233 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$566,990	
400690017	26B	39	DESHAWNE T. FORTE	35235 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$571,965	
400690018	26B	40	MARIA DEL SOL TORRES-REYES	35239 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$609,990	
400690019	26B	41	MELISSA BRIDGES	35243 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$559,990	
400690020	26B	42	FARIS SHULEIH MOHAMMAD ALSHAMMARI	35247 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$555,000	
400690021	26B	43	JACQUELINE L. SMITH	35251 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$606,620	
400690022	26B	44	KYLE DARST	35255 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$585,465	
400690023	26B	45	GRAJELYN ARROGANTE MAYANG	35259 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$519,990	
400690024	26B	46	VOROBVEY TRUST DTD 10/07/19	35263 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$430,890	
400690025	26B	47	VIRGINIA JOANNA PONCE ORDAZ	35269 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$406,990	
400690026	26B	48	MARCELA GUTIERREZ	35273 FUNK WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400690027	26B	49	ORLANDO BOJORQUEZ	35277 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$567,582	
400690028	26B	50	ROBERTO MACIAS	35281 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$406,990	
400690029	26B	51	TERESA M. SOTO	35285 FUNK WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400690030	26B	52	TUAN TRUNG NGUYEN	35289 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$430,890	
400690031	26B	53	BONIFER BARTOLOME	35293 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$406,990	
400691001	26B	54	SOPHIA MARCELA OCHOA	35288 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$430,890	
400691002	26B	55	JENNIFER SALINA WALKER	35280 FUNK WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400691003	26B	56	RACHEL ANNE CASTANEDA	35276 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$547,990	
400691004	26B	57	ALYSSA ANN KALMAR	35272 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$430,890	
400691005	26B	58	NADIA SEYED CASTRO	35266 FUNK WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400691006	26B	59	VAADA NIKOLE BASS	35260 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$590,885	
400691007	26B	60	JOSHUA NICHOLAS ANAYA	35254 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$541,500	
400691008	26B	61	GREGORY SCOTT FARLEY	35248 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$585,530	
400691009	26B	62	DAVID LIVING TRUST DATED 06/08/2017	35242 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$570,695	
400691010	26B	63	BLAKE A. STICH	35236 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$591,285	
400691011	26B	64	MARIA LUISA CORONEL	35228 FUNK WAY	Augusta at The Fairways	Completed/Sold		\$450,000
400691012	26B	65	RYAN MICHAEL TAYLOR	35220 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$551,415	
400691013	26B	66	JACQUELINE MACIAS	35216 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$570,500	
400691014	26B	67	EDURADO DANIEL NEIRA CULMA	35210 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$601,085	
400691015	26B	68	MITZIRUBI MARTINEZ	35202 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$529,750	
400691016	26B	69	JAKE STEVEN VIGIL	35200 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$589,515	
400691017	26B	70	TIFFANY CANDELARIA	35194 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$585,490	
400691018	26B	71	EMMANUEL ABRIL GEREZ	35188 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$521,990	
400691019	26B	72	WHITE FAMILY REVOCABLE LIVING TRUST DTD 05/30/18	35184 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$545,490	
400691020	26B	73	JOHN RICHARD TRUDEAU	35178 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$568,250	
400691021	26B	74	JAMES EARL UNGARD	35172 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$544,705	
400691022	26B	75	VICTORIA NICOLE ANGUIANO	35168 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$566,400	
400691023	26B	76	JOHN ROMEO BACTISTA ROQUE	35162 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$589,452	
400691024	26B	77	EDUARDO IGNACIO ACEVES VELARDE	35160 FUNK WAY	Augusta at The Fairways	Completed/Sold	\$509,760	
400700001	25B	1	WOODSIDE 055	11479 BING ST	RidgeView at The Fairways	Completed/Sold		\$460,000
400700002	25B	2	WOODSIDE 055	11485 BING ST	RidgeView at The Fairways	Completed/Sold		\$460,000
400700003	25B	3	WOODSIDE 055	11491 BING ST	RidgeView at The Fairways	Completed/Sold		\$460,000
400700004	25B	4	WOODSIDE 055	35403 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400700005	25B	5	WOODSIDE 055	35411 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400700006	25B	6	WOODSIDE 055	35417 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400700007	25B	7	WOODSIDE 055	35419 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400700008	25B	8	KYRYL LEDESMA	35423 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$429,240	
400700009	25B	9	LIZETTE GONZALEZ	35431 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$560,064	
400700010	25B	10	JORETEG REV LIVING TRUST DTD 5/19/06	35437 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$429,240	
400700011	25B	11	CHRISTOPHER GARRETT RUSSELL	35445 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$672,560	
400700012	25B	12	ARMANDO GARDUNO	35449 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$568,247	
400700013	25B	13	KEVIN GOMEZ	35457 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$637,268	
400700014	25B	14	ALEC ACEVEDO	35461 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$679,232	
400700015	25B	15	CANDICE X. YOUNG	35465 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$532,966	
400700016	25B	16	DAVID SAMUEL CAMPBELL	35471 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$589,700	
400700017	25B	17	AMIR S. DHILLON	35475 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$669,593	
400700018	25B	18	DAVID HUTAJIULU	35479 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$542,809	
400700019	25B	19	ERIC VAN FINDLEY	35481 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$631,799	
400700020	25B	20	JAZMINE MATA	35487 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$509,803	
400700021	25B	21	JEREMY MICHALSKI	35495 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$725,134	
400700022	25B	22	PATIENCE GARON	11513 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$531,138	
400700023	25B	23	VIVIAN THI NGUYEN	11517 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$583,939	
400700024	25B	24	YONIS BERNAL	11521 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$635,485	
400700025	25B	25	AMY DENISE CORTES	11527 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$492,202	
400700026	25B	26	MARY Y PEREZ HUERTA	11535 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$635,801	
400700027	25B	27	RAMANDEEP KAUR	11539 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$583,790	
400700028	25B	28	MICHAEL MAURICE CARMONA	11543 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$550,702	
400700029	25B	29	JOEL MORDEHAI MAYA	11545 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$675,744	
400700030	25B	30	BRYAN BENSON	11549 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$563,509	
400701001	25B	31	KYO YOUNG CHOI	11550 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$714,442	
400701002	25B	32	VIENGTHAI MOUNIVONG	11542 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$574,090	
400701003	25B	33	CHERNG-JU KIM	11538 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$549,566	
400701004	25B	34	PLUNKETT LIVING TRUST DTD 09/01/18	11534 ALANA LN	RidgeView at The Fairways	Completed/Sold		\$460,000
400701005	25B	35	PATRICE D. WILLIAMS	11526 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$627,539	
400701006	25B	36	AARON MUNOZ	11520 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$577,191	
400701007	25B	37	JOSEPH GRANT MINEO	11516 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$715,964	
400701008	25B	38	TOBY OSAGO	11512 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$572,260	
400701009	25B	39	CHRISTOPHER RAYMOND QUEZADA	11506 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$632,482	
400701010	25B	40	ALBERT ALAN FLORES	11498 KYLER DR	RidgeView at The Fairways	Completed/Sold	\$566,480	
400701011	25B	41	JEFFREY CALLEJO	11494 KYLER DR	RidgeView at The Fairways	Completed/Sold	\$660,797	
400701012	25B	42	KAREN BIAE T AYE	11488 KYLER DR	RidgeView at The Fairways	Completed/Sold	\$556,567	
400701013	25B	43	THOMAS CHHU	11482 KYLER DR	RidgeView at The Fairways	Completed/Sold	\$693,600	
400701014	25B	44	GAVIN COOK	11480 KYLER DR	RidgeView at The Fairways	Completed/Sold	\$660,720	
400701015	25B	45	RUTICK LLC	11474 KYLER DR	RidgeView at The Fairways	Completed/Sold	\$534,440	
400701016	25B	46	JAY RUTHERFORD	11470 KYLER DR	RidgeView at The Fairways	Completed/Sold	\$657,900	
400701017	25B	47	JOSE ALBERTO CARRANZA PERALTA	11468 KYLER DR	RidgeView at The Fairways	Completed/Sold	\$625,239	
400701018	25B	48	SAYAKA RYAN	11462 KYLER DR	RidgeView at The Fairways	Completed/Sold	\$529,243	
400702001	25B	49	JAMES RUBIO	35498 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$591,251	
400702002	25B	50	ROBERTO VASCONCELLOS	35490 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$592,480	
400702003	25B	51	FRANCISCO GIOVANNI MAGANA	35486 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$624,490	
400702004	25B	52	SHAWN KOHLE	35482 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$540,000	
400702005	25B	53	MARIANA FLORES ROMO	35478 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$536,424	
400702006	25B	54	KIMBERLY VELARDE	35472 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$469,940	
400702007	25B	55	MICHAEL PATRICK ROCHE	35464 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$610,275	
400702008	25B	56	RAYMOND-ANDRE SIU YOUNG	35452 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$552,321	

APN	PA	Lot #	Owner (as of 23/24 Tax Roll)	1 Address	Product Line	Construction Status	Assessed Value	Appraised Value
400702009	25B	57	WOODSIDE 055	35446 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$469,940	
400702010	25B	58	WOODSIDE 055	35440 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$429,240	
400702011	25B	59	MARK ANGELO SUNGLAO SAMPANG	35434 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$582,854	
400702012	25B	60	NIÉVA CASTIGADOR	35428 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold	\$469,940	
400702013	25B	61	WOODSIDE 055	35422 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400702014	25B	62	WOODSIDE 055	35418 ALEXANDRIA WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400702015	25B	63	GLANVILLE BABROW	35595 ROXY RD	RidgeView at The Fairways	Completed/Sold	\$601,269	
400702016	25B	64	SHAROL MOORE	35591 ROXY RD	RidgeView at The Fairways	Completed/Sold	\$611,999	
400702017	25B	65	KRYSTINNA LAN HA		RidgeView at The Fairways	Completed/Sold	\$496,540	
400702018	25B	66	JAVIER CLIFT	35581 ROXY RD	RidgeView at The Fairways	Completed/Sold	\$597,766	
400702019	25B	67	GERARDO CHAVEZ	35579 ROXY RD	RidgeView at The Fairways	Completed/Sold	\$606,298	
400702020	25B	68	WOODSIDE 055	35567 ROXY RD	RidgeView at The Fairways	Under Construction		\$226,000
400702021	25B	69	WOODSIDE 055	35555 ROXY RD	RidgeView at The Fairways	Completed/Sold		\$460,000
400702022	25B	70	WOODSIDE 055	35541 ROXY RD	RidgeView at The Fairways	Under Construction		\$226,000
400702023	25B	71	WOODSIDE 055	35537 ROXY RD	RidgeView at The Fairways	Completed/Sold		\$460,000
400702024	25B	72	WOODSIDE 055	35531 ROXY RD	RidgeView at The Fairways	Model Home	\$425,440	
400702025	25B	73	WOODSIDE 055	35525 ROXY RD	RidgeView at The Fairways	Completed/Sold	\$465,840	
400710001	25A	1	WOODSIDE 055	35203 ZACHARY WAY	RidgeView at The Fairways	Under Construction		\$226,000
400710002	25A	2	WOODSIDE 055	35205 ZACHARY WAY	RidgeView at The Fairways	Under Construction		\$226,000
400710003	25A	3	WOODSIDE 055	35209 ZACHARY WAY	RidgeView at The Fairways	Under Construction		\$226,000
400710004	25A	4	WOODSIDE 055	35213 ZACHARY WAY	RidgeView at The Fairways	Under Construction		\$226,000
400710005	25A	5	WOODSIDE 055	35215 ZACHARY WAY	RidgeView at The Fairways	Under Construction		\$226,000
400710006	25A	6	WOODSIDE 055	35217 ZACHARY WAY	RidgeView at The Fairways	Under Construction		\$226,000
400710007	25A	7	WOODSIDE 055	35221 ZACHARY WAY	RidgeView at The Fairways	Under Construction		\$226,000
400710008	25A	8	WOODSIDE 055	35225 ZACHARY WAY	RidgeView at The Fairways	Under Construction		\$226,000
400710009	25A	9	WOODSIDE 055	35227 ZACHARY WAY	RidgeView at The Fairways	Under Construction		\$226,000
400710010	25A	10	WOODSIDE 055	35229 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400710011	25A	11	WOODSIDE 055	35231 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400710012	25A	12	WOODSIDE 055	35235 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400710013	25A	13	WOODSIDE 055	35239 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400710014	25A	14	WOODSIDE 055	35241 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400710015	25A	15	CHRIS CHANTHALAKEO	35247 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400710016	25A	16	ALEX STEVEN SERNA	35251 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400710017	25A	17	MACKENZIE CADY	35255 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400710018	25A	18	HARLAND GREGORY LARGENT	35259 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400710019	25A	19	PHAN MINH VU	35261 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400710020	25A	20	ALEXANDRIA MARIA DE LA TORRE	35273 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400710021	25A	21	CRISTA NICOLE DOWNEY	35277 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400710022	25A	22	CADY MARCY TRUST DTD 12/04/07	35281 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400710023	25A	23	ERIC BRIGGS	35285 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400710024	25A	24	WARREN ALAN HALL	35287 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400710025	25A	25	RAUL ALEJANDRO GARZON	35291 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400710026	25A	26	GILBERTO PINEDA	35293 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold	\$480,000	
400710027	25A	27	JULIO ALEJANDRO CHAVEZ BARRAGAN JULIO	35297 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold	\$546,200	
400710028	25A	28	DONALD E. THOMAS	11592 ALANA LN	RidgeView at The Fairways	Completed/Sold		\$460,000
400710029	25A	29	JUSTIN B. WILBUR	11586 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$477,833	
400710030	25A	30	JOSEPH THOMAS RAUM	11580 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$582,589	
400710031	25A	31	ADAN CALDERON	11574 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$610,207	
400710032	25A	32	LIZETTE MACIEL	11570 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$527,041	
400710033	25A	33	LUIS E. SOTO	11566 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$468,093	
400710034	25A	34	ALLEN B. MCGOWAN	11560 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$584,176	
400710035	25A	35	EFREN MORA	11554 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$550,400	
400711001	25A	81	WOODSIDE 055	11521 JACK ST	RidgeView at The Fairways	Under Construction		\$226,000
400711002	25A	82	WOODSIDE 055	11531 JACK ST	RidgeView at The Fairways	Model Home	\$408,496	
400711003	25A	83	WOODSIDE 055	11537 JACK ST	RidgeView at The Fairways	Model Home		\$460,000
400711004	25A	84	WOODSIDE 055	11541 JACK ST	RidgeView at The Fairways	Model Home		\$460,000
400711005	25A	85	WOODSIDE 055	11551 JACK ST	RidgeView at The Fairways	Under Construction		\$226,000
400711006	25A	86	WOODSIDE 055	35336 AUBREY LN	RidgeView at The Fairways	Model Home		\$460,000
400711007	25A	87	WOODSIDE 055	35338 AUBREY LN	RidgeView at The Fairways	Under Construction		\$226,000
400711008	25A	88	WOODSIDE 055	35320 AUBREY LN	RidgeView at The Fairways	Under Construction		\$226,000
400711009	25A	89	WOODSIDE 055	35312 AUBREY LN	RidgeView at The Fairways	Under Construction		\$226,000
400711010	25A	90	WOODSIDE 055	35315 AUBREY LN	RidgeView at The Fairways	Under Construction		\$226,000
400711011	25A	91	WOODSIDE 055	35319 AUBREY LN	RidgeView at The Fairways	Under Construction		\$226,000
400711012	25A	92	WOODSIDE 055	35323 AUBREY LN	RidgeView at The Fairways	Under Construction		\$226,000
400711013	25A	93	WOODSIDE 055	35327 AUBREY LN	RidgeView at The Fairways	Under Construction		\$226,000
400711014	25A	94	WOODSIDE 055	35331 AUBREY LN	RidgeView at The Fairways	Under Construction		\$226,000
400711015	25A	95	WOODSIDE 055	35337 AUBREY LN	RidgeView at The Fairways	Under Construction		\$226,000
400711016	25A	96	WOODSIDE 055	35341 AUBREY LN	RidgeView at The Fairways	Under Construction		\$226,000
400711017	25A	97	FLOYD RIVERS	35345 AUBREY LN	RidgeView at The Fairways	Completed/Sold	\$536,131	
400711018	25A	98	ARISTOTLE MAGSINO ESTOLANO	35349 AUBREY LN	RidgeView at The Fairways	Completed/Sold	\$473,396	
400711019	25A	99	FEDERICO ARMANDO AREVALO	35353 AUBREY LN	RidgeView at The Fairways	Completed/Sold	\$499,008	
400711020	25A	100	WOODSIDE 055	35357 AUBREY LN	RidgeView at The Fairways	Completed/Sold		\$460,000
400711021	25A	101	TERESA TINKLER	35361 AUBREY LN	RidgeView at The Fairways	Completed/Sold	\$530,300	
400711022	25A	102	ROBERT OCHOA	35365 AUBREY LN	RidgeView at The Fairways	Completed/Sold	\$472,568	
400711023	25A	103	GUSTAVO A. PUBILL	35369 AUBREY LN	RidgeView at The Fairways	Completed/Sold	\$535,549	
400711024	25A	104	TERRENCE PEARSON	35373 AUBREY LN	RidgeView at The Fairways	Completed/Sold	\$535,048	
400711025	25A	105	LYNN DIANE LOPEZ	35377 AUBREY LN	RidgeView at The Fairways	Completed/Sold	\$559,670	
400711026	25A	106	LOO TYLER VAN	35381 AUBREY LN	RidgeView at The Fairways	Completed/Sold	\$467,184	
400711027	25A	107	MIGUEL ANGEL BETANCOURT	35385 AUBREY LN	RidgeView at The Fairways	Completed/Sold	\$517,151	
400711028	25A	108	NAELA HATAMLEH	35389 AUBREY LN	RidgeView at The Fairways	Completed/Sold	\$522,500	
400711029	25A	109	GIANCARLO AREL JARQUIN	35296 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold	\$532,067	
400711030	25A	110	KYLE HOMSTAD	35292 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400711031	25A	111	GLORIA C. LEYBA	35288 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400711032	25A	112	ENILDA O. GONZALEZ	35286 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400711033	25A	113	AARON JAMES HARKLESS	35280 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400711034	25A	114	PRINCE ABRIGO BATAUSA	35278 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400711035	25A	115	GUSTAVO JIMENEZ	35274 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400711036	25A	116	LUNDY KIM	35266 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400711037	25A	117	DANIEL A. BORREGO	35262 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400711038	25A	118	NOE OSMAN CARDONA	35258 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400711039	25A	119	WOODSIDE 055	35252 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400711040	25A	120	WOODSIDE 055	35248 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400711041	25A	121	WOODSIDE 055	35242 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400711042	25A	122	WOODSIDE 055	35240 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400711043	25A	123	WOODSIDE 055	35236 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400711044	25A	124	WOODSIDE 055	35232 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400711045	25A	125	WOODSIDE 055	35230 ZACHARY WAY	RidgeView at The Fairways	Completed/Sold		\$460,000
400711046	25A	126	WOODSIDE 055	35226 ZACHARY WAY	RidgeView at The Fairways	Under Construction		\$226,000
400720001	25A	36	DATRICE LYNETTE ROBERSON	11551 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$606,395	
400720002	25A	37	AUSTIN DAVIS	11553 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$477,905	
400720003	25A	38	ROBERT JOHNSON	11557 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$536,742	
400720004	25A	39	NATHAN BARBA	11563 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$571,154	
400720005	25A	40	SAIGE MICHELLE DARROW	11569 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$507,213	
400720006	25A	41	LEIFRIDA MANELLE P GARCIA	11571 ALANA LN	RidgeView at The Fairways	Completed/Sold	\$563,789	
400720007	25A	42	SANCHAYAN BANERJEE	11572 RYLYNN ST	RidgeView at The Fairways	Completed/Sold	\$510,800	
400720008	25A	43	RAFAEL CHAVEZ	11568 RYLYNN ST	RidgeView at The Fairways	Completed/Sold	\$531,977	
400720009	25A	44	LESLIE CARRILLO-ESCOBAR	11562 RYLYNN ST	RidgeView at The Fairways	Completed/Sold	\$495,720	
400720010	25A	45	PHILIP A. BUCKLEY	11556 RYLYNN ST	RidgeView at The Fairways	Completed/Sold	\$538,926	

APN	PA	Lot #	Owner (as of 23/24 Tax Roll)	1 Address	Product Line	Construction Status	Assessed Value	Appraised Value
400720011	25A	46	RONALD ZAGUIRRE BANTAYAN	11552 RYLYNN ST	RidgeView at The Fairways	Completed/Sold	\$501,160	
400720012	25A	47	COREY GARCIA	35364 JOSH DR	RidgeView at The Fairways	Completed/Sold	\$460,643	
400720013	25A	48	JAYRAISINH PARMAR	35358 JOSH DR	RidgeView at The Fairways	Completed/Sold	\$517,689	
400720014	25A	49	CECILIA FEDERMAN	35354 JOSH DR	RidgeView at The Fairways	Completed/Sold	\$463,766	
400720015	25A	50	CHANDRA E. TYLER	35350 JOSH DR	RidgeView at The Fairways	Completed/Sold		\$460,000
400720016	25A	51	BRITTANY E. HULEN	35346 JOSH DR	RidgeView at The Fairways	Completed/Sold	\$520,369	
400720017	25A	52	GONZALO HAROS CARLOS	35342 JOSH DR	RidgeView at The Fairways	Completed/Sold	\$542,447	
400720018	25A	53	JOEL MAGULIMAN	35336 JOSH DR	RidgeView at The Fairways	Completed/Sold	\$476,632	
400720019	25A	54	WOODSIDE 055	35332 JOSH DR	RidgeView at The Fairways	Under Construction		\$226,000
400720020	25A	55	WOODSIDE 055	35328 JOSH DR	RidgeView at The Fairways	Under Construction		\$226,000
400720021	25A	56	WOODSIDE 055	35320 JOSH DR	RidgeView at The Fairways	Under Construction		\$226,000
400720022	25A	57	WOODSIDE 055	35314 JOSH DR	RidgeView at The Fairways	Under Construction		\$226,000
400720023	25A	58	WOODSIDE 055	35302 JOSH DR	RidgeView at The Fairways	Under Construction		\$226,000
400721001	25A	59	LATASHA N. SINGLETON	11549 RYLYNN ST	RidgeView at The Fairways	Completed/Sold	\$515,202	
400721002	25A	60	CIERRA JACKLYN CORSARO	11553 RYLYNN ST	RidgeView at The Fairways	Completed/Sold	\$499,800	
400721003	25A	61	LIVING HOPE REV LIVING TRUST DTD 3/28/22	11561 RYLYNN ST	RidgeView at The Fairways	Completed/Sold	\$484,864	
400721004	25A	62	ANALI MENDOZA NGUYEN	11565 RYLYNN ST	RidgeView at The Fairways	Completed/Sold	\$448,961	
400721005	25A	63	MATTHEW A. LINDSLEY	11569 RYLYNN ST	RidgeView at The Fairways	Completed/Sold	\$509,854	
400721006	25A	64	JOHANA DARS	11566 HANNA ST	RidgeView at The Fairways	Completed/Sold	\$511,703	
400721007	25A	65	JEANETTE JASSO	11560 HANNA ST	RidgeView at The Fairways	Completed/Sold	\$446,685	
400721008	25A	66	ZAYN MAI THAO	11554 HANNA ST	RidgeView at The Fairways	Completed/Sold	\$567,924	
400721009	25A	67	ALANA E. VEGA	11548 HANNA ST	RidgeView at The Fairways	Completed/Sold	\$437,682	
400721010	25A	68	BRITTANY KIA TUNG	11542 HANNA ST	RidgeView at The Fairways	Completed/Sold	\$512,742	
400722001	25A	69	PETER SIERRA	11537 HANNA ST	RidgeView at The Fairways	Completed/Sold	\$509,796	
400722002	25A	70	ROLANDO QUIAMBAO AMAMEDA	11541 HANNA ST	RidgeView at The Fairways	Completed/Sold	\$484,146	
400722003	25A	71	CHERRY GAWARAN	11547 HANNA ST	RidgeView at The Fairways	Completed/Sold	\$544,828	
400722004	25A	72	CATALINA BARRAZA GOMEZ	11551 HANNA ST	RidgeView at The Fairways	Completed/Sold	\$523,737	
400722005	25A	73	TRUDY L. SMITH	11557 HANNA ST	RidgeView at The Fairways	Completed/Sold	\$505,724	
400722006	25A	74	ERIK JUAREZ	11561 HANNA ST	RidgeView at The Fairways	Completed/Sold	\$530,820	
400722007	25A	75	WOODSIDE 055	11558 JACK ST	RidgeView at The Fairways	Under Construction		\$226,000
400722008	25A	76	WOODSIDE 055	11554 JACK ST	RidgeView at The Fairways	Under Construction		\$226,000
400722009	25A	77	WOODSIDE 055	11548 JACK ST	RidgeView at The Fairways	Under Construction		\$226,000
400722010	25A	78	WOODSIDE 055	11542 JACK ST	RidgeView at The Fairways	Under Construction		\$226,000
400722011	25A	79	WOODSIDE 055	11536 JACK ST	RidgeView at The Fairways	Under Construction		\$226,000
400722012	25A	80	WOODSIDE 055	11530 JACK ST	RidgeView at The Fairways	Under Construction		\$226,000
400730001	25C	1	RICHMOND AMERICAN HOMES OF MARYLAND INC	11464 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400730002	25C	2	RICHMOND AMERICAN HOMES OF MARYLAND INC	11468 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400730003	25C	3	RICHMOND AMERICAN HOMES OF MARYLAND INC	11472 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400730004	25C	4	RICHMOND AMERICAN HOMES OF MARYLAND INC	11478 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400730005	25C	5	RICHMOND AMERICAN HOMES OF MARYLAND INC	11482 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400730006	25C	6	RICHMOND AMERICAN HOMES OF MARYLAND INC	11486 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400730007	25C	7	RICHMOND AMERICAN HOMES OF MARYLAND INC	11490 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400730008	25C	8	RICHMOND AMERICAN HOMES OF MARYLAND INC	11492 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400730009	25C	9	RICHMOND AMERICAN HOMES OF MARYLAND INC	11494 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400730010	25C	10	RICHMOND AMERICAN HOMES OF MARYLAND INC	11496 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400730011	25C	11	RICHMOND AMERICAN HOMES OF MARYLAND INC	11498 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400730012	25C	12	RICHMOND AMERICAN HOMES OF MARYLAND INC	11502 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400730013	25C	13	RICHMOND AMERICAN HOMES OF MARYLAND INC	11508 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400730014	25C	14	RICHMOND AMERICAN HOMES OF MARYLAND INC	11512 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400730015	25C	15	RICHMOND AMERICAN HOMES OF MARYLAND INC	11514 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400730016	25C	16	RICHMOND AMERICAN HOMES OF MARYLAND INC	11518 KYLER DR	Seasons at The Fairways	Finished Lot		\$234,000
400730017	25C	17	RICHMOND AMERICAN HOMES OF MARYLAND INC	11522 KYLER DR	Seasons at The Fairways	Finished Lot		\$234,000
400730018	25C	18	RICHMOND AMERICAN HOMES OF MARYLAND INC	11517 KYLER DR	Seasons at The Fairways	Finished Lot		\$234,000
400730019	25C	19	RICHMOND AMERICAN HOMES OF MARYLAND INC	11513 KYLER DR	Seasons at The Fairways	Finished Lot		\$234,000
400730020	25C	20	RICHMOND AMERICAN HOMES OF MARYLAND INC	11507 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400731001	25C	21	RICHMOND AMERICAN HOMES OF MARYLAND INC	35707 MICKELSON DR	Seasons at The Fairways	Under Construction		\$234,000
400731002	25C	22	RICHMOND AMERICAN HOMES OF MARYLAND INC	35715 MICKELSON DR	Seasons at The Fairways	Under Construction		\$234,000
400731003	25C	23	RICHMOND AMERICAN HOMES OF MARYLAND INC	35723 MICKELSON DR	Seasons at The Fairways	Under Construction		\$234,000
400731004	25C	24	RICHMOND AMERICAN HOMES OF MARYLAND INC	35731 MICKELSON DR	Seasons at The Fairways	Under Construction		\$234,000
400731005	25C	25	RICHMOND AMERICAN HOMES OF MARYLAND INC	11499 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400731006	25C	26	RICHMOND AMERICAN HOMES OF MARYLAND INC	11497 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400731007	25C	27	RICHMOND AMERICAN HOMES OF MARYLAND INC	11495 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400731008	25C	28	RICHMOND AMERICAN HOMES OF MARYLAND INC	11493 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400731009	25C	29	RICHMOND AMERICAN HOMES OF MARYLAND INC	11489 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400731010	25C	30	RICHMOND AMERICAN HOMES OF MARYLAND INC	11487 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400731011	25C	31	RICHMOND AMERICAN HOMES OF MARYLAND INC	11483 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400731012	25C	32	RICHMOND AMERICAN HOMES OF MARYLAND INC	11481 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400731013	25C	33	RICHMOND AMERICAN HOMES OF MARYLAND INC	11479 KYLER DR	Seasons at The Fairways	Under Construction		\$234,000
400731014	25C	34	RICHMOND AMERICAN HOMES OF MARYLAND INC	35596 ROXY RD	Seasons at The Fairways	Under Construction		\$234,000
400731015	25C	35	RICHMOND AMERICAN HOMES OF MARYLAND INC	35588 ROXY RD	Seasons at The Fairways	Under Construction		\$234,000
400731016	25C	36	RICHMOND AMERICAN HOMES OF MARYLAND INC	35580 ROXY RD	Seasons at The Fairways	Under Construction		\$234,000
400731017	25C	37	MICHAEL P. HAYNES	35572 ROXY RD	Seasons at The Fairways	Completed/Sold	\$407,779	
400731018	25C	38	JEVON D. HUDSON	35564 ROXY RD	Seasons at The Fairways	Completed/Sold		\$530,000
400731019	25C	39	JOSEPH ANTHONY JAVIER MUNOZ	35558 ROXY RD	Seasons at The Fairways	Completed/Sold		\$530,000
400731020	25C	40	TINA M. RIKE	35540 ROXY RD	Seasons at The Fairways	Completed/Sold	\$543,379	
400731021	25C	41	RICHMOND AMERICAN HOMES OF MARYLAND INC	35532 ROXY RD	Seasons at The Fairways	Finished Lot		\$234,000
400731022	25C	42	RICHMOND AMERICAN HOMES OF MARYLAND INC	35520 ROXY RD	Seasons at The Fairways	Finished Lot		\$234,000
400731023	25C	43	RICHMOND AMERICAN HOMES OF MARYLAND INC	35514 ROXY RD	Seasons at The Fairways	Model Home	\$521,479	
400731024	25C	44	RICHMOND AMERICAN HOMES OF MARYLAND INC	35510 ROXY RD	Seasons at The Fairways	Model Home		\$530,000
400731025	25C	45	RICHMOND AMERICAN HOMES OF MARYLAND INC	35611 ALEXIS ST	Seasons at The Fairways	Finished Lot		\$234,000
400731026	25C	46	RICHMOND AMERICAN HOMES OF MARYLAND INC	35615 ALEXIS ST	Seasons at The Fairways	Finished Lot		\$234,000
400731027	25C	47	RICHMOND AMERICAN HOMES OF MARYLAND INC	35623 ALEXIS ST	Seasons at The Fairways	Finished Lot		\$234,000
400731028	25C	48	RICHMOND AMERICAN HOMES OF MARYLAND INC	35629 ALEXIS ST	Seasons at The Fairways	Completed/Sold		\$530,000
400731029	25C	49	RICHMOND AMERICAN HOMES OF MARYLAND INC	35631 ALEXIS ST	Seasons at The Fairways	Under Construction		\$234,000
400731030	25C	50	RICHMOND AMERICAN HOMES OF MARYLAND INC	35634 ALEXIS ST	Seasons at The Fairways	Under Construction		\$234,000
400731031	25C	51	RICHMOND AMERICAN HOMES OF MARYLAND INC	35628 ALEXIS ST	Seasons at The Fairways	Under Construction		\$234,000
400731032	25C	52	RICHMOND AMERICAN HOMES OF MARYLAND INC	35618 ALEXIS ST	Seasons at The Fairways	Completed/Sold		\$530,000
400731033	25C	53	MELDA PANDJAITAN	11560 BING ST	Seasons at The Fairways	Completed/Sold		\$530,000
400731034	25C	54	RICHMOND AMERICAN HOMES OF MARYLAND INC	11566 BING ST	Seasons at The Fairways	Completed/Sold		\$530,000
400731035	25C	55	RICHMOND AMERICAN HOMES OF MARYLAND INC	11578 BING ST	Seasons at The Fairways	Completed/Sold		\$530,000
400731036	25C	56	RICHMOND AMERICAN HOMES OF MARYLAND INC	11582 BING ST	Seasons at The Fairways	Completed/Sold		\$530,000
400731037	25C	57	RICHMOND AMERICAN HOMES OF MARYLAND INC	11581 BING ST	Seasons at The Fairways	Completed/Sold		\$530,000
400731038	25C	58	RICHMOND AMERICAN HOMES OF MARYLAND INC	11573 BING ST	Seasons at The Fairways	Completed/Sold		\$530,000
400731039	25C	59	JEREMY-ZALDS SANDOVAL	11565 BING ST	Seasons at The Fairways	Completed/Sold		\$530,000
400731040	25C	60	RICHMOND AMERICAN HOMES OF MARYLAND INC	11559 BING ST	Seasons at The Fairways	Completed/Sold		\$530,000
400731041	25C	61	RICHMOND AMERICAN HOMES OF MARYLAND INC	11547 BING ST	Seasons at The Fairways	Completed/Sold		\$530,000
400731042	25C	62	RICHMOND AMERICAN HOMES OF MARYLAND INC	11543 BING ST	Seasons at The Fairways	Under Construction		\$234,000
Total							\$156,232,396	\$84,530,000

Addendum E

Comparable Data

Location & Property Identification

Property Name: Fairway Canyon PA 22B

Sub-Property Type: Residential, Single Family Development Land

Address: Sorenstam Dr.

City/State/Zip: Beaumont, CA 92223

County: Riverside

Market Orientation: Suburban

IRR Event ID: 2998964



Sale Information

Sale Price: \$7,047,000

Effective Sale Price: \$7,047,000

Sale Date: 12/21/2022

Recording Date: 12/28/2022

Sale Status: Closed

\$/Unit (Potential): \$128,127 /Unit

Grantor/Seller: Meritage Homes Of California Inc

Grantee/Buyer: DR Horton Los Angeles Holding Company Inc

Assets Sold: Real estate only

Property Rights: Fee Simple

% of Interest Conveyed: 100.00

Financing: Cash to seller

Conditions of Sale: Arm's-length

Document Type: Deed

Recording No.: 2022.514695

Expenditures After Purchase: \$66,873

Expenditures Description: Site development and permits and fees

Improvement and Site Data

Legal/Tax/Parcel ID: 413-790-057

Acres(Gross): 109.36

Land-SF(Gross): 4,763,722

Potential Building SF: 6,000

No. of Units (Potential): 55

Zoning Code: SP

Zoning Desc.: Specific Plan

Source of Land Info.: Public Records

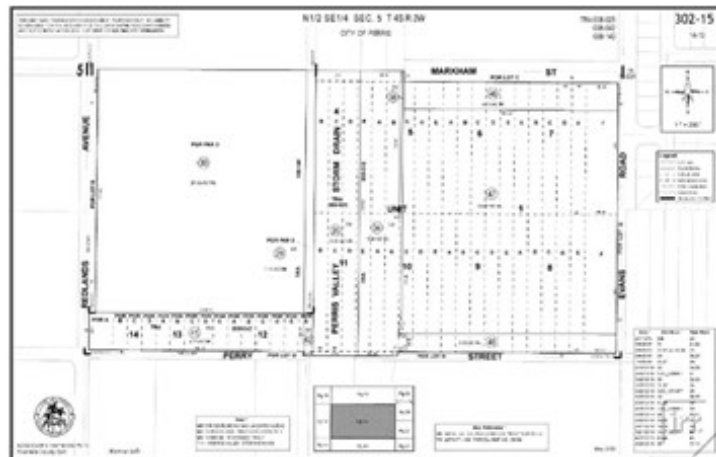
Comments

This is a sale of 55 finished lots with a typical lot size of 6,000 square feet within the city of Beaumont. The reported finished lot value is \$192,000 per finished lot; however, this does not equate to the purchase price reported on public records. Therefore, this comparable is given guarded reliance. The project is surrounded by open space and a golf course. The building permit is estimated at \$3,000 per lot. It is unclear if the project will utilize bond financing.

Sale Analysis

Location & Property Identification

Property Name:	Stratford Place II
Sub-Property Type:	Residential, Single Family Development Land
Address:	Evans Rd.
City/State/Zip:	Perris, CA 92571
County:	Riverside
Market Orientation:	Suburban
IRR Event ID:	3014316



Sale Information

Sale Price:	\$4,906,500
Effective Sale Price:	\$4,906,500
Sale Date:	11/01/2022
Sale Status:	Closed
\$/Acre(Gross):	\$208,079
\$/Land SF(Gross):	\$4.78
\$/Building SF:	\$817.75
\$/Unit (Potential):	\$54,517 /Unit
Grantor/Seller:	Stratford Ranch Investors LLC
Grantee/Buyer:	Pulte Home Company LLC
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Deed
Recording No.:	2022.451354

Expenditures Description:	Site Improvements and permits and fees
Other Adjustment:	\$2,983
Adjustment Comments:	Bond Encumbrance

Improvement and Site Data

Legal/Tax/Parcel ID:	302-150-049
Acres(Gross):	23.58
Land-SF(Gross):	1,027,145
Potential Building SF:	6,000
No. of Units (Potential):	90
Zoning Code:	R-6,000
Source of Land Info.:	Public Records

Comments

This is a sale of 90 unimproved lots with a tentative map in place and a typical lot size of 6,000 square feet. The lots were purchased for \$4,906,500 or \$54,517. According to the broker, the lots were purchased at a finished lot price of \$230,000 per lot. The buyer is developing the 270 lots adjacent to the north of this project. It is assumed there was a degree of assemblage influencing a part of the sale, but this was not confirmed. It is estimated this project will have a similar degree of bond debt as the adjacent project, which has an estimated \$2,983 per lot.

Sale Analysis

Expenditures After Purchase:	\$175,483
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Location & Property Identification

Property Name: Canterbury
 Sub-Property Type: Residential, Finished SFR Lots
 Address: Mountain Avenue & Red Bluff Ln.
 City/State/Zip: Banning, CA 92220
 County: Riverside
 Market Orientation: Suburban
 IRR Event ID: 3052090



Sale Information

Sale Price: \$1,770,000
 Effective Sale Price: \$1,770,000
 Sale Date: 09/30/2022
 Sale Status: Closed
 \$/Unit (Potential): \$93,158 /Approved Lot
 Grantor/Seller: George A Nordquist And Dora J Nordquist Revocable Trust
 Grantee/Buyer: Canterbury At Banning LLC
 Assets Sold: Real estate only
 Property Rights: Fee Simple
 % of Interest Conveyed: 100.00
 Financing: Cash to seller
 Conditions of Sale: Arm's-length
 Document Type: Deed

Expenditures Description: Lot finishing costs
 Sale Price Includes FF&E? No

Improvement and Site Data

Legal/Tax/Parcel ID: 535-423-001 thru -009;
 535-422-005 thru -014
 Acres(Gross): 4.36
 Land-SF(Gross): 189,922
 Potential Building SF: 10,000
 No. of Units (Potential): 19
 Source of Land Info.: Public Records

Comments

This comparable represents the sale 19 finished single family lots with a minimum size of 10,000 square feet, for a finished lot price of \$175,000/lot. Crestwood Communities is constructing three floor plan ranging in size from 1,951 to 2,300 SF, priced at \$579,990 to \$591,900.

Sale Analysis

Expenditures After Purchase: \$81,842

Location & Property Identification

Property Name: Windsong
 Sub-Property Type: Residential, Single Family Development Land
 Address: NWQ Alessandro Blvd. and Darwin Dr.
 City/State/Zip: Moreno Valley, CA 92555
 County: Riverside
 Market Orientation: Suburban
 IRR Event ID: 3022274



Sale Information

Sale Price: \$7,500,000
 Effective Sale Price: \$7,500,000
 Sale Date: 08/01/2022
 Sale Status: Closed
 \$/Unit (Potential): \$42,373 /Approved Lot
 Grantor/Seller: Winco Holdings, Inc & Equitable Moreno Valley II Partnership
 Grantee/Buyer: D.R. Horton
 Property Rights: Fee Simple
 % of Interest Conveyed: 100.00
 Financing: Cash to seller
 Document Type: Deed
 Recording No.: 2022.0341934 & 2022.0340965

Expenditures After Purchase: \$197,345

Expenditures Description: Lot finishing costs

Improvement and Site Data

Legal/Tax/Parcel ID: 487,470-025 (ptn), 487-470-028, 487-574-001 & 002
 Acres(Usable/Gross): 35.64/35.64
 Land-SF(Usable/Gross): 1,552,478/1,552,478
 Usable/Gross Ratio: 1.00
 Potential Building SF: 5,000
 No. of Units (Potential): 177
 Corner Lot: Yes
 Utilities: Electricity, Water Public, Sewer, Gas, Telephone
 Source of Land Info.: Public Records

Comments

This sale encompasses two adjacent parcels purchased by D.R. Horton from two different sellers. D.R. Horton closed on the first 18.01-acre parcel for \$3,755,000 on August 1, 2022 and closed on the second 17.63-acre parcel for \$3,745,000 on August 2, 2022. The site will be developed into a 177-lot subdivision called Windsong. Floor plans will range from 1,898 to 2,537 square feet and the typical lot size will be approximately 5,000 square feet. Finishing costs are estimated at approximately \$197,345 per lot.

Sale Analysis

Location & Property Identification

Property Name: La Ventana
 Sub-Property Type: Residential, Single Family Development Land
 Address: SEC Simpson Rd and La Ventana Rd
 City/State/Zip: Winchester, CA 92584
 County: Riverside
 Market Orientation: Suburban
 IRR Event ID: 3027571



Sale Information

Sale Price: \$8,000,000
 Effective Sale Price: \$8,000,000
 Sale Date: 04/15/2022
 Recording Date: 04/15/2022
 Listing Price: \$8,000,000
 Sale Status: Closed

\$/Unit (Potential): \$36,364 /Approved Lot
 Grantor/Seller: La Ventana 242, LLC
 Grantee/Buyer: Forestar / DR Horton
 Assets Sold: Real estate only
 Property Rights: Fee Simple
 % of Interest Conveyed: 100.00
 Exposure Time: 39 (months)
 Financing: Cash to seller
 Conditions of Sale: Arm's-length
 Document Type: Deed
 Recording No.: 0180333

Expenditures After Purchase: \$178,636

Expenditures Description: Lot finishing costs

Improvement and Site Data

MSA: Riverside-San Bernardino-Ontario, CA Metropolitan Statistical Area

Legal/Tax/Parcel ID: APNs: 461-450-001 through -013, -451-001 through -048, -452-001 through -019, -460-001 through -020, -461-001 through -021, -470-001 through -027, -470-001 through -064, -472-001 through -010, -480-001 through -005, -481-001 through -003, -482-001

Acres(Gross): 77.00
 Land-SF(Gross): 3,354,120
 Potential Building SF: 6,000
 No. of Units (Potential): 220
 Zoning Code: SP
 Zoning Desc.: Specific Plan
 Flood Plain: No
 Source of Land Info.: Broker

Sale Analysis

Comments

Site consists of 220 residential lots, along with a park site and a school site. The typical lot size is approximately 6,000 SF. The finished lot price was reportedly \$215,000/lot.



Location & Property Identification

Property Name: The Fairways PA25C

Sub-Property Type: Residential, Single Family Development Land

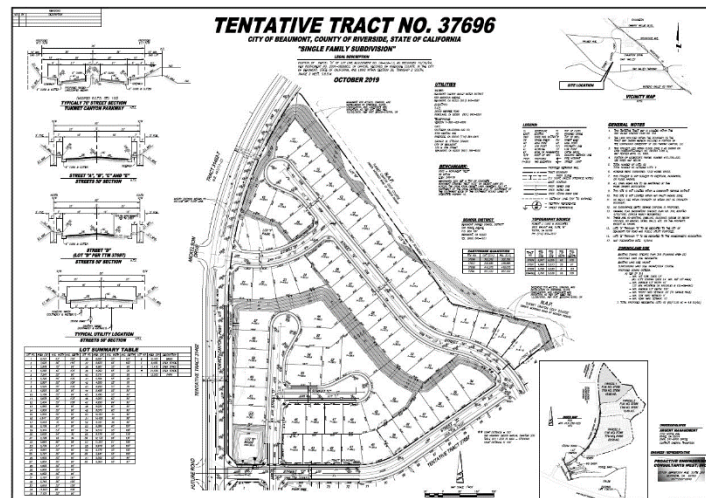
Address: Oak Valley Pkwy. / Fairways MPC

City/State/Zip: Beaumont, CA 92223

County: Riverside

Market Orientation: Suburban

IRR Event ID: 3004011



Sale Information

Sale Price: \$8,368,822

Effective Sale Price: \$8,368,822

Sale Date: 12/01/2021

Sale Status: Closed

No. of Units (Potential): 62

Source of Land Info.: Other

Comments

This is a sale of 62 single-family lots with a minimum lot size of 4,950 square feet. The property was delivered in blue-top condition. The reported finished lot value is \$243,000 per lot. Annual special taxes average \$2,093/lot.

\$/Unit (Potential): \$134,981 /Approved Lot

Grantor/Seller: Argent

Grantee/Buyer: Richmond American

Assets Sold: Real estate only

Property Rights: Fee Simple

Financing: Cash to seller

Conditions of Sale: Arm's-length

Sale Analysis

Expenditures After Purchase: \$108,019

Expenditures Description: Lot finishing costs

Improvement and Site Data

Acres(Gross): 1.00

Land-SF(Gross): 43,560

Potential Building SF: 4,950



Staff Report

TO: City Council
FROM: Elizabeth Gibbs, City Manager
DATE December 19, 2023
SUBJECT: Spicer Consulting Group STAX Property Finder Presentation

Description Spicer Consulting Group will be presenting their STAX Property Finder Application.

Background and Analysis:

On February 7, 2023, City Council approved a contract with Spicer Consulting Group (Spicer) for Community Facilities District (CFD) administration, special tax consulting and annual financial reporting services. At that time, it was presented that Spicer is utilizing STAX, an in-house proprietary software solution that uses a SQL Server database structure that allows them to maintain large amounts of data and provide current and historical property information to associates.

At the request of the City, Spicer has been working on making the STAX software a useable platform for residents, real estate professionals and the general public to find a specific property and determine property tax information including Community Facilities District special assessments information. The software platform is ready for launch and will be presented this evening to the City Council.

Fiscal Impact:

There is no impact to the General Fund. The STAX software application support costs are \$14,220 and increase 2% annually beginning January 1, 2025, and is paid for from the CFD Administration Fund.

Recommended Action:

Receive and file presentation on the SCG STAX Property Finder Presentation.



Staff Report

TO: City Council
FROM: Nicole Wheelwright, Deputy City Clerk
DATE December 19, 2023
SUBJECT: Appointments to City Committees

Description Appointments to Administrative Appeals Board, Financial and Audit Committee, Economic Development Committee and Parks and Recreation Committee.

Background and Analysis:

The following board and committees have members with term ending dates in which City Council shall appoint new or returning members. An application period was opened on November 8, 2023, and closed on December 11, 2023. Applications received have been attached.

Board of Administrative Appeals

Five (5) vacancies

Applications received: 1

Financial and Audit Committee

One (1) Resident Member vacancy

One (1) Resident/Business Owner Member vacancy

Applications received: 1

Economic Development Committee

One (1) Post Secondary Education Rep vacancy

One (1) Beaumont Business Community Member vacancy

One (1) Industry Expert vacancy

Two (2) Alternate member vacancies

Applications received: 1

Parks and Recreation Committee

Appointment of one (1) member representing or associated with a sports league operating in the City

Appointment of three (3) members of the Beaumont community

Applications received: 9

Per Beaumont Municipal Code Section 2.04.100 – Appointments to City Boards and Commissions, the selection process shall be as follows:

- A. Members of the public may apply when a vacancy on a board or commission occurs. The City Council will conduct interviews of applicants at a City Council meeting once a sufficient number of applications have been received.
- B. Upon completion of applicant interviews, Council Members may nominate applicants to be appointed to the board or commission. Once all nominations are received, a vote will be taken for each nomination beginning with the first applicant nominated. Council Members may vote multiple times if there are multiple vacancies for the board or commission.
- C. If a nominee receives a majority vote from a quorum of the Council, that nominee shall be appointed to the board or commission.

Fiscal Impact:

City staff estimates the cost of preparing this report to be \$390.

Recommended Action:

Conduct interviews followed by the selection process outlined in BMC 2.04.100

Attachments:

- A. Board of Administrative Appeal Applications
- B. Financial and Audit Committee Applications
- C. Economic Development Committee Applications
- D. Parks and Recreation Committee Applications

From: noreply@civicplus.com
To: [Nicole Wheelwright](#)
Subject: Online Form Submittal: Board of Administrative Appeals - 2023
Date: Monday, December 11, 2023 4:43:40 PM

Board of Administrative Appeals - 2023

The interview and selection process is scheduled for the December 19, 2023 City Council Meeting at 6:00 p.m.

First Name	Pedro
Last Name	Gutierrez
Primary Phone	
Alternate Phone	<i>Field not completed.</i>
Home Address	
Address 2	<i>Field not completed.</i>
Email	
Occupation/Profession	Teacher
Employer Name	Moreno Valley Unified School District
Are you 18 year of age or older?	Yes
Please select the option that best represents you	Beaumont Resident
Questions	
Will you be able to serve a full two-year term?	Yes
Within the next two years, what days of the week would you normally be available to serve as a Board Member?	Monday through Thursday.
What days/times would you not be available to	Friday, Saturday and Sunday

serve?

Additional Information

Resume *Field not completed.*

Additional Information *Field not completed.*

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Nicole Wheelwright](#)
Subject: Online Form Submittal: Financial & Audit Committee - 2023
Date: Monday, November 27, 2023 8:55:37 AM

Financial & Audit Committee - 2023

The interview and selection process is scheduled for the December 19, 2023 City Council Meeting at 6:00 p.m.

First Name	David
Last Name	Vanderpool
Primary Phone	
Alternate Phone	<i>Field not completed.</i>
Home Address	
Address 2	Beaumont, CA 92223
Email	
Occupation/Profession	Teacher
Employer Name	Beaumont Unified
Are you 18 year of age or older?	Yes
Do you reside in the City of Beaumont?	Yes
Questions	
Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Finance & Audit Committee member?	No
If you answer "Yes", please explain	NA
Qualifications - Briefly state your qualifications, including any education, skill, or	See attachment under resume.

background related to
finance & audit
functions

Additional Information

Resume

[David Vanderpools Strengths and Qualifications 2023.docx](#)

Additional Information

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Qualifications- David Vanderpool:

My strengths and qualifications include:

1. Over the past several years, I have gained valuable experience in local government through being a member of the Beaumont Finance and Audit Committee. During this time, I have chaired the committee, led numerous RFP meetings, helped develop an Introduction to Local Government Finance presentation and contributed to discussions as well as cast votes regarding matters pertinent to the city's finances.
2. I have a bachelor's degree in Public Administration with a minor in Economics from Cal State Polytechnic University Pomona. My degree included several classes that pertained to audit and finance, including Financial Accounting, Public Finance, Planning and Policy analysis, Managerial Finance, and Government and Not for Profit Accounting. I also hold a teaching credential in both Mathematics and Social Science from Cal Poly Pomona and a Master's degree in Education from Concordia University Irvine.
3. I have taught AP Macroeconomics, AP U.S. Government and Government/Economics at Beaumont High School since 2008. Therefore, have a keen understanding of how to effectively communicate advanced economic, mathematical, and political concepts.
4. I have a strong desire to create a stronger link between my government and economics classroom and the City of Beaumont. I am optimistic that service on this committee will allow me to more effectively communicate to the students of Beaumont High School how they can better serve their city.
5. As an educator, I have a natural desire to empower the people of Beaumont regarding how they can participate in public service in order to enhance the well-being of the city of Beaumont.
6. I have experience in California State politics, having worked for California State Assembly members Robert Pacheco and Carol Liu several years ago.
7. I have an acute ability to research in order to learn what is necessary to solve problems. For example, I have educated myself regarding the financial challenges the city faces from watching past videos of Finance and Audit Committee meetings.
8. I have excellent questioning skills and am not afraid to ask whatever is necessary to get the job done right.

9. I have a strong desire to participate in public service in order to better the standard of living of the people of Beaumont.
10. I have a passion for public policy. I regularly read periodicals such as The Economist and the Wall Street Journal as well as local periodicals such as the Record Gazette. In addition, I stay informed of the latest events pertaining to economics, law, and finance through following a variety of professionals in these fields via social media.
11. I am a man of integrity. I live my life by Coach John Wooden's definition of success, which states that success is the peace of mind that comes from doing one's best. It is this desire to constantly do my best that drives me to be the person I am today.
12. As a tenured teacher at Beaumont High School and a father of two young boys, I have a personal stake in the City of Beaumont's future. I care about my children as well as my students and I want to do whatever I can to make the City of Beaumont a place where they want to be.

Thank you for your time. I am excited to participate in this committee. If you would like to contact me, my phone number is _____ and my email is _____

From: [Von Lawson](#)
To: [Kyle Warsinski](#); [Nicole Wheelwright](#)
Cc: [Monica Saucedo](#)
Subject: RE: EDC reappointment
Date: Tuesday, December 12, 2023 11:07:46 AM

Good morning Mr. Warsinski,

I hope this email finds you in great spirits.

By way of this email, I would like to ask for an extension until tomorrow evening (Wednesday, December 13th) to apply for a seat on the Beaumont Economic Development Committee. I would like to be considered for reappointment to that committee. I have the email from Ms. Wheelwright and will complete it for submission and your consideration.

Have a wonderful day.

Respectfully,

Von

Von Lawson, Ed.D.

Dean of Instruction –
People, Culture & Public Service Pathway
Mt. San Jacinto College
951.487.3440

From: Kyle Warsinski <KWarsinski@beaumontca.gov>
Sent: Tuesday, December 12, 2023 11:03 AM
To: Von Lawson <vlawson@msjc.edu>
Subject: Re: EDC reappointment

WARNING

This email was sent from an external sender and did not originate from Mt. San Jacinto College. If you are unsure of the authenticity of the sender, **DO NOT** click any links or download any attachments; and contact the MSJC Information Technology helpdesk at help@msjc.edu or (951) 465-7677.

Von,

As the seat you occupy is for post secondary educators and has limited people who may fill that role, I would still send me and Nicole an email requesting to be reappointed even if we are passed the deadline.

Kyle
Sent from my iPhone

On Dec 12, 2023, at 10:59 AM, Von Lawson <vlawson@msjc.edu> wrote:

Good morning Mr. Warsinski,

I hope this email finds you and your family ready for the holidays.

Let me apologize. I have been traveling quite a bit lately for work and personal. And I have been playing catch up on emails. I will totally understand if I have missed the date. I can always apply next year if it too late. I will see you all tomorrow at the next meeting.

Have a wonderful day.

Respectfully,

Von

Von Lawson, Ed.D.

Dean of Instruction –

People, Culture & Public Service Pathway

Mt. San Jacinto College

951.487.3440

From: Kyle Warsinski <KWarsinski@beaumontca.gov>

Sent: Monday, December 11, 2023 3:01 PM

To: Von Lawson <vlawson@msjc.edu>

Subject: EDC reappointment

WARNING

This email was sent from an external sender and did not originate from Mt. San Jacinto College. If you are unsure of the authenticity of the sender, **DO NOT** click any links or download any attachments; and contact the MSJC Information Technology helpdesk at help@msjc.edu or (951) 465-7677.

Von,

Are you interested in reapplying for the Economic Development Committee? If so, can you please either complete the application via the following link, or providing me or Nicole with an email or letter requesting your reappointment to the committee? The application deadline is today at 5:00pm.

<https://www.beaumontca.gov/FormCenter/Published-Forms-2/Economic-Development-Committee-Beaumont--97>

Thank you,

KYLE WARSINSKI

Economic Development Manager

<image001.jpg>

City of Beaumont

550 E. 6th Street, Beaumont, Ca 92223

Desk (951) 769-8527 | Fax (951) 769-8526

BeaumontCa.gov

[Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)

<image002.png>

#ACITYELEVATED

From: noreply@civicplus.com
To: [Nicole Wheelwright](#)
Subject: Online Form Submittal: Parks and Recreation Committee - 2023
Date: Saturday, December 9, 2023 11:51:31 AM

Parks and Recreation Committee - 2023

The interview and selection process is scheduled for the December 19, 2023 City Council Meeting at 6:00 p.m.

First Name	Amberly
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Last Name	Carver
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Primary Phone	
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Alternate Phone	Field not completed.
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Home Address	Beaumont ca 92223
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Address 2	Field not completed.
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Email	
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Occupation/Profession	Sales executive
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Employer Name	Universal
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Are you 16 year of age or older?	Yes
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Do you represent a a sports league or affiliated with a sports league within the City of Beaumont?	No
--	----

Questions	
-----------	--

Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Parks and Recreation Committee member?	No
---	----

If you answer "Yes", please explain	I am older
-------------------------------------	------------

Qualifications - Briefly state your qualifications, including any education, skill, or background related to parks and recreation

My background includes being involved at community parks as a youth for sporting events, professionally I have experience with event planning and coordinating, a business degree and raising children who all were involved in Beaumont youth events at the local parks. As a community member and a mother I feel that I have a lot to contribute .

Additional Information

Resume

[Amberly Carver Resume.pdf](#)

Additional Information

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

Collaborative, customer-focused Director with expertise in consultative sales, value-add strategies, global account management, revenue optimization, and business development. Leverages executive-level partnerships to devise strategic roadmaps with in-depth product knowledge and service accountability. Serves as a client advocate resulting in high customer retention and satisfaction scores by delivering a personalized customer experience. Coaches' high-performance teams in identifying vital needs and areas of focus in account base while advancing a work culture of learning and growth. Confidently navigates and translates effective stakeholder communications with an influential communication style and a positive thought mentality.

AREAS OF EXPERTISE

Project Leadership | Business Growth Strategies | Sales Lifecycle | Product Deployment | Account Management | Upselling
Quality Assurance | Team Empowerment | Social & Emotional Intelligence | Coaching & Mentoring | Market Mapping
Gap Analysis | Product Positioning | Customer Success | Visioning | Contracts & Negotiations | Business Insights | ROI
Revenue Optimization | Executive Communication | Cross-Functional Collaboration | Risk Management

ACHIEVEMENTS

- Identify revenue-driving opportunities within the nuances of BD and the sales lifecycle along with surpassing quotas yearly for both revenue and sales.
- Grew a book of business in 2022 by 2.1 million along with bringing in 125% of revenue attainment.
- Singlehandedly supported and sold a book of business with over 5000 clients ranging from 100k- 600k in annual revenue; recognized for being the highest revenue-generating SGD on the team.

PROFESSIONAL EXPERIENCE

Strategic Growth Director | HireRight | 2014 - 2023

Account Manager (promoted)

A proven record of impactful contributions, progressing through several roles of increased scope, accountability, and influence. Accountable for expanding the footprint of HireRight products and services while establishing a strong professional and consultative relationship with global account managers and clients by developing a core understanding of unique business needs.

- Enabled a continuous improvement mindset and culture, while driving efficiency to deliver value and high customer satisfaction.
- Client partnerships to include Workday, Greenhouse, Oracle and ICIMS
- Partnered with strategic channel partners, HR, recruiting, legal, finance, marketing, operations, and InfoSec to deliver competitive advantage.
- Guided global account managers to identify revenue growth, upsell opportunities, and manage to close.
- Qualified opportunities and developed value proposition, financial case, and overall success criteria for the product's deployment.
- Persuasively negotiated and delivered contracts to senior-level management teams.
- Tracked and monitored key performance indicators (KPIs) to better assess performance and critical decision-making.
- Successfully forecasted, met, and exceeded assigned quotas by creating and driving a pipeline of opportunities for new solutions within HireRight customer base.
- Expertly found opportunities for profitable growth within a current client base by assessing the volume size, current revenue, and products being used; identified gaps within the current program to expose a need that allowed the creation of new revenue and the ability to grow the client's account and relationship.
- Lead project scope from inception to completion delivering seamless time and under-budget results by utilizing adaptable creative problem-solving and strong organizational practices.

Team Lead | Mobile Messenger, Culver City, CA | 2011 – 2013

Customer Service Representative (promoted)

Managed a talented, diverse team of 12, including delegating assignments, performance management, and quality assurance with an intentional focus on team empowerment.

- Key contributor in building a quality assurance program and a team from the ground up, including recruiting top talent, training on client pain point identification, and driving increases in customer loyalty and satisfaction by implementing scorecards to manage team performance.
- Coached representatives one on one to increase business literacy, strengthen skills and acknowledge accomplishments.
- Managed sensitive communications and customer conflict with de-escalation techniques and a solutions-based approach.

ADDITIONAL CAREER HIGHLIGHT

Co-Founder | Aida Cosmetics | 2010-2023

Founded a start-up to inspire women with affordable, top-quality beauty products with a focus on a diverse customer base. Build a successful business through developing a strong social media presence, best-in-class shipping, partnering with influencers, and increasing customer engagement online.

- Created strong product demand via hosting fashion shows & events that led to opening a space for plus size women's market.
 - Designed and launched high-impact campaigns, and promotions.
 - Served as sponsors within the non-profits sector, and grew the brand to 90% online, and 10% storefront presence.
-

EDUCATION

Bachelor of Arts degree in Business, minor in Marketing

Ashford University

Recipient of Honor Role Award

TECHNOLOGY STRENGTHS

Tableau White Space – Salesforce

From: noreply@civicplus.com
To: [Nicole Wheelwright](#)
Subject: Online Form Submittal: Parks and Recreation Committee - 2023
Date: Friday, December 8, 2023 10:53:28 AM

Parks and Recreation Committee - 2023

The interview and selection process is scheduled for the December 19, 2023 City Council Meeting at 6:00 p.m.

First Name	Deanna "Annie"
Last Name	Ploehn
Primary Phone	
Alternate Phone	<i>Field not completed.</i>
Home Address	Beaumont Ca 92223
Address 2	<i>Field not completed.</i>
Email	
Occupation/Profession	Community Outreach Specialist/Victim Services Coordinator
Employer Name	Partners Against Violence
Are you 16 year of age or older?	Yes
Do you represent a a sports league or affiliated with a sports league within the City of Beaumont?	No
Questions	
Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Parks and Recreation Committee member?	No
If you answer "Yes", please explain	N/A

Qualifications - Briefly state your qualifications, including any education, skill, or background related to parks and recreation

I have been a proud resident of Beaumont since 2010. Since 2010 I have been running my own business, which has allowed me to actively contribute to the growth and development of our community.

With 18 years of living in Beaumont, I have developed a deep understanding of our community's needs and interests. I have actively participated in various community events and have a connection with the community. I am deeply passionate about being involved in various community events and have established strong connections with the community.

As a business owner since 2010, I have gained valuable skills in organization and project management. These skills can be applied to effectively manage resources and make informed decisions regarding parks and recreational services. As a business owner, I have a great working relationship with the local police department and local government agencies. Through my positive relationship I have gained insights into public safety concerns and strategies. This knowledge can contribute to ensuring the safety and security of parks and recreational facilities.

Having previously worked for the school district and my party rentals business, I have firsthand experience in working with school-aged children. This experience allows me to understand the needs and preferences of younger community members, which can be applied to develop engaging and inclusive recreational activities.

As an advocate with Partners Against Violence, I am committed to creating a safe and welcoming environment for all community members. I can bring this dedication to the Parks and Recreation Committee by promoting initiatives that foster inclusivity and prevent violence.

These qualifications demonstrate my passion for community engagement, business acumen, collaboration with law enforcement, experience with the youth, and dedication to creating a safe and vibrant community through parks and recreational services. I believe by working together, we can create a better future for Beaumont.

Additional Information

Resume

[Deanna.docx](#)

Additional Information

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

Deanna “Annie” Ploehn

Beaumont, CA 92223

Objective	I am seeking a challenging role where I can utilize my skills in teamwork, task prioritization, safety, networking, and collaboration to create great communities. I aim to make a positive impact in the lives of community members and contribute to overall goals for the community.
Skills & Abilities	My skills and abilities include but not limited to: security and safety, teamwork and collaboration, task prioritization, networking and relationship building, multitasking, time management, organization, and training and leadership.
Experience	<p>Partners Against Violence- June 16, 23-Current Community Outreach Specialist/Victim Services Coordinator</p> <ul style="list-style-type: none">▪ Promote violence prevention and support to victims.▪ Actively engage with community members, organizations, and law enforcement to raise awareness about the impact of violence and resources to help prevent it.▪ Educate the community and empower individuals.▪ Skilled in crisis intervention, conflict resolution, and de-escalation techniques, enabling me to effectively respond to emergencies and provide immediate assistance. <p>AP Rentals – January 7, 2011 - Current Business Owner/Manager</p> <ul style="list-style-type: none">▪ Successfully launched and managed party rentals business.▪ Developed and implemented effective marketing strategies to attract and retain customers.▪ Built a strong reputation for delivering exceptional customer service, ensuring client satisfaction and repeat business.▪ Managed inventory efficiently, ensuring timely delivery and setup.▪ Established and maintained relationships with vendors and suppliers.▪ Lead a team of employees, providing guidance, training and support. <p>Beaumont Unified School District- January 9, 2023 – June 15, 2023 Campus Security II</p> <ul style="list-style-type: none">▪ Patrolled premises to identify and quickly respond to suspicious activities or individuals.▪ Circulated among employees, visitors and patrons to protect property and preserve order.▪ Patrolled buildings and grounds to determine presence of unauthorized persons and identify cause of disturbances.

	<ul style="list-style-type: none"> ▪ Opened and closed the high school campus for the morning and afternoon routines. ▪ Helped to maintain a safe campus for the students. ▪ Answered administration to any help needed. <p>Partners Against Violence – March 19, 23 – June 15, 23 Advocate</p> <ul style="list-style-type: none"> ▪ Coordinated crisis interventions to guide clients through difficult situations. ▪ Referred clients to required specialists and support institutions for cases requiring additional care. ▪ Accompanied survivor to hospital outreaches. ▪ Conducted survivor needs assessments. ▪ Monthly Training. <p>SunSational Tanning Salon – August 21, 2010- October 31, 2022 Business Owner/Manager</p> <ul style="list-style-type: none"> ▪ Mentored employees on quality service delivery, resulting in improved customer loyalty and retention. ▪ Oversaw employee scheduling to verify proper coverage. ▪ Expanded market reach through social media. ▪ Improved workflows and increased productivity, evaluating and standardizing operational process. ▪ Managed daily operational strategy, applying business acumen and industry-specific knowledge. ▪ Managed daily operations.
Education	<p>California State University, San Bernardino- San Bernardino, CA December 2008 Bachelor of Arts: Criminal Justice</p> <p>Riverside Community College-Riverside, CA June 2006 Associate of Science: Administration of Justice</p>
Certificate	<p>Lady Be Aware- San Bernardino Sheriff's Dept Advanced Inflatable Safety Operations- AISAOC Spray On Tanning- Smart Tan</p>

From: noreply@civicplus.com
To: [Nicole Wheelwright](#)
Subject: Online Form Submittal: Parks and Recreation Committee - 2023
Date: Thursday, November 30, 2023 11:25:19 AM

Parks and Recreation Committee - 2023

The interview and selection process is scheduled for the December 19, 2023 City Council Meeting at 6:00 p.m.

First Name	Diane
Last Name	Guerena
Primary Phone	
Alternate Phone	<i>Field not completed.</i>
Home Address	
Address 2	<i>Field not completed.</i>
Email	
Occupation/Profession	HR Consultant
Employer Name	Paychex
Are you 16 year of age or older?	Yes
Do you represent a a sports league or affiliated with a sports league within the City of Beaumont?	Yes
Questions	
Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Parks and Recreation Committee member?	No
If you answer "Yes", please explain	Not at this moment.

Qualifications - Briefly state your qualifications, including any education, skill, or background related to parks and recreation

Experienced HR professional with 30 years of experience. Great communication skills and involved with the Beaumont/Banning Pickleball community and prior baseball participant. A dedicated member of the Beaumont community.
A representative for MADD and spoke at various events for the police department including the City Hall in Los Angeles
Come equipped with ready to work and be that voice for the community as our city is thriving and excited about the resources to come to make Beaumont a safe and more desirable place to live.

Additional Information

Resume

Field not completed.

Additional Information

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Nicole Wheelwright](#)
Subject: Online Form Submittal: Parks and Recreation Committee - 2023
Date: Tuesday, December 5, 2023 11:18:27 AM

Parks and Recreation Committee - 2023

The interview and selection process is scheduled for the December 19, 2023 City Council Meeting at 6:00 p.m.

First Name	DENNIS
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Last Name	SALCEDO
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Primary Phone	
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Alternate Phone	<i>Field not completed.</i>
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Home Address	
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Address 2	<i>Field not completed.</i>
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Email	
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Occupation/Profession	Retired
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Employer Name	N/A
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Are you 16 year of age or older?	Yes
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Do you represent a a sports league or affiliated with a sports league within the City of Beaumont?	No
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Questions	
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Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Parks and Recreation Committee member?	No
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If you answer "Yes", please explain	N/A
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Qualifications - Briefly state your qualifications, including any education, skill, or background related to parks and recreation

Retired government employee with over ten years of supervision experience in the transportation industry. I understand the process of government purchasing and the steps on what a project needs to become a reality. I also understand what liabilities can be placed on a government entity when projects are not designed with safety in mind. I have assisted in the organization of several events during my life. I like to think "out of the box" with ideas to make daily lives easier and enjoyable. I spent many years coaching my kids in recreational sports as well as assisting to maintain playing fields. I understand what it takes to keep a league fun for children. I am active in improving my neighborhood and like to keep open communication with all my neighbors. My community is important to me and want to help make it an enjoyable place for children and adults. I believe in having an enjoyable and safe place to live with extracurricular activities to bring the community together. I would like to volunteer for the Parks and Recreation department so I can share my ideas and help organize activities for my community to participate in.

Additional Information

Resume

Field not completed.

Additional Information

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Nicole Wheelwright](#)
Subject: Online Form Submittal: Parks and Recreation Committee - 2023
Date: Sunday, December 10, 2023 6:00:04 AM

Parks and Recreation Committee - 2023

The interview and selection process is scheduled for the December 19, 2023 City Council Meeting at 6:00 p.m.

First Name	David
Last Name	Valdivia
Primary Phone	
Alternate Phone	<i>Field not completed.</i>
Home Address	
Address 2	<i>Field not completed.</i>
Email	
Occupation/Profession	Electrician
Employer Name	Morrow Meadows
Are you 16 year of age or older?	Yes
Do you represent a a sports league or affiliated with a sports league within the City of Beaumont?	Yes
Questions	
Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Parks and Recreation Committee member?	No
If you answer "Yes", please explain	Don't know of anything

Qualifications - Briefly state your qualifications, including any education, skill, or background related to parks and recreation

Me and my family have worked closely with the City of Beaumont since Rangel Park / Valdivia field has been built in the 1970's , we were in direct connection with the City with its beautiful renovation in 2021/2022. I have also held the position of Vice President of Softball for Beaumont Youth Baseball when my kids were growing up. I'm am still the coach of the Beaumont Coyotes that holds an annual tournament every 4th of July. I attend all City of Beaumonts field meetings .

Additional Information

Resume

Field not completed.

Additional Information

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Nicole Wheelwright](#)
Subject: Online Form Submittal: Parks and Recreation Committee - 2023
Date: Thursday, November 30, 2023 8:09:25 PM

Parks and Recreation Committee - 2023

The interview and selection process is scheduled for the December 19, 2023 City Council Meeting at 6:00 p.m.

First Name	Erick
Last Name	Bennett
Primary Phone	909-723-6812
Alternate Phone	<i>Field not completed.</i>
Home Address	, Beaumont, Ca
Address 2	<i>Field not completed.</i>
Email	
Occupation/Profession	Senior Investigator
Employer Name	San Bernardino County District Attorney's Office
Are you 16 year of age or older?	Yes
Do you represent a a sports league or affiliated with a sports league within the City of Beaumont?	Yes
Questions	
Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Parks and Recreation Committee member?	No
If you answer "Yes", please explain	NA

Qualifications - Briefly state your qualifications, including any education, skill, or background related to parks and recreation

I have been a resident of Beaumont for over 20 years. I have a Bachelor of Science in Criminal Justice Administration and a Master of Science in the Administration of Justice and Security, both from the University of Phoenix. I have been involved in youth sports in the city for over 16 years. I have coached for Beaumont Youth Baseball and Banning Little League. I have been involved with the American Youth Soccer Organization (AYSO) for 16 years as a parent, coach, referee, and administrator. I have been a regional commissioner and worked closely with our Parks and Recs department, the city council, and the police department. I have been an area director with AYSO helping manage 6 regions serving about 5,000 players and about 1,000 volunteers. I am currently the Assistant Section Director helping manage about 70 regions, serving 75,000 plus kids and thousands of volunteers.

I have worked with communities outside of Beaumont to help deal with the field issues facing so many of our communities. I am passionate about non-profit, all-volunteer organizations like AYSO, BYB, JAF, and Banning Little League. I believe organizations like these should get priority field allocation throughout our community versus for-profit organizations. I am passionate about safe parks, maintained parks, and well-lit parks. I have been on the injury side of an unsafe field at our local soccer park and will be passionate about making these safe for our kids and adults who use the fields. Further, I believe our communities should establish more green space in our communities, in our new neighborhoods, and in our areas that border our neighboring communities.

I believe I am fair and unemotional in my decision-making, and have a love for our community. I

Additional Information

Resume

[Bennett_Erick Resume Beaumont parks and rec.docx](#)

Additional Information

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

Erick Bennett

Beaumont, CA | () | () | [linkedin.com/in/erick-bennett](https://www.linkedin.com/in/erick-bennett)

RESILIENCY | BUSINESS CONTINUITY | CRISIS MANAGEMENT

Multifaceted career with a proven track record of innovation and success in leading all aspects of retail operations, crisis management, and enterprise resiliency.

Collaborative and dynamic leader with an evolving legacy of creating best-in-class programs across all aspects of the organization. Built multiple programs from the ground up and infused crisis leadership and data-driven decision-making. Decades of experience influencing and building relationships while building diverse and inclusive teams. Track record of bringing "calm to the chaos" and leading crisis management in high-risk environments.

PROFESSIONAL HIGHLIGHTS

- Coordinated crisis operations and interviews during an active shooter incident in 2015, resulting in numerous policy changes for emergency response, mass casualty, and employee support.
- Streamlined 30+ manual reporting processes, leading to, on average, an annual time savings of 480+ hours per person.
- Managed and responded to 300+ crisis events, including natural disasters, protests, workplace violence incidents, and more.
- Created a new program focused on commercial trucking safety and compliance, leading to the development of 30+ key performance indicators (KPI). Developed a budget of \$130K to purchase equipment, create trucking routes and municipal parking codes, and interface with 3rd party vendors.

Areas of Expertise

- | | | |
|-------------------------|-------------------------------------|------------------------|
| • Business Continuity | • Risk and Vulnerability Assessment | • Strategic Leadership |
| • Enterprise Resiliency | • Disaster Management | • Major Event Planning |
| • Physical Security | • Budget Planning and Oversight | • Project Management |
| • Crisis Management | • Program Management | • Change Leadership |

Professional Experience

COUNTY OF SAN BERNARDINO-DISTRICT ATTORNEY'S OFFICE (2023-Present)

Senior District Attorney Investigator

- Perform skilled criminal investigations, investigate violations of the law, gather and preserve evidence, and arrest offenders.
- Plan and conduct investigations to support the prosecution of a wide variety of criminal and civil cases, including all family violence violations.
- Understand the rules of evidence, arrest, search, and seizure, prepare search warrants and written reports, interview involved parties, communicate effectively in oral and written form, testify in court, and establish relationships with members of the public and other law enforcement personnel.

CITY OF SAN BERNARDINO POLICE DEPARTMENT (2002-2023)

Sergeant | Investigations Manager | Crisis Manager

- Manage 10 direct reports, 30+ indirect reports, 100+ contractors, and an approximate \$2.2M budget.
- Responsible for all aspects of performance management, including mentoring, professional development, discipline, and evaluations.
- Conducted 15K+ investigations targeting workplace violence, internal misconduct, organized crime, etc.
- Oversaw the department onboarding and training program, graduating 60+ personnel with a 95% success rate YoY.
- Recognized nationally as a subject matter expert on the Vagos Outlaw Motorcycle Club, delivering 250+ trainings to 5K+ personnel domestically and internationally.
- Coordinated crisis operations and interviews during an active shooter incident in 2015, resulting in numerous policy changes for emergency response, mass casualty, and employee support.
- Developed 25+ SOPs, policies, and procedures during my career.
- Created a new program focused on commercial trucking safety and compliance, leading to the development of 30+ key performance indicators (KPI). Developed a budget of \$130K to purchase equipment, create trucking routes and municipal parking codes, and interface with 3rd party vendors.
- Mentored and counseled 4 direct reports, ensuring they were successfully promoted to higher positions.

- Led and participated in 40+ RFI and RFPs covering approximately \$250K in projects.
- Community engagement and intelligence-driven data analysis decreased violent crime by 10% YoY.
- Streamlined 30+ manual reporting processes, leading to, on average, an annual time savings of 480+ hours per person.
- Conducted a 10-year international investigation into a transnational organization spread across 7+ agencies and 400+ personnel.
- Managed and responded to 300+ crisis events, including natural disasters, protests, workplace violence incidents, and more.

AMERICAN YOUTH SOCCER ORGANIZATION (2008-Present)

Assistant Director

- Serve as a volunteer Asst. Section Director responsible for 20+ direct reports, \$12M+ in assets, and an annual \$250K+ budget.
- Oversee 75K+ players and 30K+ volunteers spread across 60+ regions in three states.
- Executed 5+ financial audits targeting fund mismanagement, leading to multiple law enforcement referrals.
- Increased the referee program by 10% each year and implemented an award and mentoring program to address retention.

EARLY CAREER

District Manager at Radio Shack

- Oversaw 15+ direct reports and 10+ stores and increased sales YoY by 225%, or \$800K-\$2M.

Education

University of Phoenix

M.S. Administration of Justice and Security

University of Phoenix

B.S. Criminal Justice Administration

Sherman Block Supervisory Leadership Institute

Executive Leadership Certificate

Languages

English – Native/Bilingual Proficiency

Organizations

- ASIS International
- DRI-Disaster Recovery Institute International

From: noreply@civicplus.com
To: [Nicole Wheelwright](#)
Subject: Online Form Submittal: Parks and Recreation Committee - 2023
Date: Friday, December 8, 2023 11:49:51 AM

Parks and Recreation Committee - 2023

The interview and selection process is scheduled for the December 19, 2023 City Council Meeting at 6:00 p.m.

First Name	Jodi
Last Name	Pauley
Primary Phone	
Alternate Phone	<i>Field not completed.</i>
Home Address	
Address 2	<i>Field not completed.</i>
Email	
Occupation/Profession	Domestic Goddess
Employer Name	Jodi Pauley
Are you 16 year of age or older?	No
Do you represent a a sports league or affiliated with a sports league within the City of Beaumont?	No
Questions	
Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Parks and Recreation Committee member?	No
If you answer "Yes", please explain	no

Qualifications - Briefly state your qualifications, including any education, skill, or background related to parks and recreation

Hello, I'm Jodi, and I have lived in Beaumont for over 20 years. I have volunteered on the AYSO Board and also served on the exec board of my children's school PTAs, volunteering on the AYSO board opened the door for my family and I to host over 60 UK soccer coaches in our home. In my free time I enjoy visiting my grown children and traveling. I'm always looking for new opportunities to better my community. I look forward to seeing this city move in a forward direction.

Additional Information

Resume

Field not completed.

Additional Information

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Nicole Wheelwright](#)
Subject: Online Form Submittal: Parks and Recreation Committee - 2023
Date: Friday, December 1, 2023 7:46:37 PM

Parks and Recreation Committee - 2023

The interview and selection process is scheduled for the December 19, 2023 City Council Meeting at 6:00 p.m.

First Name	Kyle
Last Name	Anders
Primary Phone	
Alternate Phone	<i>Field not completed.</i>
Home Address	
Address 2	<i>Field not completed.</i>
Email	
Occupation/Profession	<i>Field not completed.</i>
Employer Name	<i>Field not completed.</i>
Are you 16 year of age or older?	Yes
Do you represent a a sports league or affiliated with a sports league within the City of Beaumont?	No
Questions	
Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Parks and Recreation Committee member?	Yes
If you answer "Yes", please explain	It won't let me put No

Qualifications - Briefly state your qualifications, including any education, skill, or background related to parks and recreation

I enjoy our parks

Additional Information

Resume

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Additional Information

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PARKS COMMISSIONER APPLICATION
City of Beaumont, CA

Candidate: Laura Schnur

Address:
Beaumont, CA 92223

Email:

QUALIFICATIONS STATEMENT

What qualifies me for a position on the Parks Commission? The following will hopefully illuminate why I am a good candidate:

1. I have been a resident of Beaumont in Fairway Canyon since 2013. I have a great interest in our community parks because I use them. I am particularly interested in parks that support open, usable, and collaborative spaces for residents that enjoy activities outside of our valuable sports programs, I believe our park system is very strong, but that it should take into account the wider variety of needs within our growing community and provide opportunities for increasingly more diverse, contemporary, and versatile uses. Our park system should show connectivity of the various trail systems and that the park plan should include safety and security measures as well. Our parks should be moving forward with technology to create a vital and strong community park system.
2. One interest that is close to my heart is Nicklaus Paw Park. I do advocate for our dog park on a regular basis with our Parks Department. This particular type of park in our community holds a high value in our community to residents and guests, and is an important asset for those of us who have dogs in our families as it provides the type of space to give dogs and their owners opportunities for important physical exercise.
3. Parks represent the importance of outdoor and natural green spaces for our individual and community mental and emotional health. Parks also represent the interest and needs of many different types of residents, of all ages from young to more mature, and a diversity of needs to promote our well being. It is a vital part of our community and an opportunity to expand our programming with care and intention. The culture of our city, the arts, the events - all are within our reach if we work collaboratively with our community resources to create a better connected park system of which we can continue to be proud. We have a chance to provide much more to our community by considering and using newer technologies to ensure safety, security, and support to beneficial activities in our parks. We have a chance to be forward thinking with our park development and our maintenance programs. Stewardship of our assets and resources is needed. The development of a Master Park Plan is an important step the City of Beaumont is undertaking. These are all important factors in a well functioning and strong park program.

4. My education includes earning a Bachelor of Arts in International Relations from the University of Redlands; a Master of Arts Program from Northeastern University in Boston, Massachusetts; and a K-12 Elementary teaching credential program at CSU San Bernardino. I have taught for over 20 years in public schools in both Riverside and San Bernardino County. I have taught a range of grade levels from Kindergarten to Grade 8. In that time I have worked with everyone - from parents and families with children of all ages, to administrators, elected board members, consultants, and more. I have experience working with the widest range of interests and needs possible and in many different capacities. I have organized events and field trips, attended many public meetings as a participant and as an observer.

5. In addition, I have personal project experience with the many facets of park development, from the initial concept development, community outreach and input, as well as the design/build and final construction and maintenance of parks.

6. Some of my key skills include problem-solving, planning, and partnership.

In summary, I believe I am capable of the work required to be an effective park commissioner. I bring the perspective of a park and open space user. I am a mother of daughters who are now college graduates but have used the parks here since they were in middle school. I live in a fantastic community with people who love our parks and outdoor spaces. We have dogs who enjoy the parks on leash and off leash in the dog park. We like outdoor spaces, walking trails, outdoor events, and the great things that parks bring to our neighborhoods. I am extremely passionate about preserving open space for not only the environmental benefits and impacts they bring, but for the critically important emotional health of our residents. Based on my background, skills, education, and keen interest, I believe I am a great candidate for Parks Commissioner.

LAURA SCHNUR



[Redacted]



[Redacted]



Beaumont, California 92223

PROFESSIONAL SUMMARY

- Excellent interpersonal and communication skills.
- Big picture focus with excellence in communicating goals and vision to succeed.
- Problem solver, networker and consensus builder.
- Collaborative leader with dedication to partnering with others to achieve community goals.
- Documented strengths in building and maintaining relationships with diverse range of stakeholders in dynamic, fast-paced settings.
- Passionate Dog Park Advocate working diligently on behalf of pets & owners.

SKILLS

- Problem-Solving Skills
- Planning & Coordination
- Project Development & Management
- Event & Program Promotion
- Constructive Feedback
- Research & Development
- Community Partnerships

EDUCATION

University of Redlands
Redlands, CA

Bachelor of Arts: International Relations

Northeastern University
Boston, MA

Master of Arts: International Relations

California State University - San Bernardino
San Bernardino, CA
Elementary Teaching Credential

WORK HISTORY

Palm Springs Unified School District - Elementary Teacher Grade K
Palm Springs, CA • 11/2018 - 06/2019

- Integrated technology and multimedia tools into lessons to enhance student learning.
- Provided individualized and diversified instruction to support student comprehension and assist with navigating challenges.
- Implemented classroom management improvements to enhance class morale and engagement.

Romoland School District - Elementary Teacher Grade K
Menifee, CA • 08/2016 - 06/2018

- Built positive relationships with parents to involve families in educational process.
- Created supportive and inclusive learning environments, fostering positive classroom atmospheres supporting student growth and learning.
- Integrated technology and multimedia tools into lessons to enhance student learning.

Hope Academy Charter - Elementary Teacher Grades 2-5
Beaumont, CA • 09/2014 - 08/2016

- Integrated technology and multimedia tools into lessons to enhance student learning.
- Observed and evaluated students' performance, behavior, social development and social-emotional well-being, serving students with ASD, ADHD and other conditions.
- Scheduled and directed field trips and hands-on activities to foster student learning and creativity.
- Collaborated with administrators on classroom policies, management strategies, and discipline.
- Built positive relationships with parents to involve families in educational process & to provide opportunities to experience the Metrolink system for free.

Moreno Valley Unified School District - Elementary Teacher
Moreno Valley, CA • 01/2013 - 08/2014

- Developed learning objectives for each subject area to quantify learning and set benchmarks.
- Drove student learning by establishing clear classroom plans and group objectives, as well as actionable strategies to achieve each goal.
- Impacted lessons positively by incorporating smart boards, computers, games and music into classroom.

Color Me Mine Redlands - Owner/Manager

Redlands, CA • 01/2006 - 09/2009

- Created a strong business plan to define ceramic art studio concept, short-term and long-term goals and strategies.
- Designed & supervised new construction in a high end shopping center in Redlands
- Interviewed and hired amazing studio staff
- Created an entertainment program for a diverse customer base, including painting, parties, special events, classes, summer camps, and on-the-go art.
- Managed purchasing, sales, marketing customer operations, HR, finances, budgeting, accounting.
- Implemented business strategies, increasing revenue and effectively targeting and expanding new markets.

San Bernardino City Unified School District - Elementary Teacher

San Bernardino, CA • 06/1993 - 10/2002

- Communicated student progress, academic difficulties, or behavioral concerns to parents, guardians and administration using tact and professionalism to improve student academic performance.
- Scheduled and directed field trips for multiple grade levels and hands-on activities to foster student learning and creativity.
- Assessed student learning progress and comprehension with routine tests and standardized examinations.



Staff Report

TO: City Council

FROM: Jennifer Ustation, Finance Director
Lisa Leach, CPA, Assistant Finance Director

DATE December 19, 2023

SUBJECT: FY2023 Annual Comprehensive Financial Report and Report of Internal Control Over Financial Reporting

Description Receive and file the FY2023 Annual Comprehensive Financial Report and all associated reports.

Background and Analysis:

On an annual basis the City is required to have an independent audit of its financial statements. The audit for FY2023 has been completed and a draft report is included as **Attachment A**.

The audit provides for an unmodified (“clean”) opinion, which means that the financial statements present fairly in all material respects the financial condition of the City. The audit process includes an interim period of review of internal controls and testing of transactions and year-end balances. Both processes are completed by the independent auditors.

The ACFR is divided into the following sections:

- **Introductory Section** – Includes a Letter of Transmittal to introduce the ACFR and provide a profile of the government, and information that is useful in assessing a government’s economic condition and organizational information. New for this year is the **GFOA Award of Excellence for Financial Reporting for Fiscal Year 2022**.
- **Independent Auditor’s Report on Financial Statements** – provides an opinion on the reasonable assurance about whether the financial statements as a whole are free from material misstatement.

- **Management Discussion and Analysis** – provides management’s discussion of the financial condition of the City and the results of operations for the year ended FY 2022-2023.
- **Financial Statements** – this provides for detailed financial results of both government activities and business type activities along with the change in financial position for the City during the fiscal year July 1, 2022, through June 30, 2023.
- **Notes to the Financial Statements** – this provides additional information regarding a summary of significant accounting policies, including valuation of assets and liabilities.
- **Supplementary Information** – this provides for comparative data with information from prior years.
- **Statistical Section** – provides financial trends, revenue capacity, debt capacity, demographic, economic and operating information which provides a context for assessing a government’s economic condition.

Internal Control Over Financial Reporting

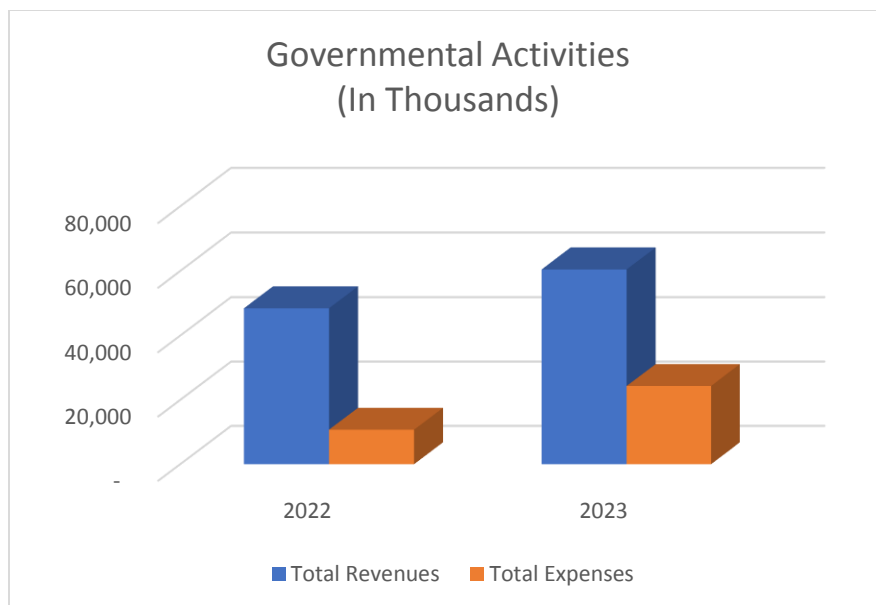
The auditors consider the City’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing their opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control. Within this report the auditors will identify any deficiencies they encountered in their testing of internal control over financial reporting.

A deficiency in internal controls exists when the design or operation of control does not allow management or employees to prevent or detect and correct misstatements on a timely basis. There are two types of deficiencies, a material weakness and a significant deficiency. A material weakness is a deficiency that a material misstatement of the City’s financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency in internal control that is less severe than a material weakness.

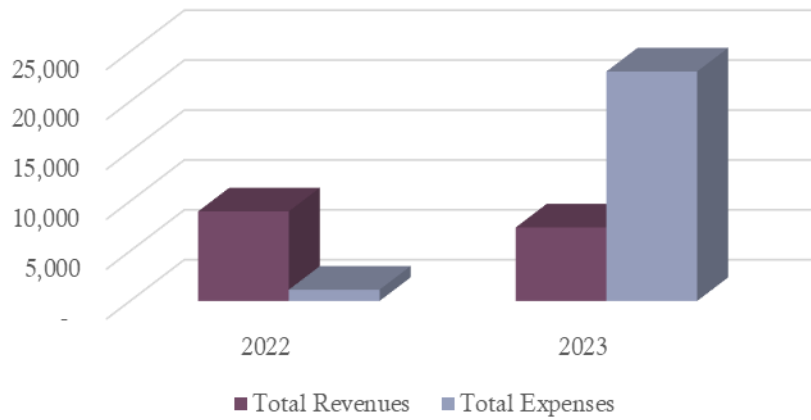
During the Fiscal year 2023 audit, RAMS identified no significant deficiencies or material weaknesses.

Financial Highlights

	(In Thousands)	
City Assets (What We Own)	2023	2022
Current Assets consisting mainly of cash and amounts owed to the City	\$ 201,938	\$ 163,553
Net Capital Assets consisting mainly of buildings, equipment, and vehicles	\$ 487,366	\$ 506,707
Non-Current Assets consisting mainly of restricted cash and investments, loan receivable	\$ 83,462	\$ 81,053
TOTAL CITY ASSETS	\$ 772,766	\$ 751,313
Deferred Outflows of Resources, which have a positive effect on Net Position	\$ 13,410	\$ 6,238
TOTAL CITY ASSETS AND DEFERRED OUTFLOWS	\$ 786,176	\$ 757,551
City Liabilities (What We Owe)	2023	2022
Current Liabilities consisting mainly of all amounts the City owes, except for debt	\$ 58,486	\$ 62,467
Non-Current Liabilities consisting of long-term obligations, including pension	\$ 187,247	\$ 169,361
TOTAL CITY LIABILITIES	\$ 245,733	\$ 231,828
Deferred Inflows of Resources, which have a negative effect on Net Position	\$ 1,641	\$ 7,397
Deferred Inflows related to debt/leases	\$ 610	\$ 636
TOTAL CITY LIABILITIES AND DEFERRED INFLOWS	\$ 247,984	\$ 239,861
CITY NET FINANCIAL POSITION	\$ 538,192	\$ 517,690



Business Activities (In Thousands)



General Fund Revenues	2022	2023
Taxes	\$ 34,846,091	\$ 38,675,544
Franchise Fees	\$ 3,164,944	\$ 3,253,677
Intergovernmental	\$ 6,307,226	\$ 7,013,572
License & Permits	\$ 4,997,452	\$ 5,250,590
Fines & Forfeitures	\$ 425,252	\$ 302,859
Assessments Levies	\$ 676,180	\$ 972,981
Use of Money and Property	\$ (1,407,979)	\$ 859,242
Charges for Services	\$ 1,595,732	\$ 1,957,027
Other Revenues	\$ 626,268	\$ 5,696,014
TOTAL GENERAL FUND REVENUES	\$ 51,231,166	\$ 63,981,506
General Fund Expenditures	2022	2023
General Government	\$ 7,988,379	\$ 9,206,231
Public Safety	\$ 18,098,087	\$ 21,494,045
Public Works	\$ 2,786,620	\$ 4,099,461
Community Development	\$ 2,062,167	\$ 2,591,878
Community Services	\$ 4,701,702	\$ 5,854,860
Capital Outlay	\$ 1,811,830	\$ 670,446
Debt Service	\$ 99,925	\$ 697,420
Interest and Fiscal Charges	\$ 3,666	\$ 14,512
TOTAL GENERAL FUND EXPENDITURES	\$ 37,552,376	\$ 44,628,853
Other Revenues, including Transfers In	\$ 8,472,634	\$ 10,296,252
Other Expenditures, including Transfers Out	\$ (111,272)	\$ (33,536,835)
INCREASE/(DECREASE) IN FUND BALANCE	\$ 22,040,152	\$ (3,887,930)

Budget Results			
General Fund	Budgeted	Actual	Variance
Total Revenues	\$ 58,340,356	\$ 63,981,506	\$ 5,641,150
Expenditures	\$ (49,624,727)	\$ (44,628,853)	\$ 4,995,874
Other Financing Uses	\$ (24,386,379)	\$ (23,240,583)	\$ 1,145,796
Net Change in Fund Balance	\$ (15,670,750)	\$ (3,887,930)	\$ 11,782,820

Fund Balance – General Fund

- Unassigned \$30.47 million as of June 30, 2023
- City policy states that 16% of annual operating budget for working cash flow, \$5.0 million for budget stabilization, and \$1.0 million for emergency disaster.
- Working cash flow \$10.85 million
- Budget stabilization \$5.0 million
- Emergency reserve \$1.0 million
- Total reserves \$16.85 million

Available fund balance \$13.62 million

Finance and Audit Committee Review

The Finance and Audit Committee met on November 30, 2023, to review and discuss the draft of the Annual Comprehensive Financial Report. The committee recommended moving forward to the City Council once they were in final form.

Fiscal Impact:

The estimated cost to prepare this report is \$468.

Recommended Action:

Receive and file the FY2023 Annual Comprehensive Financial Report and all associated reports.

Attachments:

- FY2023 Annual Comprehensive Financial Report
- FY2023 SAS114 Letter
- FY2023 Report on Internal Control Over Financial Reporting
- Rogers, Anderson, Malody & Scott, LLP Presentation



City of Beaumont

Beaumont, California

Annual Comprehensive Financial Report

For the year ended June 30, 2023

City of Beaumont, California

ANNUAL COMPREHENSIVE FINANCIAL REPORT

For the year ended June 30, 2023

Prepared by the Finance Department

Jennifer Ustation, Finance Director
Lisa Leach, CPA, Assistant Finance Director
Jacqueline Miranda, Accounting Technician II
Tara Astran, Budget Specialist
Justine Wickman, Accountant
Candace Vogel, Accounting Technician

City of Beaumont
Annual Comprehensive Financial Report
For the year ended June 30, 2023

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CITY OF BEAUMONT

Annual Comprehensive Financial Report For the year ended June 30, 2023

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December 11, 2023

To the Honorable Mayor, Members of the City Council, and the Citizens of Beaumont:

It is with great pleasure that we present to you the City of Beaumont's (City's) audited Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2023. The financial statements within this report are presented in conformity with the generally accepted accounting principles (GAAP) and have been audited in accordance with generally accepted auditing standards (GAAS) and *Government Auditing Standards* (GAGAS) by an independent certified public accounting firm.

The ACFR includes the financial activity for all funds of the City, Financing Authority, Public Improvement Authority and Fiduciary Funds. The report is organized into three major sections which include the Introductory Section, the Financial Section, and the Statistical Section.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal controls established for this purpose, which include an array of administrative procedures. These controls are designed to provide reasonable, but not absolute, assurance to safeguard City assets against loss from unauthorized use or disposition, as well as the reliability of financial records for accurate and fair presentation of financial reports. The concept of reasonable assurance recognizes that the cost of specific controls should not exceed the benefits likely to be derived from exercising the controls, and that this evaluation involves estimates and judgements by management. It is believed that the City's internal accounting controls adequately safeguard City assets and provide reasonable assurance of proper recording of financial transactions.

Rogers, Anderson, Malody & Scott, LLP, Certified Public Accountants, have issued an unmodified ("clean") opinion on the City of Beaumont's financial statements for the year ended June 30, 2023. The independent auditor's report is located at the front of the financial section of this report.

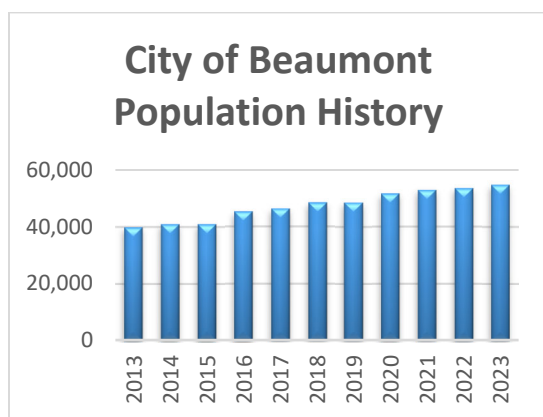
Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

PROFILE OF THE GOVERNMENT

Beaumont has a rich history and is nestled in the foothills of the San Bernardino National Forest. Originally settled in the mid-1800s as a stop along the Southern Pacific Railroad, people drawn to the beautiful mountain views, crisp air and abundance of apple orchards remained in the area and the City of Beaumont was incorporated on November 18, 1912. The city is located 79 miles east of Los Angeles, 111 miles northeast of San Diego and 28 miles west of Palm Springs. Beaumont's incorporated area encompasses two of the region's most important highway interchanges, IH-10

and SR-60 and IH-10 and SR-79. Beaumont (beautiful mountain), originally the community of the San Geronio Pass, began its roots as an ideal route for the transport of goods and services from the Missouri River to the Pacific Ocean. The Pass Area remains an important route for the transportation of goods and services from the West Coast today.

Beaumont's continued growth can be attributed to its desirable location and its reputation as an affordable community that offers a high quality of life. Local officials, supported by engaged community members, have worked tirelessly to prepare for a sustainable future and a vibrant community. Since the early 2000s Beaumont has undergone a major building boom and for several years has remained one of the fastest growing cities in Riverside County, mainly due to its housing affordability and convenient proximity to major urban centers. Beaumont's median income is \$92,797 which is 21.9% higher than the average for Riverside County.



As presented in the ten-year population history chart, Beaumont's population has significantly increased over the past 10 years. The 2022 US Census estimated the population to be 56,349. The California Department of Finance now estimates the 2023 population has grown to 56,987, an increase of 638 from 2022 (1.13% growth).

Beaumont is a "general law" city governed by a city council/city manager form of government. Within the City are multiple special districts which are separate entities with their own, duly elected governing boards. Beaumont is governed by a 5-member City Council, from which the Mayor and the Mayor Pro tempore are selected annually. The City Council appoints the City Manager, who is responsible for the daily operations of all City departments, and the City Attorney. The City's operating departments are City Council, City Clerk, Administration, Finance/Budget, Community Development, Economic Development, Community Services, Public Safety, Public Works, Transit, and Wastewater.

Basic local governmental services are provided including police, fire protection (through contract with Riverside County), maintenance and construction of public improvements, cultural, recreation, planning, zoning, transportation, sewer, and general administration. Financial administration of the City is the responsibility of the Finance Director, who supervises the City's fiscal administration and includes the day-to-day accounting, budgetary and reporting compliance, revenue and cash management, and debt administration operations.

THE REPORTING ENTITY

The ACFR includes all activities carried out by the City as a legal entity, including the activities of the Beaumont Utility Authority (BUA), Beaumont Financing Authority (BFA), Beaumont Parking Authority (BPA), and the Beaumont Public Improvement Authority (BPIA). The City is financially accountable for each of these authorities as specified by the guidance of the Governmental Accounting Standards Board (GASB).

ACCOUNTING SYSTEMS AND BUDGETARY CONTROL

The City's fund accounting records are maintained using a modified accrual basis of accounting, as explained in the Notes to the Financial Statements, and is subject to the accounting practices for governmental units as mandated by (GASB). Basic City operations are accounted for in the City's General Fund, with other activities accounted for in separate funds as required by law or determined by management discretion.

The Government-Wide financial statements (Statement of Net Position and Statement of Activities) follow the accrual basis of accounting. As required by GASB, an accompanying summary reconciliation schedule is presented following the Governmental fund financial statements. These reconciliation schedules are presented on pages 23 and 26 in the body of the financial statements.

The Finance Director is charged with the responsibility for the receipt and disbursement of all monies and to maintain control over all expenditures to ensure that budget appropriations are not exceeded. The level of budgetary control, that is the level at which expenditures are not to exceed Council approved appropriations, is established at the fund and department level. The City Manager has authority to amend the budget within a departmental appropriation; however, changes in employee counts, or between departments within the same fund, must be approved by the City Council. Adjustments at the object level within major categories of expenditures are permissible at the department level, however, adjustments involving transfers between major categories of expenditures such as movement from personnel budget to operating budget, or capital budget to operating budget, between departmental and division budgets, require Finance Director recommendation and City Manager approval. The legal level of control lies within the total department budget for the General Fund. All other funds legal budgetary control is at the fund level. All appropriations lapse at year-end and become available for re-appropriation the following year through the appropriate budgetary process, upon recommendation by the City Manager for City Council consideration.

SIGNIFICANT EVENTS AND ACCOMPLISHMENTS

Economic Development

The City developed and launched a Downtown Business Incentive Program designed to encourage investment in the Downtown and to attract new businesses. The City launched a new Economic Development Website, creating a user-friendly interface where businesses can access resources, grant and incentive information, and businesses and developers can view available properties throughout the City. The city continues to implement a proactive retail recruitment strategy using market analytics utilizing The Retail Coach services. The City initiated development of the Downtown Beaumont Revitalization Plan with the help of GHD, an urban planning and engineering firm, which will provide an implementation plan to achieve City Council's vision for the Downtown established in the 2040 General Plan Update. The DBRP is anticipated to be completed in first quarter 2024.

Community Development

Beaumont adopted the 2040 General Plan Update which was a major update to the 2007 General Plan. The update was recognized by the American Planning Association and awarded the 2021 Comprehensive Plan Small Jurisdiction Award. The City also completed a Downtown Area Plan that provides a detailed vision, guiding principles, and goals and policies for the City's historic core. It recognizes the importance of this area to the identity of the community and is the guiding document for the revitalization and redevelopment of the downtown core. The city also completed the Housing Element Update process and implemented new Housing Element programs.

Community Services

Beaumont's recreational programming has taken a leap like never before, with an astounding 185% increase in services for the community, from the last year! Beaumont offers an extensive array of recreational activities to suit every interest and passion, from sports and fitness classes to arts, culture, and enrichment programs. The city of Beaumont has been hard at work crafting a visionary plan to transform its parks and recreational areas, ensuring a greener, more vibrant future for residents and visitors alike. Beaumont's Park Master Plan is an ambitious vision to create an enhanced park system that caters to the diverse needs and interests of its residents. The plan focuses on enhancing existing parks, creating new recreational spaces, and expanding programming. Beaumont Parks and Recreation has achieved a significant milestone in elevating the facilities at the Beaumont Sports Park, demonstrating their commitment to enhancing the youth sports experience. The recent replacement of 160 sprinklers ensures efficient irrigation, maintaining pristine playing surfaces for young athletes. With the addition of 150 yards of topsoil, the park's fields are now optimized for safety and performance. Moreover, the installation of 42 lights not only extends the usability of the sports facilities into the evening but also enhances the overall safety of nighttime activities. These thoughtful improvements not only reflect the department's dedication to maintaining high-quality recreational spaces but directly benefit youth sports by providing optimal conditions for training and competition.

Public Safety

In Fiscal Year 2022/2023, Beaumont Police Department successfully complete a comprehensive communications system upgrade. Preparations for this project spanned prior years and culminated in 2023 with the transition of user groups to the countywide Public Safety Enterprise Communications (PSEC) system. This enhanced coverage and functionality of all highly essential communication equipment. The Beaumont Police Department utilized Air Quality Management Department (AQMD) grant funding to acquire four electric police motorcycles. The addition of this transportation equipment enabled the expansion of our traffic enforcement team from one motorcycle officer to four without increasing mobile emissions. The upsurge in the traffic team allows patrol officers to focus on crime-related incidents with traffic-specific coverage operating nearly every day of the week. Finally, the Beaumont Police Department integrated the Ford F-150 pickup truck into the fleet and assigned it to the Homeless Liaison Officer (HLO). The HLO collaborates with a licensed clinician as part of the Community Behavioral Assessment Team (CBAT), offering resources to the homeless and to individuals in mental health crises. The deployment of a four-wheel-drive vehicle improves the CBAT team's ability to reach remote homeless campsites efficiently and deliver essential resources effectively.

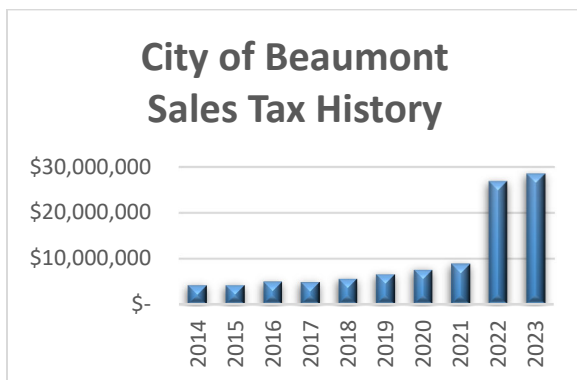
Public Works

The city achieved notable accomplishments in infrastructure development, enhancing the overall functionality of our community. Key projects include Pennsylvania Avenue Widening, Pennsylvania Grade Separation, Potrero Interchange Phase II, and Fire Station No. 106. Pennsylvania Avenue Widening is a highly anticipated project that will add four lanes to Pennsylvania between First Street and Sixth Street. The project is currently in construction with completion anticipated in February 2024. Pennsylvania Avenue Grade separation project is currently in design. The project will eliminate the at-grade crossing with Union Pacific Railroad. Completion of design is anticipated in 2024. With the City of Beaumont continuing to grow, the construction of our new Fire Station No. 106 is currently underway and should be completed by the calendar end of 2023. This will provide residents on the west side with shorter response times and expand Beaumont's public safety coverage. Phase 2 of the Potrero Interchange project includes the addition of On/Off Ramps to SR 60. The City has recently obtained \$33.5 million in Trade Corridor Enhancement Program funding and \$8 million in funding from RCTC. Construction is anticipated to begin in 2025. The City is also successfully implementing SB 1383, the new organics recycling mandate. The City also held two community clean ups that collected a total of 116.42 tons of waste helping to beautify Beaumont. These accomplishments highlight the City's commitment to fostering a safe, sustainable, and thriving environment for our residents.

LOCAL ECONOMY AND PROSPECTS FOR THE FUTURE

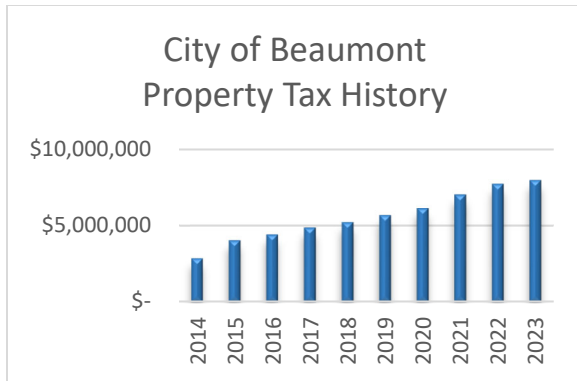
As presented in the 2040 General Plan Update, the City will support downtown revitalizations as well as growth and business expansion in targeted industries that include healthcare, retail, and technology-based industries. Beaumont has continued to experience growth in its retail, commercial and industrial sectors. The City is approximately 70% built out and has significant land available to add to its numerous retail anchors that include Walmart, Home Depot, Kohls, Best Buy and Ross Dress for Less. The community has also experienced growth in its commercial and industrial sectors with the most recent addition being a Distribution center for United Legwear. United Legwear joins other major employers like Amazon, Duraplastics, Perricone Juices, iFit Health and Fitness, Wolverine Worldwide, CJ Foods, and Rudolph Foods. Amazon and these other national brands provide much of the economic base of the community through the employment of the local labor force. Due to Beaumont's prime location, available land, and growing population base it is anticipated that it will remain attractive to future commercial and industrial prospects. Planning policies have been adopted to support balanced growth the achieve fiscal sustainability while maintaining a high quality of life. These policies are in concert with the City Council's official goals and objectives in the areas of public safety, quality of life, economic development, sustainable community, and intergovernmental/interagency relationships.

In 2023, the median price of a home in Beaumont was \$535,000, an increase of \$23,500 or 4.59% from \$511,500 in 2022, according to the Riverside County Recorder via HDL, Coren & Cone. After several years of fluctuations in home values due to uncertain economic conditions, Beaumont has seen a steady increase in home prices from 2016 thru 2022. Beaumont continues to see a steady pace in new, single-family residential development which is expected to continue over the next couple of years. This growth is expected to continue attracting skilled and educated residents who are expanding the local workforce with the requisite skills to meet the City's economic development objectives.



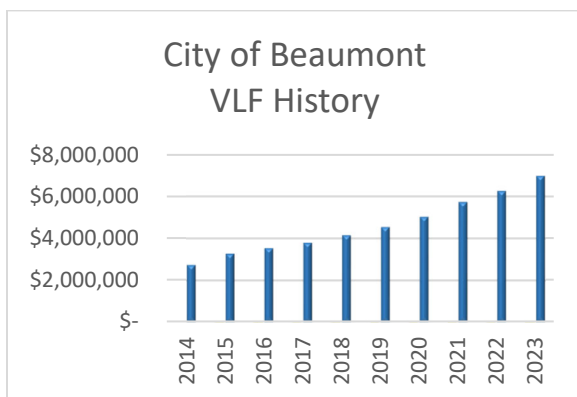
The Sales Tax History chart is a ten-year historical presentation of the City's sales tax revenue through fiscal year ending June 30, 2023. In 2023, the city received \$28,509,903 in sales tax revenues, an increase of 6.10% or \$1,640,054 from \$26,869,849.

As with most California communities, a large portion of General Fund revenues are derived from sales and use tax receipts. Continued growth in the retail and commercial sectors will be critically vital to the long-term fiscal health of the community. A retail-oriented economic development program has been launched to expand local business and attract new prospects. Existing, entitled land exists for significant expansion of the retail center at Highland Springs and Second Street with other vacant sites at key locations being targeted for retail-specific economic development recruitment. The City also launched a Downtown Business Incentive Program to attract new businesses.



On June 30, 2023, property tax revenues were reported at \$7,932,822, a net increase of \$241,261 or 3.14% from fiscal year 2022 due to increased residential, commercial, and industrial new accessed value as well as increasing property values.

The Property Tax History chart is a ten-year historical presentation of the City’s property taxes through fiscal year ending June 30, 2023.



current VLF backfill from the State’s general fund for an equivalent amount of property tax revenues in FY2004/2005. Any future growth in VLF revenue would be calculated in proportion to growth in gross assessed valuation. As presented in the ten-year history chart, VLF has steadily increased. In fiscal year 2022/2023, the City collected \$6,952,148 in VLF revenue, an increase of \$711,198 or 11% from fiscal year 2022 due to an increase in property values within the City.

In fiscal year 2004/2005, as part of the California Governor’s Budget/Constitutional Protection Package, a Vehicle License Fee (VLF) program was implemented. The program provides for the exchange of the

LONG-TERM FINANCIAL PLANNING AND FINANCIAL POLICIES

The City develops a five-year financial projection for all city funds, covering all foreseeable elements of revenue and expenditures. This practice allows the City to identify potential fiscal challenges early on and gives it time to plan strategically to weather economic cycles and provide stable and consistent services to its readers.

For capital projects, the City maintains a five-year capital improvement plan which is updated annually. This plan provides a long-term forecast of identified capital improvement projects and serves as a tool for the City management and City Council to plan, prioritize and monitor the City's capital projects.

The City has established a reserve policy to set aside unrestricted general fund balance for working capital, budget stabilization and emergency disaster Reserves. Working capital reserve requirements are to remain at 16% of the Operating Budget. This allows sufficient cash flow throughout the year when revenue receipts are not timely to expenditures. Budget Stabilization Reserve set at \$5M to provide city staff time to address an economic downturn without having to dip into the Working Capital Reserve. Emergency Disaster Reserve set to \$1M to provide funds that may not be available within the budget to address unforeseen emergency disaster brought upon by nature or huma. The City plans to continue to enhance financial policies including the reserve policy and to review these policies each year.

INDEPENDENT AUDIT

An independent audit of the City's records was performed for the year ended June 30, 2023, by the certified public accounting firm Rogers, Anderson, Malody & Scott, LLP. The auditor's report on the basic financial statements (government-wide financial statements and the fund financial statements), the notes to the basic financial statements and supplementary information is included in the Financial Section of the ACFR.

In general, the auditors concluded that the basic financial statements and supplementary information referred to above present fairly, in all material respects, the financial position of the City of Beaumont, Beaumont Successor Agency, Beaumont Financing Authority and the Beaumont Public Improvement Authority, as of June 30, 2023, and the results of its operations and cash flows of its proprietary fund types for the year ended in accordance with accounting principles generally accepted in the United States of America. The professionalism and knowledge by Rogers, Anderson, Malody & Scott, LLP during the audit is appreciated.

AWARD AND ACKNOWLEDGMENTS

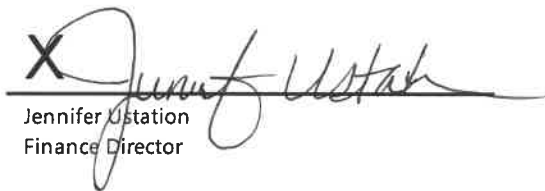
The Government Finance Officer Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Beaumont for its Annual Comprehensive Financial Report for the fiscal year ended June 30, 2022. This was the first year the City received the extinguished award. To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized ACFR. This report must satisfy both GAAP and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only.

We believe that our current Annual Comprehensive Financial Report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the Finance Department and other City Departments that provided data for preparation of the Statistical section of the Report. We would like to express our appreciation to the members of all departments who assisted and contributed to the preparation of this report. We would like to extend our appreciation to the Mayor, City Council, and each City Department for their cooperation and support in conducting fiscal operations of the City.

Lastly, we would like to thank the City's independent auditors, Rogers, Anderson, Malady & Scott, for their assistance in preparing this important financial document.

Respectfully submitted,


Jennifer Ustion
Finance Director

CITY OF BEAUMONT

PRINCIPAL OFFICIALS

Elected Officials

Julio Martinez III
Mayor

David Fenn
Mayor Pro Tem

Mike Lara
Council Member

Lloyd White
Council Member

Jessica Voigt
Council Member

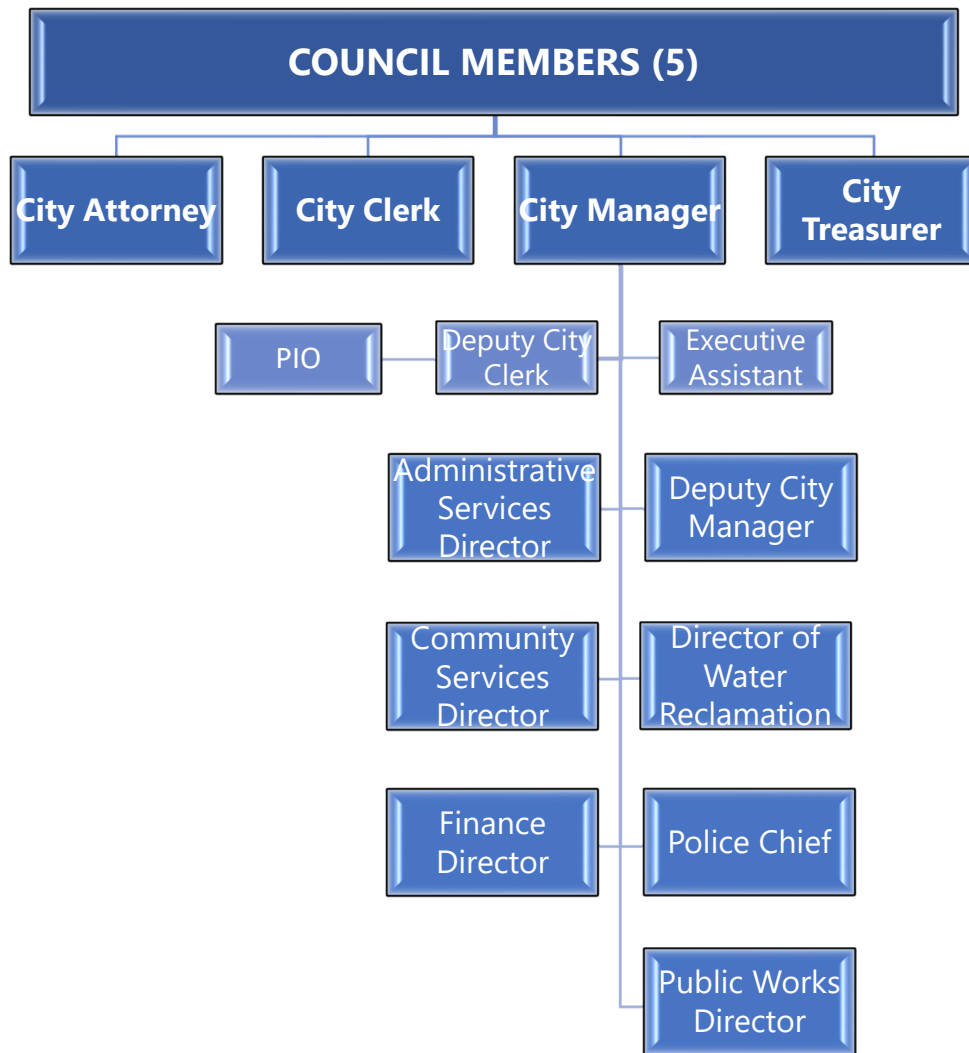
APPOINTED OFFICIALS

Elizabeth Gibbs
City Manager

John Pinkney
City Attorney

Elaine Morgan	City Clerk
Nicole Wheelwright	Deputy City Clerk
AJ Patel	City Treasurer
Siomara Giroux	Executive Assistant
Christina Taylor	Deputy City Manager
Kari Mendoza	Administrative Services Director
Sean Thuilliez	Chief of Police
Jennifer Ustation	Finance Director

**City of Beaumont
Organizational Chart**





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Beaumont
California**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2022

Christopher P. Morill

Executive Director/CEO



ROGERS, ANDERSON, MALODY & SCOTT, LLP
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

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909 889 5361 F
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Jenny W. Liu, CPA, MST
Gardenya Duran, CPA, CGMA
Brianna Schultz, CPA, CGMA
Brenda L. Odle, CPA, MST (Partner Emeritus)

MANAGERS / STAFF

Seong-Hyea Lee, CPA, MBA
Evelyn Morentin-Barcena, CPA
Veronica Hernandez, CPA
Laura Arvizu, CPA
John Maldonado, CPA, MSA
Julia Rodriguez Fuentes, CPA, MSA
Demi Hite, CPA
Jeffrey McKennan, CPA

MEMBERS

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Certified Public Accountants

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*Governmental Audit
Quality Center*

California Society of
Certified Public Accountants



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Independent Auditor's Report

To the Honorable Mayor and Members
of the City Council of the
City of Beaumont
Beaumont, California

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Beaumont (the City), as of and for the fiscal year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2023, and the respective changes in financial position and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Other Matters

As discussed in Note 1 to the financial statements, in the year ended June 30, 2023, the City adopted new accounting guidance under Governmental Accounting Standards Board (GASB) Statement No. 96, *Subscription Based IT Arrangements*. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

The City's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, the evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, and schedules as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying supplementary information listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining nonmajor fund financial statements and the budgetary comparison schedules are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information contain therein is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and statistical section but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 11, 2023 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
December 11, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the City of Beaumont's financial performance provides an overview of the City's financial activities for the fiscal year ended June 30, 2023. Please read it in conjunction with the accompanying transmittal letter and the accompanying basic financial statements.

FINANCIAL HIGHLIGHTS

- In the Government-Wide – Statement of Net Position: The City's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$538,192m (net position); of this amount \$407,539m is from governmental activities and \$130,652m is from business-type activities, with \$29,691m positive and \$6,878m positive unrestricted net position, respectively.
- In the Government-Wide – Statement of Activities: The City's overall net position increased 3.46% or \$20,503m from the \$517,689m at the beginning of the year, to \$538,191m at the end of the year. The increase is the net result of positive changes of \$36,138m in governmental activities and negative change of \$15,636m in business-type activities.
- In the Government-Wide – Statement of Activities: During the current year, Governmental activities program revenues increased by \$3,725m due to an increase of combined charges for services and operating contributions and grants of \$4,264m. Business-type program revenues decreased by a net \$2,808m due to a decrease in charges for services and operating grants and contributions.
- In the Governmental Fund – Statement of Revenues, Expenditures, and Changes in Fund Balance: During the year, the General Fund reported a negative net change in fund balance of \$3,888m due to \$19,353m of revenues over expenditures combined with other financing uses of \$23,241m. The majority of the increase in other financing uses was due to transfers out of \$33,537m for one time Project Funding.
- In the Required Supplementary Information – Budgetary Comparison Schedule: For the General Fund, the actual revenues available for appropriation were more than the final budget by \$5,641m, while actual expenditures were \$4,996mm less than the final budget. Net actual other financing sources were \$1,145m more than the final budget, resulting in a positive \$11,782m net change in budgetary variance and an actual negative fund balance change of \$3,888m.
- In the 2022/2023 Adopted Budget – the City Council and management annually make great efforts to adopt a balanced budget that preserves general fund - fund balance. This year City Council adopted a General Fund budget which is projected to have a negative change in net position of \$15,670m. Overall, the General Fund maintains a solid financial position with committed funds of \$6,329m (emergency contingency) and assigned funds of \$2,216m (capital equipment replacement). In the adopted budget for fiscal year 2022/2023, committed fund balance represent 8.9% of the General Fund annual budget.

USING THIS ANNUAL REPORT

The discussion and analysis is intended to serve as an introduction to the City of Beaumont's basic financial statements. The basic financial statements consist of three components: 1) *government-wide financial statements*, 2) *fund financial statements*, and 3) *notes* to the financial statements.

The *government-wide statements* provide information about the activities of the City as a whole and present a longer-term view of the City's finances. These statements consist of the *statement of net position* and *statement of activities*.

The *fund financial statements*, which consist of the *governmental funds*, *proprietary funds*, and *fiduciary funds*, report the City's operations in more detail than the government-wide statements by providing information about the City's most significant (major) funds. The *governmental fund* statements also tell how City services were financed in the short term as well as what remains for future spending. The *proprietary funds* statements use the same accounting method as the business-type activities but provide more detail of the activities. The *fiduciary fund* statements provide financial information about activities for which the City acts solely as a trustee or agent for the benefit of those outside of the government.

Reporting the City as a Whole

The Government-Wide Financial Statements

One of the most important questions asked about the City's finances is, "Is the City as a whole better off or worse off as a result of this year's activities?" The *statement of net position* and the *statement of activities* report information about the City as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the *accrual basis of accounting*, which is like the accounting used by most private-sector companies. All the current year's revenues and expenses are considered regardless of when cash is received or paid.

These two statements report the City's *net position* and changes in it. The reader can think of the City's net position - the difference between assets, deferred outflows of resources, deferred inflows of resources and liabilities - as one way to measure the City's financial health. Over time, *increases* or *decreases* in the City's net position is one indicator of whether its *financial health* is improving or deteriorating. However, to assess the *overall health* of the City the reader will need to consider other non-financial factors, such as changes in the City's property tax base and the condition of the City's roads and other infrastructure.

The *statement of net position* and the *statement of activities* present information about the following:

- Governmental activities - All the City's basic services are governmental activities, including general government, community development, public safety and public works. General revenues, including property taxes, motor vehicle in lieu, sales taxes, and franchise fees, finance 64% of these activities.
- Business-type activities – All Proprietary Funds (enterprise funds), wastewater, wastewater capital, wastewater developer impact fees, recycling water impact fees, transit, and transit capital, which receive funding through charges for services and developer contributions.
- Component units - The City's governmental activities include the Beaumont Financing Authority (BFA) and the Beaumont Public Improvement Authority (BPIA).

Reporting the City's Most Significant Funds

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds - not the City as a whole. Some funds are required to be established by State Law and by bond covenants. However, the City Council establishes many other funds to help it control and manage money for specific purposes or to show that it is meeting legal responsibilities for using certain taxes, grants, and other money. The City's three kinds of funds – *governmental*, *proprietary*, and *fiduciary* - use different accounting approaches.

Governmental funds - Most of the City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called *modified accrual* accounting, which measures cash and all other *financial* assets that can readily be converted into cash. The governmental fund statements provide a detailed *short-term view* of the City's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental *activities* (reported in the *statement of net position* and the *statement of activities*) and governmental *funds* in a reconciliation schedule accompanying the fund financial statements.

The City of Beaumont maintains forty individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental statement of revenues, expenditures, and changes in fund balances for the General Fund, Beaumont Financing Authority/Beaumont Public Improvement Authority, Community Facilities District (CFD), Development Impact Fees (DIF), Capital Projects Fund and General Capital Projects Fund, which are *major* funds. The remaining eleven *nonmajor* funds are combined and presented in the *nonmajor* governmental funds column. Individual fund detail for the *nonmajor* funds is presented in the *combining statements* which is located as listed in the table of contents under *Supplementary Information*.

Proprietary funds - When the City charges customers for certain services it provides, these services are generally reported in proprietary funds. There are two types of proprietary funds: enterprise fund (*business-type activities*) and internal service funds (internal allocation of costs). Proprietary funds are reported on the full accrual basis of accounting, which is the same method that all activities are reported in the *statement of net position* and the *statement of activities*.

The City of Beaumont maintains eight enterprise funds to account for Wastewater (Four funds), Transit (Three funds) and one Internal Service Fund. The Wastewater and Transit funds are *major* funds and as such detail activity is presented in the *statement of net position*, *statement of revenues, expenses and changes in net position*, and *statement of cash flows* which is located as listed in the table of contents under *Fund Financial Statements*.

Fiduciary Funds - The City is the trustee, or fiduciary, for certain amounts held on behalf of developers, property owners, and others. The City acting as Successor Agency to the Former Beaumont Redevelopment Agency (Successor Agency) is the trustee, or fiduciary, for amounts held on behalf of bond holders, enforceable obligations, and taxing entities. The City's fiduciary activities are reported in separate *statement of fiduciary net position* and *changes in fiduciary net position*. We exclude these activities from the City's other financial statements because the City cannot use these assets to finance its operations. The City is responsible for ensuring that the assets reported in these funds are used for their intended purposes. The statement of fiduciary net position and statement of changes in fiduciary net position are located as listed in the table of contents under *Fund Financial Statements*.

Notes to the financial statements – Additional information that is crucial to a full understanding of the figures provided in the government-wide and fund financial statements is provided in the notes to the financial statements. The notes to the financial statements can be found on as listed in the table of contents under *Notes to the Basic Financial Statements*.

Required supplementary information - The *budget and budgetary accounting and postemployment benefit plans* information is located as listed in the table of contents under *Required Supplementary Information*.

Government-Wide Financial Analysis

Our analysis focuses on the net position (Table 1) and changes in net position (Table 2) of the City's governmental and business-type activities reported in the government-wide statements.

Net Position

As shown in Table 1, the City's net position from governmental activities increased 9.73% from \$371,401m to \$407,539m. The \$36,138m positive change in net position is the result of a negative \$24,340m in program operations, netted with \$61,094m in general revenues. In the business-type activities the decrease was 10.69% or \$15,637m, net position changed from \$146,289m to \$130,652m, the net result of a positive net revenue over expenses of \$6,092m and a negative \$21,728m in general revenues and transfers. These changes are recorded in the *statement of activities* (Table 2) which flows through to the *statement of net position*.

Table 1
Statement of Net Position
(Dollars in Thousands)

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Assets:						
Current and other assets	\$ 259,894	\$ 221,727	\$ 25,506	\$ 22,879	\$ 285,400	\$ 244,606
Capital assets	293,377	287,570	193,989	219,137	487,366	506,707
Total assets	553,271	509,297	219,495	242,016	772,766	751,313
Deferred outflows:						
Deferred outflows related to pension	11,852	5,489	1,558	748	13,410	6,237
Liabilities:						
Current and other liabilities	52,471	52,357	6,093	10,109	58,564	62,466
Noncurrent liabilities	102,938	85,067	84,231	84,295	187,169	169,362
Total liabilities	155,409	137,424	90,324	94,404	245,733	231,828
Deferred inflows:						
Deferred inflows related to pension	1,564	5,325	77	2,071	1,641	7,396
Deferred inflows related to leases	611	636	-	-	611	636.00
Total deferred inflows	2,175	5,961	77	2,071	2,252	8,032
Net position:						
Net investment in capital assets	212,055	210,230	110,914	134,351	322,969	344,581
Restricted	165,793	121,977	12,860	757	178,653	122,734
Unrestricted	29,691	39,194	6,878	11,181	36,569	50,375
Total net position	\$ 407,539	\$ 371,401	\$ 130,652	\$ 146,289	\$ 538,191	\$ 517,690

As shown in Table 2, the change in net position is a positive \$36,138m for *governmental activities* and negative \$15,636m for *business-type activities*, with a combined total increase in net position of \$20,502m for the fiscal year ending June 30, 2023.

Table 2
Statement of Activities
(Dollars in Thousands)

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenues:						
Program Revenues:						
Charges for services	\$ 9,460	\$ 8,436	\$ 20,773	\$ 23,594	\$ 30,233	\$ 32,030
Operating grants	4,912	1,672	2,500	2,687	7,412	4,359
Capital grants	15,864	16,403	2,081	1,882	17,945	18,285
General Revenues:						
Property taxes/in-lieu	14,885	13,195	-	-	14,885	13,195
Sales taxes	28,510	26,870	-	-	28,510	26,870
Motor vehicle in lieu taxes	56	61	-	-	56	61
Utility users tax	2,702	2,059	-	-	2,702	2,059
Franchise taxes	3,254	3,165	-	-	3,254	3,165
Transient occupancy taxes	433	422	-	-	433	422
Business licenses	381	350	-	-	381	350
Other taxes	973	737	-	-	973	737
Capital contribution	-	-	-	-	-	-
Investment earnings	5,239	1,157	638	(1,131)	5,877	26
Miscellaneous	4,514	599	24	1,207	4,538	1,806
Gain on sale of assets	148	51	(23,005)	-	(22,857)	51
Total revenues	<u>91,331</u>	<u>75,177</u>	<u>3,011</u>	<u>28,238</u>	<u>94,342</u>	<u>103,415</u>
Expenses:						
General government	10,643	4,089	-	-	10,643	4,089
Public safety	23,317	18,853	-	-	23,317	18,853
Public works	9,863	4,338	-	-	9,863	4,338
Community development	3,202	2,432	-	-	3,202	2,432
Community services	4,988	2,513	-	-	4,988	2,513
Interest and fiscal charges	2,564	4,966	-	-	2,564	4,966
Sewer	-	-	16,398	17,597	16,398	17,597
Transit	-	-	2,865	3,048	2,865	3,048
Total expenses	<u>54,577</u>	<u>37,191</u>	<u>19,263</u>	<u>20,645</u>	<u>73,840</u>	<u>57,836</u>
Changes in net position before Transfers	<u>36,754</u>	<u>37,986</u>	<u>(16,252)</u>	<u>7,593</u>	<u>20,502</u>	<u>45,579</u>
Transfers	<u>(616)</u>	<u>(254)</u>	<u>616</u>	<u>254</u>	<u>-</u>	<u>-</u>
Change in net position	<u>36,138</u>	<u>37,732</u>	<u>(15,636)</u>	<u>7,847</u>	<u>20,502</u>	<u>45,579</u>
Net position, beginning of year, as restated	<u>371,401</u>	<u>333,669</u>	<u>146,289</u>	<u>138,442</u>	<u>517,690</u>	<u>472,111</u>
Net position, end of year	<u>\$ 407,539</u>	<u>\$ 371,401</u>	<u>\$ 130,653</u>	<u>\$ 146,289</u>	<u>\$ 538,192</u>	<u>\$ 517,690</u>

Governmental activity program revenues increased over last year by \$3,725m, and general revenues increased by \$12,429m. Net increase in operating contributions and grants of \$3,240m was a result of \$240k in grant funding for radios, \$293km of American Rescue Funds received related expenditures, \$405k for SB2 Planning Grant and an increase of \$1,752mk in Public Works debt proceeds for the new fire station. Charges for services increases in General Government of \$976k were mainly due to reclassing overhead charges to revenue of \$749k. Public Safety program revenues increased by a net of \$1,366k due to an increase in capital contributions for emergency preparedness of \$760k, mitigation fee increase of \$359k, and \$183k increase for an additional resource officer contract with BUSD. Community Services program revenue decreased by \$1,220m mainly due to a decrease in mitigation fee.

Capital grants and contributions decreased by \$539k mostly due to a reduction in developer contributions.

Overall general revenues increased by \$12,429m, due to the following changes in all major tax categories: property taxes increased - \$917k (current secured - \$802k, unsecured property - \$373k, property transfer tax decrease - \$258k), sales tax increase - \$1,640m, franchise tax increase - \$89k (due to an increase of utilities franchise taxes), and other taxes increased \$921k (transient occupancy tax and utility users tax increase - \$653k, street light assessment increase - \$236k and business license tax increase - \$31k). Investment revenues increased a net of \$4,082m (due to rising interest rates on investments), Gain on sales of assets increased by \$97k due to sale of land of \$79k and vehicle auction sales. Miscellaneous revenues increased \$3,915k due to collections from WRCOG settlement agreement. And finally, net transfers between governmental and business-type funds are for one-time bonus funds paid, the final payment for Vactor truck payment and funding of wastewater equipment replacement fund.

Business-type program revenues were down a net of \$2,808m, when compared to last year. Primary decreases were related to a decrease in wastewater mitigation fees. The increase in wastewater operations service charges were \$1,069m. Increases were due to annual rate increases and rising consumption levels resulting from new housing and commercial development connections within the City. Transit operating revenues had a decrease of \$36k. Nonoperating revenues increased by \$70k mainly attributable to a decrease of \$187k in operating grants and contributions and an increase in investment earnings of \$108k.

Governmental activities program expenses increased by \$17,386m. The result was increases within personnel costs within specific programs during the fiscal year. An increase of \$4,464m occurred in Public Safety mostly due to an increase in personnel and the fire services contract with Riverside County. A \$5,525m increase in Public Works is mainly attributed to increases in personnel and depreciation expense. Furthermore, there was a \$770k increase in Community Development is mainly due to increases in personnel. General Government operations increase of \$6,554m is primarily due to the large decrease in the net pension liability (and related deferred amounts) in the prior year to a significant increase in the net pension liability (and related deferred amounts) in the current year.

The business-type activities expenses reflected a net decrease of \$1,381m in program expenses. The Wastewater Enterprise fund had an increase of \$1,198m which is made up of an increase in pension obligation payment and operating expenses such as supplies and utility costs. The Transit Enterprise fund had a decrease of \$183k mostly due to a decrease in pension obligation costs.

In comparison to fiscal year 2022, the overall change in net position from operations for *governmental activities* was an increase of \$36,138m and *business-type activities* decreased by \$15,636m resulting in an overall City net position increase of \$20,502m for fiscal year 2023.

Government Activities

Table 3 presents the *total cost* (expenses) of each of the City's major public services in general government, public safety, community development, public works, and interest expense. Also included is each program's *net cost* (total cost less program revenues generated by the activities). The *net cost* shows the financial burden that was placed on the City's taxpayers by each of these functions.

Table 3
Net Cost of Governmental Activities
(Dollars in Thousands)

	Total Cost			Net Cost		
	2023	2022	Change	2023	2022	Change
Functions:						
General government	\$ 10,643	\$ 4,089	\$ 6,554	\$ 7,061	\$ 2,490	\$ 4,571
Public safety	23,317	18,853	4,464	16,902	13,804	3,098
Public works	9,863	4,338	5,525	1,290	(2,656)	3,946
Community development	3,202	2,432	770	(2,176)	(2,755)	579
Community services	4,988	2,513	2,475	(1,301)	(4,997)	3,696
Refuse	-	-	-	-	(114)	114
Interest and fiscal charges	2,564	4,966	(2,402)	2,564	4,966	(2,402)
Total Governmental Activities	<u>\$ 54,577</u>	<u>\$ 37,191</u>	<u>\$ 17,386</u>	<u>\$ 24,340</u>	<u>\$ 10,738</u>	<u>\$ 13,602</u>

In looking at table 3, you will note the major changes both in total cost and net cost. In 2023, total costs increased by \$17,386m, a result of increase in general government, public works and community services, public safety, community development and a decrease in interest and fiscal charges. Specific changes in program costs were discussed in the previous section.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

At year-end, the City's *governmental funds* reported combined fund balances of \$204,911m a net increase of \$39,499m in fund balance; included in this amount are decrease in fund balance for General Fund of \$3,888m, an increase in Development Impact Fees (DIF) \$7,953m, Other Government Funds \$1,324m (due to the addition of the Community Facilities District Special Revenue Fund); combined with increases in the Community Facilities District Capital Projects Fund \$198k, General Capital Projects \$30,756m, and Beaumont Financing Authority \$3,156m. The General Fund had a net decrease in fund balance of \$3,888m, resulting from net revenue exceeding expenditures by \$19,353mm, netted with total other financing uses of (\$23,240m). The significant change from the previous year is mainly due to the transfer of funds to cover capital projects.

In total the *Proprietary Funds* reported a negative change in net position of \$15,636mm, with the Wastewater Enterprise showing a negative change of \$15,934m and the Transit Enterprise showing a positive change of \$298k. The Wastewater Enterprise ended with a negative change in net position of \$15,935m, because of nonoperating expenses exceeding revenues by \$18,163m netted against ongoing operating expenses exceeding operating revenues by \$16k, and a positive change in transfers and capital contributions of \$2,246m. The Transit Fund ended the year with a positive change of \$298k, because of ongoing operating expenses exceeding operating revenues by \$2,773m offset by nonoperating revenues of \$2,621m and transfers and capital contributions of \$451k.

General Fund Budgetary Highlights

The actual expenditures of the *General Fund* at year-end were \$3,888m more than the actual revenues. The positive budget-to-actual variance of \$11,783m was due to a positive increase in tax revenues and conservative spending citywide with saving in administration services. Of the unspent budget, actual revenues were \$5,641m more than anticipated compared to the final budget due to higher tax revenues in sales and property tax than anticipated. Use of money and property fell short from budget due to realized loss on investments from rebalancing transactions in the City's investment portfolio. Other revenues came in higher than expected due to an increase in building permits and inspections. Favorable budget amendments and supplemental appropriations were made during the year to diminish budget overruns. The original revenue budget was increased \$6,364m mainly for interest earnings and a cost recovery from a WRCOG 3rd party settlement. While the expenditure appropriations budget was increased in total by \$4,266m to allow for additional project funding with identified surplus funds to meet strategic goals set by the City Council.

Although, the final adopted budget projected a \$15,671m negative change in fund balance, favorable results in revenues of \$5,641m, favorable results in expenditures of \$4,996m and favorable results in other financing sources of \$1,146k resulted in the combined favorable results of \$11,783m, as the actual negative net change in fund balance was \$3,888m for the fiscal year ending June 30, 2023.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

Table 4
Capital Assets (net of depreciation)
(Dollars in Thousands)

Asset Type:	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Land	\$ 32,661	\$ 32,661	\$ 3,458	\$ 3,458	\$ 36,119	\$ 36,119
Construction in progress	12,287	9,021	113,496	111,672	125,783	120,693
Structures, machinery & equipment	17,677	16,599	16,936	41,004	34,613	57,603
Infrastructure	229,579	229,289	59,837	63,002	289,416	292,291
Right-to-use assets	1,173	760	262	6	1,435	766
Total	<u>\$ 293,377</u>	<u>\$288,330</u>	<u>\$193,989</u>	<u>\$219,142</u>	<u>\$487,366</u>	<u>\$507,472</u>

At the end of fiscal year 2023, the City had \$487,366m invested in a broad range of capital assets, a total decrease of \$20,106m (See Table 4 above). *Governmental activities* include equipment, buildings, vehicles, land, park facilities, roads, storm drains, sidewalks and curb and gutters. *Business-type activities* include transit and wastewater operations. The total decrease in the City of Beaumont investment in capital assets for fiscal year 2023 was 3.96% (a 1.75% increase in *governmental activities* and 11.47% decrease in *business-type activities*). For fiscal year 2023, net decreases are the result of the disposal of wastewater assets removed for the wastewater plant expansion. More information can be found in Note 5 of these financial statements.

Long-Term Liabilities

Under the GASB standards, employers that participate in a defined benefit pension plan administered as a trust or equivalent arrangement are required to record the net pension liability, pension expense, and deferred outflows/deferred inflows of resources related to pensions in their financial statements as part of their financial position. These amounts are presented in the statement of net position, with detailed information in Note 10 to the financial statements.

Governmental Activities - Governmental Activities - The City governmental funds have \$108,511m in outstanding long-term liabilities as of June 30, 2023; with the majority (\$80m) related to Local Agency Revenue Bonds. In the Governmental Activities, pension related obligations total \$21,119m. Table 5 below and Notes 6, 7, 8, 9 and 10 to the financial statements offer a more detailed view of governmental long-term liabilities.

Table 5
Long-Term Liabilities
(Dollars in Thousands)

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Lease liability	\$ 1,018	\$ 757	\$ -	\$ -	\$ 1,018	\$ 757
Subscription liability	303	-	235	-	538	-
1994 Revenue Bonds, Series A	-	1,380	-	-	-	1,380
2015 Refunding Revenue Bonds, Series A	9,270	9,535	-	-	9,270	9,535
2015 Refunding Revenue Bonds, Series B	14,380	15,215	-	-	14,380	15,215
2015 Refunding Revenue Bonds, Series C	3,600	3,805	-	-	3,600	3,805
2015 Refunding Revenue Bonds, Series D	5,290	5,645	-	-	5,290	5,645
2019 Refunding Revenue Bonds, Series A	4,415	4,755	-	-	4,415	4,755
2020 Revenue Bonds, Series A	16,200	16,715	-	-	16,200	16,715
2021 Revenue Bonds, Series A	17,265	18,675	-	-	17,265	18,675
Bond premium						
2019 revenue bond series A	781	859	-	-	781	859
2023 Revenue Bonds, CFD 2016-3	8,800	-	-	-	8,800	-
Wastewater Revenue Bonds, Series 2018A	-	-	76,210	77,565	76,210	77,565
Bond premium	-	-	6,630	7,217	6,630	7,217
Lease Liability	-	-	-	4	-	4
Subscription liability	303	-	235	-	538	-
Compensated absences	3,465	2,902	478	403	3,943	3,305
Claims payable	2,302	2,291	-	-	2,302	2,291
Net pension liability	21,119	8,545	2,823	1,102	23,942	9,647
Total	<u>\$ 108,511</u>	<u>\$ 91,079</u>	<u>\$ 86,611</u>	<u>\$ 86,291</u>	<u>\$ 195,122</u>	<u>\$ 177,370</u>

Business-type Activities - The enterprise funds have \$86,611m in outstanding long-term liabilities as of June 30, 2023. The wastewater fund has bonded debt of \$76.210m consisting of the 2018 Wastewater Revenue Bonds originally issued for \$81,105m with the first payment made on September 1, 2019: and the premium on the bond with a current outstanding balance of \$6,630m. The Bond issue is paid with wastewater operating revenues. In the enterprise funds pension related obligations total \$2,823m. Additional detailed information for business-type long-term liabilities is shown in Note 6, 8 and 10 to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

On December 15, 2022, the UC Riverside News reported that the business activity in the Inland Empire has continued to rise and despite the turbulence in the macroeconomy, was forecasted to continue its upward climb in the near-term future. They reported that business activity in the region increased at a 2.8% annualized rate during the 3rd quarter of 2022 and is forecast to grow between 2% and 3% over the following next 12 months. While they did report that they were seeing some weakness in the residential real estate market, that has been largely offset by impressive growth in employment, the labor force, consumer spending, building permits, and commercial real estate. The City of Beaumont has seen the continued trend in consumer spending with an increase of 9.1% of sales tax revenue over FY22 with business and industry reporting the highest increase at 12.8% and State and County pools also increasing by 10.3%.

According to the Employment Development Department, between October 2022 and October 2023, total nonfarm employment increased by 23,100 a 1.4 percent change with private education and health services adding the most jobs over the year in the Riverside-San Bernardino-Ontario Metropolitan Statistical Area. Government expanded by 9,900 jobs with local government having added 9,600 jobs. The City of Beaumont increased the personnel count in the General Fund in FY23 by 21.75 FTE and in FY24 by 21 FTE. The added personnel count was needed to keep up with the continued growth of the city and to meet the current service level as well as implementing strategic initiatives of the City Council.

As of July 2023, the Riverside-San Bernardino-Ontario CPI 12-month percentage change was at 3.4 percent. At the time of this writing, it has increased to 4.9 percent. While this percentage is down from the July 2022 12-month percentage change of 9.2 percent, inflationary pressures have continued to be a challenge with procurement of goods and services at the estimated planned costs within the budget. The inflationary indexes will continue to be monitored to ensure estimates used in the budgetary process are in line with current trends.

City staff continue to update forecasting models to be better prepared for changes in economic conditions. Care must be given to ensure that planned ongoing costs do not exceed revenues over the next three to five years. One area of concern is rising pension costs which the City in fiscal year 2022 addressed by establishing a Pension 115 Trust with PARS. Additional assumptions are built into the budget to allow for annual contributions to the Pension 115 Trust. City staff are currently working on a pension funding strategy and policy to continue efforts of budget stabilization from increasing pension costs should there be an economic downturn and reduction of revenues.

On June 6, 2023, the City Council adopted the City of Beaumont Operating and Capital Improvement Program (CIP) Budget for the Fiscal Year beginning July 1, 2023, and ending June 30, 2024. The General Fund operating budget totals \$63,074m and is funded by operating revenue of \$62,228m, transfers in and other financing sources of \$5,562m, leaving \$4,716m of appropriations available throughout the fiscal year. The approved CIP budget for fiscal year 2023/2024 totals \$34,781m with a five-year CIP investment plan estimated at \$56,652m.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. For any questions about this report or additional financial information, please contact the Finance and Administrative Services Department of the City of Beaumont, located at 550 E. 6th Street, Beaumont, CA 92223, (951) 572-3236 or finance@beaumontca.gov.

Government-Wide Financial Statements

CITY OF BEAUMONT

Statement of Net Position June 30, 2023

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Current assets:			
Cash and investments	\$ 164,639,622	\$ 22,219,249	\$ 186,858,871
Restricted cash and investments	2,529,271	-	2,529,271
Receivables:			
Accounts	980,503	2,972,279	3,952,782
Interest	627,136	1,263	628,399
Intergovernmental	6,177,887	207,379	6,385,266
Leases	602,614	-	602,614
Deposits	362,254	-	362,254
Inventory	-	97,424	97,424
Prepaid items	514,407	7,090	521,497
Total current assets	176,433,694	25,504,684	201,938,378
Noncurrent assets:			
Restricted cash and investments with fiscal agent	3,459,917	1,442	3,461,359
Restricted investment in CFDs	80,000,707	-	80,000,707
Capital assets:			
Nondepreciable	44,947,765	116,954,485	161,902,250
Depreciable, net	248,428,856	77,034,760	325,463,616
Total capital assets, net	293,376,621	193,989,245	487,365,866
Total noncurrent assets	376,837,245	193,990,687	570,827,932
Total assets	553,270,939	219,495,371	772,766,310
DEFERRED OUTFLOWS OF RESOURCES			
Pension related deferred outflows	11,851,941	1,558,286	13,410,227
Total deferred outflows of resources	11,851,941	1,558,286	13,410,227

See accompanying Notes to the Basic Financial Statements

CITY OF BEAUMONT

Statement of Net Position (Continued) June 30, 2023

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
LIABILITIES			
Current liabilities:			
Accounts payable and accrued liabilities	\$ 9,158,692	\$ 895,214	\$ 10,053,906
Salaries payable and related liabilities	201,752	61,995	263,747
Interest payable	-	1,228,113	1,228,113
Deposits payable	3,846,781	-	3,846,781
Unearned revenue	33,993,284	1,762,907	35,756,191
Compensated absences - due within one year	433,150	57,415	490,565
Claims payable - due within one year	65,472	-	65,472
Long-term liabilities - due within one year	4,771,383	2,087,807	6,859,190
Total current liabilities	52,470,514	6,093,451	58,563,965
Long-term liabilities:			
Compensated absences - due in more than one year	3,032,057	421,051	3,453,108
Claims payable - due in more than one year	2,236,384	-	2,236,384
Long-term liabilities - due in more than one year	76,550,182	80,987,137	157,537,319
Aggregate net pension liability	21,119,421	2,822,522	23,941,943
Total long-term liabilities	102,938,044	84,230,710	187,168,754
Total liabilities	155,408,558	90,324,161	245,732,719
DEFERRED INFLOWS OF RESOURCES			
Pension related deferred inflows	1,564,307	76,830	1,641,137
Leases	610,726	-	610,726
Total deferred inflows of resources	2,175,033	76,830	2,251,863
NET POSITION			
Net investment in capital assets	212,055,056	110,914,301	322,969,357
Restricted for:			
Special projects	27,487,423	-	27,487,423
Debt service	83,460,624	-	83,460,624
Capital projects	52,315,932	12,860,020	65,175,952
Pension Trust	2,529,271	-	2,529,271
Total restricted	165,793,250	12,860,020	178,653,270
Unrestricted	29,690,983	6,878,345	36,569,328
Total net position	\$ 407,539,289	\$ 130,652,666	\$ 538,191,955

See accompanying Notes to the Basic Financial Statements

CITY OF BEAUMONT

Statement of Activities For the year ended June 30, 2023

Functions/Programs	Expenses	Program Revenues			Total
		Charges for Services	Operating Grants and Contributions	Capital Grant and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 10,642,725	\$ 2,552,218	\$ 945,278	\$ 84,386	\$ 3,581,882
Public safety	23,317,103	1,285,280	794,777	4,334,651	6,414,708
Public works	9,863,014	241,251	3,122,724	5,209,131	8,573,106
Community development	3,201,954	5,290,899	49,041	37,564	5,377,504
Community services	4,987,703	90,561	-	6,198,459	6,289,020
Interest and fiscal charges	2,563,737	-	-	-	-
Total governmental activities	<u>54,576,236</u>	<u>9,460,209</u>	<u>4,911,820</u>	<u>15,864,191</u>	<u>30,236,220</u>
Business-type activities:					
Sewer	16,398,348	20,701,562	-	1,664,877	22,366,439
Transit	2,864,795	71,818	2,500,157	416,384	2,988,359
Total business-type activities	<u>19,263,143</u>	<u>20,773,380</u>	<u>2,500,157</u>	<u>2,081,261</u>	<u>25,354,798</u>
Total primary government	<u>\$ 73,839,379</u>	<u>\$ 30,233,589</u>	<u>\$ 7,411,977</u>	<u>\$ 17,945,452</u>	<u>\$ 55,591,018</u>

See accompanying Notes to the Basic Financial Statements

CITY OF BEAUMONT

Statement of Activities (Continued) For the year ended June 30, 2023

Functions/Programs	Net (Expense) Revenue and Change in Net Position		
	Governmental Activities	Business-Type Activities	Total
Primary government:			
Governmental activities:			
General government	\$ (7,060,843)	\$ -	\$ (7,060,843)
Public safety	(16,902,395)	-	(16,902,395)
Public works	(1,289,908)	-	(1,289,908)
Community development	2,175,550	-	2,175,550
Community services	1,301,317	-	1,301,317
Interest and fiscal charges	(2,563,737)	-	(2,563,737)
Total governmental activities	<u>(24,340,016)</u>	<u>-</u>	<u>(24,340,016)</u>
Business-type activities:			
Sewer	-	5,968,091	5,968,091
Transit	-	123,564	123,564
Total business-type activities	<u>-</u>	<u>6,091,655</u>	<u>6,091,655</u>
Total primary government	<u>(24,340,016)</u>	<u>6,091,655</u>	<u>(18,248,361)</u>
General revenues:			
Taxes:			
Property taxes	7,932,822	-	7,932,822
Property taxes in-lieu of motor vehicle taxes	6,952,148	-	6,952,148
Sales taxes	28,509,903	-	28,509,903
Vehicle License	56,058	-	56,058
Utility users tax	2,701,744	-	2,701,744
Franchise tax	3,253,677	-	3,253,677
Transient occupancy tax	432,921	-	432,921
Business licenses	381,453	-	381,453
Other taxes	972,981	-	972,981
Total taxes	<u>51,193,707</u>	<u>-</u>	<u>51,193,707</u>
Investment earnings	5,238,845	637,558	5,876,403
Miscellaneous	4,513,689	23,790	4,537,479
Gain/(loss) on disposal of assets	147,743	(23,004,970)	(22,857,227)
Transfers	<u>(615,736)</u>	<u>615,736</u>	<u>-</u>
Total general revenues and transfers	<u>60,478,248</u>	<u>(21,727,886)</u>	<u>38,750,362</u>
Change in net position	36,138,232	(15,636,231)	20,502,001
Net position:			
Beginning of year	<u>371,401,057</u>	<u>146,288,897</u>	<u>517,689,954</u>
End of year	<u>\$ 407,539,289</u>	<u>\$ 130,652,666</u>	<u>\$ 538,191,955</u>

See accompanying Notes to the Basic Financial Statements

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Governmental Fund Financial Statements

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GOVERNMENTAL FUND FINANCIAL STATEMENTS

Major Governmental Funds of the City are outlined below:

General Fund - This fund accounts for all revenues and expenditures used to finance the traditional services associated with a municipal government which are not accounted for in the other funds. In Beaumont, these services include general government, public safety, public works, community development, community service, refuse and self-insurance.

Development Impact Fees Special (DIF) Special Revenue Fund - This fund is used to account for the receipt and expenditure of mitigation fees on specified capital projects.

Community Facilities Districts (CFD) Capital Projects Fund - This fund is used to account for bond and annual tax assessments proceeds to be used for the construction and implementation of off-site infrastructure improvements. In addition, the fund accounts for services and administration assessments received annually.

General Capital Projects Fund - This fund is used to account for financial resources to be used for acquisition, construction and improvement of the city's major capital facilities.

Beaumont Financing Authority / Beaumont Public Improvement Authority Debt Service Funds - These funds are authorized to borrow money for the purpose of financing the acquisition of bonds, notes and other obligations of, or for the purpose of making loans to the City and/or to refinance outstanding obligations of the City.

CITY OF BEAUMONT

Balance Sheet Governmental Funds June 30, 2023

	General Fund	Special Revenue Fund Development Impact Fees (DIF)	Capital Projects Funds Community Facilities District (CFD)
ASSETS			
Cash and investments	\$ 40,620,057	\$ 48,823,668	\$ 13,214,314
Cash and investments with fiscal agent	-	-	-
Restricted investments in Section 115 Trust	2,529,271	-	-
Investment in CFDs	-	-	-
Receivables:			
Accounts	875,846	76,288	-
Interest	627,136	-	-
Lease	602,614	-	-
Due from other governments	5,540,302	-	-
Prepays	244,171	-	-
Total assets	\$ 51,039,397	\$ 48,899,956	\$ 13,214,314
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued liabilities	\$ 4,060,258	\$ 1,743,701	\$ -
Accrued payroll and related liabilities	201,752	-	-
Deposits payable	3,713,871	-	-
Unearned revenue	667,292	28,082,759	-
Total liabilities	8,643,173	29,826,460	-
Deferred Inflows of Resources:			
Leases	610,726	-	-
Total deferred inflows of resources	610,726	-	-
Fund Balances (deficit):			
Nonspendable	244,171	-	-
Restricted	2,529,271	19,073,496	13,214,314
Committed	6,329,219	-	-
Assigned	2,216,918	-	-
Unassigned	30,465,919	-	-
Total fund balances	41,785,498	19,073,496	13,214,314
Total liabilities, deferred inflows of resources and fund balances	\$ 51,039,397	\$ 48,899,956	\$ 13,214,314

See accompanying Notes to the Basic Financial Statements

CITY OF BEAUMONT

Balance Sheet (Continued) Governmental Funds June 30, 2023

	Capital Projects Funds General Capital Projects	Debt Service Fund Beaumont Financing Authority	Other Governmental Funds	Total Governmental Funds
ASSETS				
Cash and investments	\$ 42,427,612	\$ -	\$ 12,737,324	\$ 157,822,975
Cash and investments with fiscal agent	-	3,459,917	-	3,459,917
Restricted investments in Section 115 Trust	-	-	-	2,529,271
Investment in CFDs	-	80,000,707	-	80,000,707
Receivables:				
Accounts	28,203	-	166	980,503
Interest	-	-	-	627,136
Lease	-	-	-	602,614
Due from other governments	7,175	-	630,410	6,177,887
Prepaid	-	270,236	-	514,407
Total assets	\$ 42,462,990	\$ 83,730,860	\$ 13,367,900	\$ 252,715,417
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ 3,314,157	\$ -	\$ 33,029	\$ 9,151,145
Accrued payroll and related liabilities	-	-	-	201,752
Deposits payable	47,215	-	85,695	3,846,781
Unearned revenue	-	-	5,243,233	33,993,284
Total liabilities	3,361,372	-	5,361,957	47,192,962
Deferred Inflows of Resources:				
Leases	-	-	-	610,726
Total deferred inflows of resources	-	-	-	610,726
Fund Balances (deficit):				
Nonspendable	-	270,236	-	514,407
Restricted	-	83,460,624	8,413,927	126,691,632
Committed	39,101,618	-	-	45,430,837
Assigned	-	-	-	2,216,918
Unassigned	-	-	(407,984)	30,057,935
Total fund balances	39,101,618	83,730,860	8,005,943	204,911,729
Total liabilities, deferred inflows of resources and fund balances	\$ 42,462,990	\$ 83,730,860	\$ 13,367,900	\$ 252,715,417

See accompanying Notes to the Basic Financial Statements

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CITY OF BEAUMONT

Reconciliation of the Governmental Funds Balance Sheet to the Government-Wide Statement of Net Position June 30, 2023

Total Fund Balances - Total Governmental Funds \$ 204,911,729

Capital assets used in governmental activities were not financial resources and therefore, were not reported in governmental funds.

Capital assets, nondepreciable	44,947,765
Capital assets, depreciable/amortized	248,428,856
Less internal service fund capital assets	(1,200,303)

Long-term liabilities were not due and payable in the current period and therefore, were not reported in the governmental funds.

Compensated absences	(3,465,207)
Claims payable	(2,301,856)
Long-term liabilities	(81,321,565)
Less internal service fund liabilities	12,483

Aggregate collective net pension liability is not due and payable in the current period and therefore is not required to be reported in the governmental funds. (21,119,421)

Pension-related deferred outflows/inflows of resources in the governmental activities were not financial resources (uses) and therefore were not reported in the Governmental Funds Balance Sheet.

Pension-related deferred outflows of resources	11,851,941
Pension-related deferred inflows of resources	(1,564,307)

Internal service funds are used by management to charge the costs of certain activities, for equipment and risk management, to individual funds. The assets and liabilities of the internal service funds must be added to the Statement of Net Position.

8,359,174

Net Position of Governmental Activities \$ 407,539,289

CITY OF BEAUMONT

Statement of Revenues, Expenditures, and Changes in Fund Balances Governmental Funds For the year ended June 30, 2023

	General Fund	Special Revenue Fund Development Impact Fees (DIF)	Capital Projects Funds Community Facilities District (CFD)
REVENUES:			
Taxes	\$ 38,675,544	\$ -	\$ -
Franchise fees	3,253,677	-	-
Intergovernmental	7,013,572	-	-
License and permits	5,250,590	10,663,998	-
Fines and forfeitures	302,859	-	-
Assessments levied	972,981	-	273,110
Use of money and property	859,242	1,041,632	315,549
Charges for services	1,957,027	-	-
Other revenues	5,696,014	-	-
Total revenues	63,981,506	11,705,630	588,659
EXPENDITURES:			
Current:			
General government	9,206,231	-	-
Public safety	21,494,045	-	-
Public works	4,099,461	-	-
Community development	2,591,878	-	-
Community services	5,854,860	-	-
Capital outlay	670,446	-	-
Debt service:			
Principal	697,420	-	-
Interest, fiscal, and other charges	14,512	-	-
Total expenditures	44,628,853	-	-
REVENUES OVER (UNDER) EXPENDITURES	19,352,653	11,705,630	588,659
OTHER FINANCING SOURCES (USES):			
Lease acquisition	696,732	-	-
Subscription acquisition	552,455	-	-
Proceeds from sale of property	147,743	-	-
Proceeds from bond issuance	-	-	-
Transfers in	8,899,322	132,921	-
Transfers (out)	(33,536,835)	(3,884,929)	(390,566)
Total other financing sources (uses)	(23,240,583)	(3,752,008)	(390,566)
Net changes in fund balances	(3,887,930)	7,953,622	198,093
FUND BALANCES:			
Beginning of year	45,673,428	11,119,874	13,016,221
End of year	\$ 41,785,498	\$ 19,073,496	\$ 13,214,314

See accompanying Notes to the Basic Financial Statements

CITY OF BEAUMONT

Statement of Revenues, Expenditures, and Changes in Fund Balance (Continued) Governmental Funds For the year ended June 30, 2023

	Capital Projects Funds General Capital Projects	Debt Service Fund Beaumont Financing Authority	Other Governmental Funds	Total Governmental Funds
REVENUES:				
Taxes	\$ -	\$ -	\$ 7,546,662	\$ 46,222,206
Franchise fees	-	-	-	3,253,677
Intergovernmental	248,658	-	3,915,157	11,177,387
License and permits	-	-	16,784	15,931,372
Fines and forfeitures	-	-	-	302,859
Assessments levied	-	-	-	1,246,091
Use of money and property	434,945	2,288,363	172,873	5,112,604
Charges for services	-	-	-	1,957,027
Other revenues	1,707,572	-	78,964	7,482,550
Total revenues	<u>2,391,175</u>	<u>2,288,363</u>	<u>11,730,440</u>	<u>92,685,773</u>
EXPENDITURES:				
Current:				
General government	-	-	6,724	9,212,955
Public safety	-	-	312,995	21,807,040
Public works	-	-	-	4,099,461
Community development	-	-	506,715	3,098,593
Community services	-	-	-	5,854,860
Capital outlay	9,380,107	-	-	10,050,553
Debt service:				
Principal	-	5,383,071	-	6,080,491
Interest, fiscal, and other charges	-	2,549,144	-	2,563,656
Total expenditures	<u>9,380,107</u>	<u>7,932,215</u>	<u>826,434</u>	<u>62,767,609</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>(6,988,932)</u>	<u>(5,643,852)</u>	<u>10,904,006</u>	<u>29,918,164</u>
OTHER FINANCING SOURCES (USES):				
Lease acquisition	-	-	-	696,732
Subscription acquisition	-	-	-	552,455
Proceeds from sale of property	-	-	-	147,743
Proceeds from bond issuance	-	8,800,000	-	8,800,000
Transfers in	38,301,641	-	-	47,333,884
Transfers (out)	(557,008)	-	(9,580,282)	(47,949,620)
Total other financing sources (uses)	<u>37,744,633</u>	<u>8,800,000</u>	<u>(9,580,282)</u>	<u>9,581,194</u>
Net changes in fund balances	<u>30,755,701</u>	<u>3,156,148</u>	<u>1,323,724</u>	<u>39,499,358</u>
FUND BALANCES:				
Beginning of year	<u>8,345,917</u>	<u>80,574,712</u>	<u>6,682,219</u>	<u>165,412,371</u>
End of year	<u>\$ 39,101,618</u>	<u>\$ 83,730,860</u>	<u>\$ 8,005,943</u>	<u>\$ 204,911,729</u>

See accompanying Notes to the Basic Financial Statements

CITY OF BEAUMONT

Reconciliation of the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances to the Government-Wide Statement of Activities For the Year Ended June 30, 2023

Net Change in Fund Balances - Total Governmental Funds **\$ 39,499,358**

Governmental funds report capital outlays as expenditures. However, in the Government-Wide Statement of Activities, the costs of those assets are allocated over their estimated useful lives as depreciation expense.

Capital outlay capitalized (net of Internal Service Fund)	11,948,191
Depreciation expense (net of Internal Service Fund)	(7,564,342)

The issuance of long-term liabilities provided current financial resources to governmental funds, but issuing debt increased long-term liabilities in the Government-Wide Statement of Net Position. Repayment of long-term liabilities was an expenditure in governmental funds, but the repayment reduced long-term liabilities in the Government-Wide Statement of Net Position.

Principal payments on long term liabilities	6,002,420
Proceeds from issuance of debt	(8,800,000)
Lease/SBITA acquisition	(1,249,187)
Premium amortization	78,071

Governmental funds report revenues and expenditures primarily pertaining to long-term liabilities, which are not reported in the statement of activities. At the government-wide level, these activities are reported in the statement of net position. This is the net expenditure reported in the governmental funds, which is not reported in the statement of activities.

Pension related net adjustments	(2,450,473)
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Certain long-term assets and liabilities were reported in the Government-Wide Statement of Activities, but they did not require the use of current financial resources. Therefore, long-term assets and liabilities were not reported as expenditures in governmental funds. These amounts represented the changes in long-term liabilities from prior year.

Changes in compensated absences	(562,982)
Changes in claims payable	(11,105)

Changes in unavailable revenues were reported as deferred inflows of resources in the Governmental Funds but were previously reported as revenues in the Government-Wide Statement of Activities.

	(1,650,037)
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Internal service funds are used by management to charge the costs of certain activities, for equipment and risk management, to individual funds. The net revenues (expenses) of the internal service funds are reported with governmental activities.

898,318

Change in Net Position of Governmental Activities **\$ 36,138,232**

Proprietary Fund Financial Statements

PROPRIETARY FUND FINANCIAL STATEMENTS

Enterprise Funds:

Sewer Fund - The Sewer Fund was established to receive and disburse funds collected through sewer services charge fees and sewer facilities charges. These funds are used for the operation and maintenance of sewer disposal facilities and the financing of construction outlet sewers.

Transit Fund - The Transit Fund is intended to show the financial position and the operation and maintenance of the City's fixed route and dial-a-ride transit systems.

Internal Service Fund - The Internal Service Fund was established to account for future replacement of vehicles, equipment, and IT infrastructure. These funds are used to track goods and services shifted between departments on a cost reimbursement basis.

CITY OF BEAUMONT

Statement of Net Position Proprietary Funds June 30, 2023

	Business-type Activities - Enterprise Funds			Governmental Activities Internal Service Fund
	Sewer Fund	Transit Fund	Total	
ASSETS				
Current assets:				
Cash and investments	\$ 20,536,545	\$ 1,682,704	\$ 22,219,249	\$ 6,816,647
Receivables:				
Accounts	2,972,061	218	2,972,279	-
Interest	1,263	-	1,263	-
Due from other governments	128,437	78,942	207,379	-
Deposits	-	-	-	362,254
Inventory	97,424	-	97,424	-
Prepays	5,654	1,436	7,090	-
Total current assets	23,741,384	1,763,300	25,504,684	7,178,901
Noncurrent assets:				
Restricted cash and investments with fiscal agent	1,442	-	1,442	-
Capital assets:				
Nondepreciable	115,865,900	1,088,585	116,954,485	80,816
Depreciable	190,468,520	7,578,457	198,046,977	1,320,586
Less: accumulated depreciation and amortization	(115,060,982)	(5,951,235)	(121,012,217)	(201,099)
Total capital assets	191,273,438	2,715,807	193,989,245	1,200,303
Total noncurrent assets	191,274,880	2,715,807	193,990,687	1,200,303
Total assets	215,016,264	4,479,107	219,495,371	8,379,204
DEFERRED OUTFLOWS OF RESOURCES				
Pension-related deferred outflows	946,102	612,184	1,558,286	-
Total deferred outflows of resources	946,102	612,184	1,558,286	-
LIABILITIES				
Current liabilities:				
Accounts payable and accrued liabilities	699,009	196,205	895,214	7,547
Salaries payable and related liabilities	32,319	29,676	61,995	-
Interest payable	1,228,113	-	1,228,113	-
Unearned revenue	1,408,418	354,489	1,762,907	-
Compensated absences - due within one year	11,968	45,447	57,415	-
Long-term liabilities- due within one year	2,087,807	-	2,087,807	12,483
Total current liabilities	5,467,634	625,817	6,093,451	20,030
Noncurrent liabilities:				
Compensated absences - due in more than one year	243,650	177,401	421,051	-
Long-term liabilities - due in more than one year	80,789,718	197,419	80,987,137	-
Net pension liability	1,713,674	1,108,848	2,822,522	-
Total noncurrent liabilities	82,747,042	1,483,668	84,230,710	-
Total liabilities	88,214,676	2,109,485	90,324,161	20,030
DEFERRED INFLOWS OF RESOURCES				
Pension-related deferred inflows	46,647	30,183	76,830	-
Total deferred inflows of resources	46,647	30,183	76,830	-
NET POSITION (DEFICIT)				
Net investment in capital assets	108,395,913	2,518,388	110,914,301	1,200,303
Restricted for capital projects	12,860,020	-	12,860,020	-
Unrestricted	6,445,110	433,235	6,878,345	7,158,871
Total net position	\$ 127,701,043	\$ 2,951,623	\$ 130,652,666	\$ 8,359,174

See accompanying Notes to the Basic Financial Statements

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CITY OF BEAUMONT

Statement of Revenues, Expenses, and Changes in Net Position Proprietary Funds For the year ended June 30, 2023

	Business-type Activities - Enterprise Funds			Governmental Activities Internal Service Fund
	Sewer Fund	Transit Fund	Total	
OPERATING REVENUES:				
Charges for services	\$ 13,268,270	\$ 71,818	\$ 13,340,088	\$ 1,143,577
Other revenue	4,532	19,258	23,790	-
Total operating revenues	13,272,802	91,076	13,363,878	1,143,577
OPERATING EXPENSES:				
Salaries	1,873,822	1,545,224	3,419,046	-
Fringe benefits	18,520	(3,753)	14,767	-
Administration	1,491,907	184,703	1,676,610	-
Contract services	1,296,746	35,634	1,332,380	-
Fuels, lubricants, and maintenance	537,960	472,013	1,009,973	-
Replacement expense	-	-	-	237,114
Supplies	799,057	13,778	812,835	-
Office	22,406	23,496	45,902	-
Utilities	1,124,187	44,823	1,169,010	-
Depreciation and amortization	6,125,129	548,418	6,673,547	154,791
Total operating expenses	13,289,734	2,864,336	16,154,070	391,905
OPERATING INCOME (LOSS)	(16,932)	(2,773,260)	(2,790,192)	751,672
NONOPERATING REVENUES (EXPENSES):				
Local transportation funds	-	2,096,563	2,096,563	-
Gain on sale of capital assets	1,535	8,505	10,040	-
Loss on disposal of capital assets	(23,015,010)	-	(23,015,010)	-
Mitigation fees	7,433,292	-	7,433,292	-
Intergovernmental	-	403,594	403,594	-
Investment earnings	525,017	112,541	637,558	146,727
Interest expense	(3,108,614)	(459)	(3,109,073)	(81)
Total nonoperating revenues (expenses)	(18,163,780)	2,620,744	(15,543,036)	146,646
Income (loss) before operating transfers and capital contributions	(18,180,712)	(152,516)	(18,333,228)	898,318
TRANSFERS AND CAPITAL CONTRIBUTIONS:				
Riverside County Transportation Commission	-	416,384	416,384	-
Developer capital contributions	1,664,877	-	1,664,877	-
Transfers in	580,896	34,840	615,736	-
Total transfers and capital contributions	2,245,773	451,224	2,696,997	-
Change in net position	(15,934,939)	298,708	(15,636,231)	898,318
NET POSITION:				
Beginning of year	143,635,982	2,652,915	146,288,897	7,460,856
End of year	<u>\$ 127,701,043</u>	<u>\$ 2,951,623</u>	<u>\$ 130,652,666</u>	<u>\$ 8,359,174</u>

See accompanying Notes to the Basic Financial Statements

CITY OF BEAUMONT

Statement of Cash Flows Proprietary Funds For the year ended June 30, 2023

	Business-type Activities - Enterprise Funds			Governmental Activities Internal Service Fund
	Sewer Fund	Transit Fund	Total	
CASH FLOWS FROM OPERATING ACTIVITIES:				
Cash received from customers and users	\$ 10,277,204	\$ 71,600	\$ 10,348,804	\$ 1,143,577
Payments to suppliers for goods and services	(5,191,077)	(976,371)	(6,167,448)	(612,237)
Payments for general and administrative expenses	(3,887,297)	(2,215,745)	(6,103,042)	-
Cash received from developers and others	4,532	19,258	23,790	-
Net cash provided by (used in) operating activities	1,203,362	(3,101,258)	(1,897,896)	531,340
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Local transportation funds	-	2,096,563	2,096,563	-
Intergovernmental	-	899,164	899,164	-
Transfers in	580,896	34,840	615,736	-
Net cash provided by (used in) noncapital financial activities	580,896	3,030,567	3,611,463	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Acquisition of capital assets	(3,960,205)	(512,643)	(4,472,848)	(780,825)
Proceeds from disposition of capital assets	-	8,505	8,505	-
Mitigation fees	7,433,292	-	7,433,292	-
Developer capital contributions	1,664,877	-	1,664,877	-
Capital grants received	-	416,384	416,384	-
Payment of principal on long-term liabilities	(1,965,758)	193,761	(1,771,997)	(18,275)
Payment of interest on long-term liabilities	(3,131,197)	(459)	(3,131,656)	(81)
Net cash provided by (used in) capital and related financing activities	41,009	105,548	146,557	(799,181)
CASH FLOWS FROM INVESTING ACTIVITIES:				
Investment income	525,017	112,541	637,558	146,727
Net cash provided by (used in) investing activities	525,017	112,541	637,558	146,727
Net change in cash and cash equivalents	2,350,284	147,398	2,497,682	(121,114)
CASH AND CASH EQUIVALENTS:				
Beginning of year	18,187,703	1,535,306	19,723,009	6,937,761
End of year	<u>\$ 20,537,987</u>	<u>\$ 1,682,704</u>	<u>\$ 22,220,691</u>	<u>\$ 6,816,647</u>
RECONCILIATION TO STATEMENT OF NET POSITION:				
Cash and investments	\$ 20,536,545	\$ 1,682,704	\$ 22,219,249	\$ 6,816,647
Restricted cash and investments	-	-	-	-
Restricted cash and investments with fiscal agent	1,442	-	1,442	-
Total cash and cash equivalents	\$ 20,537,987	\$ 1,682,704	\$ 22,220,691	\$ 6,816,647

See accompanying Notes to the Basic Financial Statements

CITY OF BEAUMONT

Statement of Cash Flows (Continued) Proprietary Funds For the year ended June 30, 2023

	Business-type Activities - Enterprise Funds			Governmental Activities Internal Service Fund
	Sewer Fund	Transit Fund	Total	
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:				
Operating income (loss)	\$ (16,932)	\$ (2,773,260)	\$ (2,790,192)	\$ 751,672
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:				
Depreciation and amortization	6,125,129	548,418	6,673,547	154,791
Other adjustments	-	-	-	(5,823)
Changes in current assets, deferred outflows of resources, liabilities, and deferred inflows of resources:				
Accounts receivable	(360,201)	(218)	(360,419)	-
Due from other governments	(37,414)	-	(37,414)	-
Deposits	-	-	-	(362,254)
Inventories	(97,424)	-	(97,424)	-
Prepays	(5,654)	(1,436)	(7,090)	-
Pension-related deferred outflows of resources	(518,517)	(291,494)	(810,011)	-
Accounts payable and accrued liabilities	(1,307,643)	(385,191)	(1,692,834)	(7,046)
Salaries payable and related liabilities	8,326	7,051	15,377	-
Unearned revenue	(2,593,451)	-	(2,593,451)	-
Compensated absences	60,098	15,798	75,896	-
Aggregate net pension liability	1,083,942	636,549	1,720,491	-
Pension-related deferred inflows of resources	(1,136,897)	(857,475)	(1,994,372)	-
Total adjustments	1,220,294	(327,998)	892,296	(220,332)
Net cash provided by (used in) operating activities	\$ 1,203,362	\$ (3,101,258)	\$ (1,897,896)	\$ 531,340

See accompanying Notes to the Basic Financial Statements

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Fiduciary Fund Financial Statements

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FIDUCIARY FUND FINANCIAL STATEMENTS

Custodial Funds - To account for collections received from special assessment district and their disbursement to bondholders.

CITY OF BEAUMONT

Statement of Fiduciary Net Position
Fiduciary Funds
June 30, 2023

	<u>Custodial Funds</u>
ASSETS	
Cash and investments	\$ 21,218,187
Cash and investments with fiscal agent	21,506,447
Due from other governments	<u>185,631</u>
Total assets	<u>42,910,265</u>
 LIABILITIES	
Interest payable	4,581,756
Unearned revenue	14,518
Deposits payable	60,829
Due to other governments	80,000,707
Due to bondholders	<u>161,072,601</u>
Total liabilities	<u>245,730,411</u>
 Net Position (Deficit)	
Restricted for:	
Individuals, organizations and other governments	<u>(202,820,146)</u>
Total net position	<u><u>\$ (202,820,146)</u></u>

See accompanying Notes to the Basic Financial Statements

CITY OF BEAUMONT

Statement of Changes in Fiduciary Net Position
Fiduciary Funds
For the year ended June 30, 2023

	<u>Custodial Funds</u>
ADDITIONS:	
Investment Income	\$ 374,817
Assessments	19,270,842
Bond proceeds	<u>9,158,389</u>
Total additions	<u>28,804,048</u>
DEDUCTIONS:	
Payments to trustee	657,573
Interest expense	8,728,582
Bond principal	919,670
Payment for infrastructure	<u>891,231</u>
Total deductions	<u>11,197,056</u>
Change in net position	17,606,992
NET POSITION (DEFICIT):	
Beginning of year	<u>(220,427,138)</u>
End of year	<u><u>\$ (202,820,146)</u></u>

See accompanying Notes to the Basic Financial Statements

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Notes to the Basic Financial Statements

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CITY OF BEAUMONT

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For the year ended June 30, 2023**

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CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 1 - Reporting Entity and Summary of Significant Accounting Policies

The basic financial statements of the City of Beaumont, California (the "City") have been prepared in conformity with accounting principles generally accepted of the United States of America ("US GAAP") as applied to governmental agencies. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

A. Reporting Entity

The City was incorporated November 18, 1912 under the general laws of the State of California. The City operates under a Council-Manager form of government and provides basic local governmental services including public safety (police and fire), maintenance and construction of public improvements, cultural, recreation, planning, zoning, transportation, sewer and general administration.

In evaluating how to define the City for financial reporting purposes, management has considered all potential component units. The primary criteria for including a potential component unit within the reporting entity are the governing body's financial accountability and a financial benefit or burden relationship and whether it is misleading to exclude. A primary government is financially accountable and shares a financial benefit or burden relationship if it appoints a voting majority of an organization's governing body and it is able to impose its will on the organization, or if there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on the primary government. A primary government may also be financially accountable if an organization is fiscally dependent on the primary government regardless of whether the organization has a separately elected governing board, a governing board appointed by a higher level of government, or a jointly appointed board, and there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on the primary government.

Blended Component Units

The financial reporting entity consists of the primary government, the City, and its component units. In addition, component units can be other organizations for which the primary government is accountable and their exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

Blended component units, although legally separate entities, are, in substance part of the government's operation and so data from these units are combined with data of the primary government.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 1 - Reporting Entity and Summary of Significant Accounting Policies (Continued)

A. Reporting Entity (Continued)

Although the following are legally separate from the City, they have been "blended" as though they are part of the City because the component unit's governing body is substantially the same as the City's and there is a financial benefit or burden relationship between the City and the component unit; management of the City has operational responsibilities for the component units; and/or the component units provide services entirely, or almost entirely, to the City or otherwise exclusively, or almost exclusively, benefits the City, even though it does not provide services directly to it.

The following specific criteria were used in determining the status of the component unit:

- Members of the City Council also act as the governing body of the component unit.
- The City and the component unit are financially interdependent.
- The component unit is managed by employees of the City. A portion of the City's salary and overhead expenses is billed to the component unit each year.

Beaumont Financing Authority

The Beaumont Financing Authority (the "BFA") was founded by the execution of a joint exercise of powers agreement dated April 1, 1993, by the City of Beaumont and the former Beaumont Redevelopment Agency. The BFA is authorized to issue revenue bonds to be repaid from the proceeds of public obligations and to provide financing and refinancing for public capital improvements of public entities, including the City, the former Redevelopment Agency, and the Community Facilities Districts. The City Council of the City of Beaumont serves as the governing board for the BFA and the City has fiduciary responsibility for the BFA. The BFA exclusively benefits the City. Transactions are reported in the Beaumont Financing Authority Debt Service fund. There are no separate financial statements available.

Beaumont Utility Authority

The Beaumont Utility Authority (the "BUA") was established on May 15, 2001 by a joint powers agreement between the City of Beaumont and the former Beaumont Redevelopment Agency. The BUA was created to provide a binding framework for the relationship between the City's utility enterprise fund and the City's General Fund, to address possible impacts of Proposition 218, and to provide greater fiscal strength for the City's fund. The City Council serves as the governing board for the BUA and the City has operational responsibility for the BUA. Transactions are reported in an enterprise fund. There are no separate financial statements available.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 1 - Reporting Entity and Summary of Significant Accounting Policies (Continued)

A. Reporting Entity (Continued)

Beaumont Parking Authority

The Beaumont Parking Authority (the "BPA") was established on May 1, 2018 by the City of Beaumont City Council through resolution 2018-12 that declared a need for a parking authority in the city. The BPA was created to establish the Beaumont Public Improvement Authority through a joint powers agreement. The City Council serves as the governing board for the BPA and the City has operational responsibility for the BPA. There was no financial activity for the BPA during the fiscal year ending June 30, 2023.

Beaumont Public Improvement Authority

The Beaumont Public Improvement Authority (the "BPIA") was established on May 15, 2018 by a joint powers agreement between the City of Beaumont and the Beaumont Parking Authority. The BPIA is authorized to issue revenue bonds to be repaid from the proceeds of wastewater services and to provide financing and refinancing for public capital improvements of the City's wastewater system. The City Council serves as the governing board for the BPIA and the City has operational responsibility for the BPIA. There was no financial activity for the BPIA since inception through the fiscal year ending June 30, 2023.

B. Basis of Accounting and Measurement Focus

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues, and expenditures, or expenses as appropriate.

Government resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled.

The Statement of Net Position reports separate sections for Deferred Outflows of Resources, and Deferred Inflows of Resources, when applicable.

Deferred Outflows of Resources represent outflows of resources (consumption of net assets) that apply to future periods and therefore, will not be recognized as an expense until that time.

Deferred Inflows of Resources represent inflows of resources (acquisition of net assets) that apply to future periods and therefore, are not recognized as revenue until that time.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 1 - Reporting Entity and Summary of Significant Accounting Policies (Continued)

B. Basis of Accounting and Measurement Focus (Continued)

Government-Wide Financial Statements

The City's government-wide financial statements include a statement of net position and a statement of activities. These statements present summaries of governmental and business-type activities for the City accompanied by a total column. Fiduciary activities of the City are not included in the government-wide financial statements.

These financial statements are presented on an "*economic resources*" measurement focus and the accrual basis of accounting. Accordingly, all of the City's assets, liabilities and deferred amounts, including capital assets, as well as infrastructure assets, and long-term liabilities, are included in the accompanying statement of net position. The statement of activities presents changes in net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

Certain types of transactions are reported as program revenues within three categories in the statement of activities:

- Charges for services
- Operating grants and contributions
- Capital grants and contributions

Certain eliminations have been made in regards to interfund activities, payables and receivables. All internal balances in the statement of net position have been eliminated except those representing balances between the governmental activities and the business-type activities, which are presented as internal balances and eliminated in the total primary government column. However, those transactions between governmental and business-type activities have not been eliminated. The following interfund activities have been eliminated:

- Due from/to other funds
- Transfers in/out

Governmental Fund Financial Statements

Governmental fund financial statements include a balance sheet and a statement of revenues, expenditures and changes in fund balances for all major governmental funds and non-major funds aggregated. An accompanying schedule is presented to reconcile and explain the differences between fund balance as presented in these statements to the net position presented in the government-wide financial statements. The City has presented all major funds that meet the applicable criteria.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 1 - Reporting Entity and Summary of Significant Accounting Policies (Continued)

B. Basis of Accounting and Measurement Focus (Continued)

All governmental funds are accounted for on a spending or "*current financial resources*" measurement focus and the modified accrual basis of accounting. Accordingly, only current assets and current liabilities are included on the balance sheet. The statement of revenues, expenditures and changes in fund balances present increases (revenue and other financing sources) and decreases (expenditures and other financing uses) in fund balances. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. The primary revenue sources, which have been treated as susceptible to accrual by the City, are property tax, sales tax, intergovernmental revenues and other taxes. Expenditures are recorded in the accounting period in which the related fund liability is incurred.

Revenues are recognized as soon as they are both "measurable" and "available". Revenues are considered to be available when they are collectible within the current period as soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the providers have been met.

Governmental funds of the City are outlined below:

General Fund - This fund accounts for all revenues and expenditures to finance the traditional services associated with a municipal government which are not accounted for in the other funds. In the City, these services include general government, public safety, public works, community development, community service, and refuse.

Development Impact Fees (DIF) Special Revenue Fund - This fund is used to account for the receipt and expenditure of mitigation fees on specified capital projects.

Community Facilities Districts (CFD) Capital Projects Fund - This fund is used to account for bond and annual tax assessments proceeds to be used for the construction and implementation of off-site infrastructure improvements. In addition, the Fund accounts for services and administration assessments received annually.

General Capital Projects Fund - This fund is used to account for financial resources to be used for acquisition, construction and improvement of the city's major capital facilities.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 1 - Reporting Entity and Summary of Significant Accounting Policies (Continued)

B. Basis of Accounting and Measurement Focus (Continued)

Beaumont Financing Authority / Beaumont Public Improvement Authority Debt Service Funds - These funds are authorized to borrow money for the purpose of financing the acquisition of bonds, notes and other obligations of, or for the purpose of making loans to the City and/or to refinance outstanding obligations of the City.

Other Governmental Funds - Other Governmental Funds is the aggregate of all the non-major governmental funds.

Proprietary Fund Financial Statements

Proprietary fund financial statements include a statement of net position, a statement of revenues, expenses and changes in net position, and a statement of cash flows for each major proprietary fund.

Proprietary funds are accounted for using the "*economic resources*" measurement focus and the accrual basis of accounting. Accordingly, all assets and liabilities (whether current or noncurrent) are included on the statement of net position. The statement of revenues, expenses and changes in net position presents increases (revenues) and decreases (expenses) in total net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred. In these funds, receivables have been recorded as revenue and provisions have been made for uncollectible amounts.

Operating revenues in the proprietary funds are those revenues that are generated from the primary operations of the fund. All other revenues are reported as non-operating revenues. Operating expenses are those expenses that are essential to the primary operations of the fund. All other expenses are reported as non-operating expenses.

Proprietary funds of the City are outlined below:

Enterprise Funds

Sewer Fund - This fund was established to receive and disburse funds collected through sewer services charge fees and sewer facilities charges. These funds are used for the operation and maintenance of sewer disposal facilities and the financing of construction outlet sewers.

Transit Fund - The Transit Fund is intended to show the financial position and the operation and maintenance of the City's fixed route and dial-a-ride transit systems. The Transit Fund is presented separately since it is the only nonmajor proprietary fund type, it is not considered a major fund.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 1 - Reporting Entity and Summary of Significant Accounting Policies (Continued)

B. Basis of Accounting and Measurement Focus (Continued)

Internal Service Funds

Internal Service Fund - This fund was established to account for future replacement of vehicles, equipment, and IT infrastructure. These funds are used to track goods and services shifted between departments on a cost reimbursement basis.

Fiduciary Fund Financial Statements

Fiduciary fund financial statements include a statement of fiduciary net position and a statement of changes in fiduciary net position. The City has one type of fiduciary fund presented: a custodial fund, which is used to account for Community Facilities District assessments, debt issuances, the financing of eligible public facilities and debt service. In addition, it also includes an Evidence Fund, used to store and manage evidence collected by law enforcement agencies.

The custodial funds are used to report resources held by the City in a purely custodial capacity, which involves only the receipt, temporary investment and remittance of fiduciary resources to individuals, private organizations or other governments. Custodial funds use the economic resource measurement focus.

C. Cash, Cash Equivalents and Investments

The City pools its available cash for investment purposes. The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturity of three months or less from the date of acquisition. Cash and cash equivalents are combined with investments and displayed as Cash and Investments.

Highly liquid market investments with maturities of one year or less at time of purchase are stated at amortized cost. All other investments are stated at fair value.

The City follows the practice of pooling cash and investments of all funds, except for funds required to be held by fiscal agents under the provisions of bond indentures. Interest income earned on pooled cash and investments is allocated on an accounting period basis to the various funds based on the period-end cash and investment balances. Interest income from cash and investments with fiscal agents is credited directly to the related fund.

The City participates in an investment pool managed by the State of California titled *Local Agency Investment Fund* (LAIF) which has invested a portion of the pool funds in structured notes and asset-backed securities. LAIF's investments are subject to credit risk with the full faith and credit of the State of California collateralizing these investments. In addition, these structured notes and asset-backed securities are subject to market risk as to change in interest rates.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 1 - Reporting Entity and Summary of Significant Accounting Policies (Continued)

D. Restricted Cash and Investments

Certain restricted cash and investments are held 1) for transit related activities or 2) by a fiscal agent for the redemption of bonded debt and for acquisition and construction of capital projects.

E. Prepays and Inventory

Inventories are valued at cost using the first-in/first-out (FIFO) method and consist of repair parts.

Certain payments to vendors reflect cost applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

F. Capital Assets

Capital assets are valued at historical cost or estimated historical cost if actual historical cost was not available. Donated capital assets are valued at acquisition value on the date of the donation. City policy has set the capitalization threshold for reporting capital assets at \$5,000. Depreciation is recorded on a straight-line basis over estimated useful lives of the assets as follows:

	Years
Buildings	30
Infrastructure	35 - 120
Machinery and equipment	3 - 5
Furniture and fixtures	3 - 5
Vehicles	3
Computer equipment	3

The City defines infrastructure as the basic physical assets that allow the City to function. The infrastructure assets include streets (including bridges, streetlights, sidewalks, culverts and curbs), sewer system (including plant, collection systems, drains, lift stations), and park lands. Each major infrastructure system can be divided into subsystems. For example, the street system can be subdivided into pavement, curb and gutters, sidewalks, medians, streetlights, landscaping and land. These subsystems were not delineated in the basic financial statements. The appropriate operating department maintains information regarding the subsystems. Interest accrued during capital assets construction, if any, is capitalized for the business-type and proprietary funds as part of the asset cost.

Notes to the Basic Financial Statements
For the year ended June 30, 2023

Note 1 - Reporting Entity and Summary of Significant Accounting Policies (Continued)

G. Long-Term Debt

Government-Wide Financial Statements

Long-term debt and other financial obligations are reported as liabilities in the appropriate funds. Bond premiums and discounts, as well as insurance premiums paid to bond insurers, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable premium or discount. Issuance costs are expensed in the period when incurred.

Fund Financial Statements

The fund financial statements do not present long-term assets or liabilities. These amounts are shown in the reconciliation of the governmental funds balance sheet to the government-wide statement of net position.

H. Compensated Absences

Government-Wide Financial Statements

City employees have vested interest in varying levels of vacation and sick leave based on their length of employment and related bargaining unit. Vacation leave is payable to employees at the time a vacation is taken or upon termination of employment. Vacation leave balance accruals are capped at two the employee's annual accrual rate. Sick leave is payable only when an employee is unable to work due to personal or family illness or at separation from employment at different levels depending on the length of employment and the bargaining unit. There is no cap on the amount of sick leave that can be accrued but there is a cap on the amount that can be cashed out upon termination. Employees with less than five years of employment do not have vested privilege on sick leave and their sick leave is forfeited upon termination. The amount of compensated absences is accrued when incurred in the government-wide financial statements.

Fund Financial Statements

In governmental funds, compensated absences are recorded as expenditures in the years paid. It is the City's policy to liquidate unpaid compensated absences from future resources, rather than currently available financial resources. When an employee is terminated at fiscal year end, the amount of his or her reimbursable unused vacation and/or sick leave is recorded as a liability in the governmental funds. In proprietary funds, compensated absences are expensed to the various funds in the period they are earned, and such fund's share of the unpaid liability is recorded as a long-term liability of the fund.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 1 - Reporting Entity and Summary of Significant Accounting Policies (Continued)

I. Pensions

The City contracts with the California Public Employees' Retirement System (CalPERS) to provide a defined benefit pension plan for its employees and retirees. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources, and pension expense, information about the fiduciary net position of the plans and additions to/deductions from the plans' fiduciary net position have been determined on the same basis as they are reported by the plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value.

GASB 68 requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following time frames are used.

Valuation date (VD)	June 30, 2021
Measurement date (MD)	June 30, 2022
Measurement period (MP)	July 1, 2021 to June 30, 2022

Gains and losses related to changes in CalPERS estimates and assumption for determining the total pension liability and fiduciary net position are recognized in pension expense systematically over time. The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources and are recognized in future pension expense. The amortization period differs depending on the source of the gain or loss. The difference between projected and actual earnings is amortized straight-line over 5 years. All other amounts are amortized straight-line over the average expected remaining service lives of all members that are provided with benefits (active, inactive, and retired) as of the beginning of the measurement period.

J. Property Taxes

Property taxes are levied on January 1 and are payable in two installments: November 1 and February 1 of each year. Property taxes become delinquent on December 10 and April 10, for the first and second installments, respectively. The lien date is March 1. The County of Riverside, California (County) bills and collects the property taxes and remits them to the City according to a payment schedule established by the County. City property tax revenues are recognized when received in cash except at year end when they are accrued pursuant to the modified accrual basis of accounting. The City recognizes as revenues at June 30 available taxes or those collected within 60 days.

The County is permitted by State law to levy taxes at 1% of full market value (at time of purchase) and can increase the property tax rate no more than 2% per year. The City receives a share of this basic levy proportionate to what it received during the years 1976 to 1978.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 1 - Reporting Entity and Summary of Significant Accounting Policies (Continued)

K. Net Position

For government-wide and proprietary fund financial statements, net position is categorized as follows:

Net Investment in Capital Assets - This component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of debt that are attributable to the acquisition, construction, or improvement of those assets.

Restricted - This component of net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets.

Unrestricted - This component of net position is the amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position.

When expenses are incurred for purposes for which both restricted and unrestricted net position is available, the City's policy is to apply restricted net position first.

L. Fund Balances

For governmental fund financial statements, fund balances are categorized as follows:

Nonspendable - Items that cannot be spent because they are not in spendable form, such as prepaid items and inventories and long term receivables, or items that are legally or contractually required to be maintained intact, such as principal of an endowment or revolving loan funds.

Restricted - Restricted fund balances encompass the portion of net fund resources subject to externally enforceable legal restrictions. This includes externally imposed restrictions by creditors, such as through debt covenants, grantors, contributors, laws or regulations of other governments, as well as restrictions imposed by law through constitutional provisions or enabling legislation.

Committed - Committed fund balances encompass the portion of net fund resources, the use of which is constrained by limitations imposed by the formal action of the government's highest level of decision-making authority normally through resolutions, etc., and that remain binding unless rescinded or modified in the same manner. The City Council is considered the highest authority for the City.

Assigned - Assigned fund balances encompass the portion of net fund balance reflecting the government's intended use of resources. Assignment of resources can be done by the highest level of decision making or by a committee or official designated for that purpose. On May 16, 2023, the City Council adopted the financial management policies that includes a fund balance policy authorizing the City Manager to make these determination.

Notes to the Basic Financial Statements
For the year ended June 30, 2023

Note 1 - Reporting Entity and Summary of Significant Accounting Policies (Continued)

L. Fund Balances (Continued)

Unassigned - This amount is for any portion of the fund balances that do not fall into one of the above categories. The General Fund is the only fund that reports a positive unassigned fund balance amount. In other governmental funds, it is not appropriate to report a positive unassigned fund balance amount. However, in governmental funds other than the General Fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed or assigned for those purposes, it may be necessary to report negative unassigned fund balance in that particular fund.

When expenditures are incurred for purposes for which both restricted and unrestricted fund balances are available, the City's policy is to apply restricted fund balances first, then unrestricted fund balances as they are needed. When expenditures are incurred for purposes where only unrestricted fund balances are available, the City uses the unrestricted resources in the following order: committed, assigned, and unassigned.

M. Use of Estimates

The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect certain reported amounts and disclosure. Accordingly, actual results could differ from those estimates.

N. Fair Value Measurement

U.S. GAAP defines fair value, establishes a framework for measuring fair value and establishes disclosures about fair value measurement. Investments, unless otherwise specified, recorded at fair value in the Statements of Net Position, are categorized based upon the level of judgment associated with the inputs used to measure their fair value. Levels of inputs are as follows:

Level 1 - Inputs are unadjusted, quoted prices for identical assets and liabilities in active markets at the measurement date.

Level 2 - Inputs, other than quoted prices included in Level 1, that are observable for the assets or liabilities through corroboration with market data at the measurement date.

Level 3 - Unobservable inputs that reflect management's best estimate of what market participants would use in pricing the assets or liabilities at the measurement date.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 1 - Reporting Entity and Summary of Significant Accounting Policies (Continued)

O. Upcoming Governmental Accounting Standards Implementation

The City is currently analyzing its accounting practices to determine the potential impact on the financial statements for the following GASB statements:

GASB Statement No. 99, Omnibus 2022 has varying implementation dates with the earliest being effective for fiscal years beginning after June 15, 2022.

GASB Statement No. 100, Accounting Changes and Error Corrections – an amendment of GASB Statement No. 62 is effective for fiscal years beginning after June 15, 2023.

GASB Statement No. 101, Compensated Absences is effective for fiscal years beginning after December 15, 2023. Earlier application is encouraged.

P. Implementation of New Pronouncements

GASB has issued Statement No. 96, *Subscription-Based Information Technology Arrangements*. The objective of this statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for these arrangements by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain subscription assets and liabilities for arrangements that previously were recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that subscriptions are financings of the right to use an underlying asset and a liability.

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CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 2 - Cash and Investments

A. Summary

The following is a summary of pooled cash and investments and restricted cash and investments as of June 30, 2023:

Statement of Net Position	
Cash and investments	\$ 186,858,871
Restricted cash and investments	2,529,271
Restricted cash and investments with fiscal agent	3,461,359
Restricted investments in CFDs	80,000,707
Statement of Fiduciary Net Position	
Cash and investments	21,218,187
Restricted cash and investments with fiscal agent	<u>21,506,447</u>
Total	<u>\$ 315,574,842</u>

Cash, cash equivalents, and investments, consisted of the following as of June 30, 2023:

Deposits with financial institutions	\$ 15,627,540
Deposits with fiscal agents	24,967,807
Petty cash	3,503
Investments	<u>274,975,992</u>
 Total cash and investments	 <u>\$ 315,574,842</u>

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CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 2 - Cash and Investments (Continued)

A. Summary (Continued)

As of June 30, 2023, cash and investments, are reported at fair value based on quoted market prices. The following table represents the fair value measurements of investments recognized in the accompanying Statement of Net Position measured at on a recurring basis and the level within the fair value hierarchy in which the fair value measurements fall as of June 30, 2023:

<u>Investment Type</u>	<u>Total as of June 30, 2023</u>	<u>Measurement Inputs</u>
State investment pool	\$ 47,452,568	Uncategorized
Medium Term Notes	6,540,949	Level 2
Money market funds	75,573,672	Level 2
US Treasury Bills	25,122,335	Level 2
US Treasury Notes	35,122,086	Level 2
Federal Home Loan Banks	1,320,543	Level 2
Federal Farms Credit Banks	1,313,861	Level 2
Highmark Plus	2,529,271	Uncategorized
Restricted investments in CFDs	80,000,707	Uncategorized
Total	\$ 274,975,992	

The California Government Code requires California banks and savings and loan associations to secure the City's cash deposits by pledging securities as collateral. This Code states that collateral pledged in this manner shall have the effect of perfecting a security interest in such collateral superior to those of a general creditor. Thus, collateral for cash deposits is considered to be held in the City's name.

The market value of pledged securities must equal at least 110% of the City's cash deposits. California law also allows institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the City's total cash deposits. The City may waive collateral requirements for cash deposits; however, the City has not waived the collateralization requirements.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 2 - Cash and Investments (Continued)

B. Investments

Investments Authorized by the California Government Code and the City's Investment Policy

The table below identifies the investment types that are authorized for the City by the California Government Code (or the City's investment policy, where more restrictive). The table also identifies certain provisions of the California Government Code (or the City's investment policy, where more restrictive) that address interest rate risk, credit risk, and concentration of credit risk. This table does not address investments of bond proceeds held by the City's bond trustee (fiscal agent) which is described below.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
Local Agency Investment Fund (LAIF)	N/A	None	\$75 million
Negotiable Certificates of Deposits	5 Years	5%	30%
Medium Term Notes	5 Years	5%	30%
Money Market Funds	N/A	None	20%
US Treasury Notes	5 Years	None	None
Federal Home Loan Banks	5 Years	5%	10%
Federal Farms Credit Banks	5 Years	5%	10%
Guaranteed Investment Contracts	5 Years	None	None
Local Obligation Bonds	5 Years	5%	30%

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CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 2 - Cash and Investments (Continued)

B. Investments (Continued)

Investments Authorized by Debt Agreements

Investments of bond proceeds held by the City's bond trustee are governed by provisions of the related debt agreement rather than the general provisions of the California Government Code or the City's investment policy. The table below identifies certain provisions of these debt agreements that address interest rate risk, credit risk, and concentration of credit risk.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
Local Agency Investment Fund (LAIF)	N/A	None	\$75 million
Negotiable Certificates of Deposits	None	None	None
Medium Term Notes	N/A	None	None
Money Market Funds	N/A	None	None
US Treasury Notes	None	None	None
Federal Home Loan Banks	None	None	None
Federal Farms Credit Banks	None	None	None
Guaranteed Investment Contracts	None	None	None
Local Obligation Bonds	None	None	None

C. External Investment Pool

The City is a voluntary participant in the Local Agency Investment Fund (LAIF), which is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. LAIF determines fair value on its investment portfolio based on market quotations for those securities where market quotations are readily available and based on amortized cost or best estimate for those securities where market value is not readily available. The value of the City's position in the pool is the same as the value of the pool shares. LAIF is unrated as of June 30, 2023.

Currently, LAIF does not have an investment rating. LAIF has a minimum \$5,000 transaction amount in increments of \$1,000 with a maximum of 15 transactions (combination of deposits and withdrawals) per month. LAIF requires a one-day prior notice for deposits and withdrawals of \$10 million or more.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 2 - Cash and Investments (Continued)

D. Investment in CFD Bonds

The Beaumont Financing Authority (BFA) and the Beaumont Public Improvement Authority (BPIA) issued Local Agency Revenue Bonds ("Authority Bonds") for investment in the City of Beaumont Community Facilities District (CFD) Special Tax Bonds ("District Bonds"). The District Bonds are local obligation bonds secured solely by special assessments on property owners within the CFD. The Authority Bonds issued by the BFA are repaid solely by debt service payments made on the District Bonds to the BFA. The repayment schedules of the District Bonds, and interest thereon, to the BFA; are concurrent and sufficient to satisfy the debt service requirements of the respective Authority Bonds.

E. Risk Disclosures

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity, the greater the sensitivity its fair value is to changes in market interest rates. As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy provides that final maturities of securities cannot exceed five years. Investments governed by the bond indentures may be longer. Maturities of investments vary and depend on liquidity needs of the City.

As of June 30, 2023, the City had the following investments and maturities:

Investment Type	Amount	Maturities		
		1 year or less	1 - 5 years	More than 5 years
State investment pool	\$ 47,452,568	\$ 47,452,568	\$ -	\$ -
Medium Term Notes	6,540,949	-	6,540,949	-
Money market funds	75,573,672	75,573,672	-	-
US Treasury Bills	25,122,335	25,122,335	-	-
US Treasury Notes	35,122,086	1,042,301	34,079,785	-
Federal Home Loan Bank	1,320,543	1,320,543	-	-
Federal Farm Credit Bank	1,313,861	1,313,861	-	-
Restricted:				
Investments in CFDs	80,000,707	4,090,000	21,905,000	54,005,707
Pension trust - Highmark Plus	2,529,271	2,529,271	-	-
Total	\$ 274,975,992	\$ 158,444,551	\$ 62,525,734	\$ 54,005,707

CITY OF BEAUMONT**Notes to the Basic Financial Statements
For the year ended June 30, 2023**

Note 2 - Cash and Investments (Continued)**E. Risk Disclosures (Continued)***Credit Risk*

Credit Risk is the risk of loss due to failure of the security issuer. The risk can be identified thru the rating assigned by a nationally recognized statistical rating organization to the issuers of securities. The City minimizes this risk by investing only in the type of investments allowed for municipalities by the Government Code as listed on the City's investment policy and investing only in instruments that are most credit worthy.

Investment Type	Amount	Credit Quality Ratings	
		Moody's	Standard & Poor's
State investment pool	\$ 47,452,568	Not Rated	Not Rated
Medium Term Notes	6,540,949	A1-Aaa	A1-Aaa
Money market funds	75,573,672	Aaa	AAAm
US Treasury Notes	35,122,086	A1-Aaa	A1-Aaa
US Treasury Bills	25,122,335	A1-Aaa	A1-Aaa
Federal Home Loan Banks	1,320,543	A1-Aaa	A1-Aaa
Federal Farms Credit Banks	1,313,861	A1-Aaa	A1-Aaa
Restricted investments in CFDs	80,000,707	Not Rated	Not Rated
Pension trust - Highmark Plus	2,529,271	Not Rated	Not Rated
Total	<u><u>\$ 274,975,992</u></u>		

Custodial Credit Risk

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. None of the City's investments were subject to custodial credit risk.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 2 - Cash and Investments (Continued)

E. Risk Disclosures (Continued)

Concentration of Credit Risk

The investment policy of the City contains no limitations on the amount that can be invested in any one issuer beyond the amount stipulated by the California Government Code. City investments that are greater than 5 percent of the total investments are in either an external investment pool or mutual funds and are therefore exempt. The City's investment in CFDs is restricted and is secured by special assessments from property owners and a tax lien on the underlying property.

<u>Investment Type</u>	<u>Total as of June 30, 2023</u>	<u>Percentage of Investments</u>
State investment pool	\$ 47,452,568	17.26%
Medium Term Notes	6,540,949	2.38%
Money market funds	75,573,672	27.48%
US Treasury Notes	35,122,086	12.77%
US Treasury Bills	25,122,335	9.14%
Federal Home Loan Banks	1,320,543	0.48%
Federal Farms Credit Banks	1,313,861	0.48%
Restricted investments in CFDs	80,000,707	29.09%
Pension trust - Highmark Plus	2,529,271	0.92%
Total	<u><u>\$ 274,975,992</u></u>	

Note 3 - Receivables

A. Governmental Activities

Lease receivables

The City has entered into a various cell tower leases as the lessor. The leases range from 26 to 59 months. The lessees are required to make monthly fixed payments ranging from \$3,324 to \$24,000. The leases have interest rates of 1.33% and 2.40%. The combined value of the lease receivable and deferred inflow of resources as of June 30, 2023 was \$602,614 and \$610,726, respectively. In addition, the City recognized lease revenue of \$58,710 during the fiscal year.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 4 - Interfund Balances and Transactions

A. Transfers

Transfers in and out for the year ended June 30, 2023, were as follows:

Transfers In	Transfers Out	Amount	Purpose
General Fund	Non-major Funds	\$ 8,342,314	CFD - City maintenance/admin; Council approved project funding; police radio funding; final Vactor Truck payment
	General Capital Projects Fund	557,008	Premium pay from Corrections
	Subtotal	8,899,322	
Development Impact Fees	Non-major Funds	132,921	Capital projects
	Subtotal	132,921	
Wastewater Fund	General Fund	195,170	One time equity bonus; final Vactor Truck payment
	Non-major Funds	385,726	Capital Projects
	Subtotal	580,896	
General Capital Projects Fund	General Fund	33,306,825	Capital projects
	CFD Capital Projects Fund	390,566	Capital Projects
	Development Impact Fund	3,884,929	Capital Projects
	Non-major fund	719,321	Capital Projects
	Subtotal	38,301,641	
Non-major Funds - Transit Fund	General Fund	34,840	Correct CIP funding
	Subtotal	34,840	
	Total	\$ 47,949,620	

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CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 5 - Capital Assets

A. Governmental Activities

Summary of changes in capital assets for governmental activities for the year ended June 30, 2023 is as follows:

	Balance July 1, 2022	Additions	Deletions	Balance June 30, 2023
Nondepreciable assets:				
Land	\$ 32,661,061	\$ -	\$ -	\$ 32,661,061
Construction in progress	9,020,722	9,131,236	(5,865,254)	12,286,704
Total nondepreciable assets	<u>41,681,783</u>	<u>9,131,236</u>	<u>(5,865,254)</u>	<u>44,947,765</u>
Depreciable/amortized assets:				
Building and improvements	22,609,341	-	-	22,609,341
Machinery and equipment	8,408,509	1,281,292	(397,499)	9,292,302
Vehicles	3,945,617	1,256,344	(380,569)	4,821,392
Infrastructure	454,928,094	5,824,773	-	460,752,867
Intangible right to use assets	856,533	982,415	-	1,838,948
Subtotal	<u>490,748,094</u>	<u>9,344,824</u>	<u>(778,068)</u>	<u>499,314,850</u>
Less accumulated depreciation/amortization:				
Building and improvements	(10,813,902)	(463,283)	-	(11,277,185)
Machinery and equipment	(4,902,099)	(529,246)	397,499	(5,033,846)
Vehicles	(2,648,142)	(467,652)	380,569	(2,735,225)
Infrastructure	(225,638,896)	(5,534,840)	-	(231,173,736)
Intangible right to use assets	(96,681)	(569,321)	-	(666,002)
Subtotal	<u>(244,099,720)</u>	<u>(7,564,342)</u>	<u>778,068</u>	<u>(250,885,994)</u>
Total depreciable/amortized assets, net	<u>246,648,374</u>	<u>1,780,482</u>	<u>-</u>	<u>248,428,856</u>
Total	<u>\$ 288,330,157</u>	<u>\$ 10,911,718</u>	<u>\$ (5,865,254)</u>	<u>\$ 293,376,621</u>

Governmental activities depreciation/amortization expense for capital assets for the year ended June 30, 2023, are as follows:

General government	\$ 632,303
Public safety	462,632
Public works	5,858,724
Community development	114,127
Community services	496,556
Total depreciation/amortization expense	<u>\$ 7,564,342</u>

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 5 - Capital Assets (Continued)

B. Business-Type Activities

Summary of changes in capital assets for business-type activities for the year ended June 30, 2023, is as follows:

	Balance July 1, 2022	Additions	Deletions	Balance June 30, 2023
Nondepreciable assets:				
Land and Land improvements	\$ 3,458,322	\$ -	\$ -	\$ 3,458,322
Construction in progress	111,672,254	1,885,624	(61,715)	113,496,163
Total nondepreciable assets	<u>115,130,576</u>	<u>1,885,624</u>	<u>(61,715)</u>	<u>116,954,485</u>
Depreciable/amortized assets:				
Building and improvements	730,835	-	-	730,835
Machinery and equipment	90,196,501	910,106	(47,435,327)	43,671,280
Vehicles	6,133,406	328,731	(168,454)	6,293,683
Infrastructure	145,872,949	1,140,835	-	147,013,784
Intangible right to use assets	8,514	337,395	(8,514)	337,395
Subtotal	<u>242,942,205</u>	<u>2,717,067</u>	<u>(47,612,295)</u>	<u>198,046,977</u>
Less accumulated depreciation/amortization:				
Building and improvements	(599,625)	(52,163)	-	(651,788)
Machinery and equipment	(50,756,518)	(1,745,013)	24,420,317	(28,081,214)
Vehicles	(4,700,549)	(494,594)	168,454	(5,026,689)
Infrastructure	(82,870,749)	(4,305,888)	-	(87,176,637)
Intangible right to use assets	(2,838)	(75,889)	2,838	(75,889)
Subtotal	<u>(138,930,279)</u>	<u>(6,673,547)</u>	<u>24,591,609</u>	<u>(121,012,217)</u>
Total depreciable/amortized assets, net	<u>104,011,926</u>	<u>(3,956,480)</u>	<u>(23,020,686)</u>	<u>77,034,760</u>
Total	<u>\$ 219,142,502</u>	<u>\$ (2,070,856)</u>	<u>\$ (23,082,401)</u>	<u>\$ 193,989,245</u>

Business-type activities depreciation/amortization expense for capital assets for the year ended June 30, 2023, are as follows:

Sewer	\$ 6,125,129
Transit	548,418
Total depreciation/amortization expense	<u>\$ 6,673,547</u>

During the current fiscal year, the City decommissioned part of its wastewater plant resulting in a loss on disposal of \$23,015,010. The remainder of the plant is still operational, is functioning, and currently in use. The replacement of the disposed piece will be put into service during the subsequent fiscal year.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 6 - Long-Term Liabilities

A. Governmental Activities

Summary of changes in long-term liabilities for the governmental activities for the year ended June 30, 2023, is as follows:

	Balance July 1, 2022	Additions	Deletions	Balance June 30, 2023	Classification	
					Due Within One Year	Due in More Than One Year
Governmental Activities:						
City						
Lease Liability	\$ 756,608	\$ 696,732	\$ (435,045)	\$ 1,018,295	\$ 454,335	\$ 563,960
Subscription Liability	-	583,213	(280,650)	302,563	283,977	18,586
Beaumont Public Financing Authority						
1994 Revenue Bonds, Series A	1,380,000	-	(1,380,000)	-	-	-
2015 Refunding Revenue Bonds, Series A	9,535,000	-	(265,000)	9,270,000	245,000	9,025,000
2015 Refunding Revenue Bonds, Series B	15,215,000	-	(835,000)	14,380,000	850,000	13,530,000
2015 Refunding Revenue Bonds, Series C	3,805,000	-	(205,000)	3,600,000	245,000	3,355,000
2015 Refunding Revenue Bonds, Series D	5,645,000	-	(355,000)	5,290,000	360,000	4,930,000
2019 Refunding Revenue Bonds, Series A	4,755,000	-	(340,000)	4,415,000	355,000	4,060,000
2020 Revenue Bonds, Series A	16,715,000	-	(515,000)	16,200,000	530,000	15,670,000
2021 Revenue Bonds, Series A	18,675,000	-	(1,410,000)	17,265,000	1,370,000	15,895,000
Bond premium-2019 Revenue Bond, Series A	858,778	-	(78,071)	780,707	78,071	702,636
2023 Revenue Bonds, CFD 2016-3	-	8,800,000	-	8,800,000	-	8,800,000
Total Revenue Bonds	76,583,778	8,800,000	(5,383,071)	80,000,707	4,033,071	75,967,636
Total governmental activities	\$ 77,340,386	\$ 10,079,945	\$ (6,098,766)	\$ 81,321,565	\$ 4,771,383	\$ 76,550,182

Lease liabilities

The City has entered into various leases for equipment, vehicles, and a building. The leases range from 24 to 72 months. The City is required to make annual fixed payments ranging from \$7,758 to \$331,429. In addition, certain leases require monthly fixed payments ranging from \$2,052 to \$3,727. The leases have interest rates ranging from 0.188% to 4.84%.

As of June 30, 2023, the City had total outstanding lease liability of \$1,018,295 and right to use asset of \$782,301, net of amortization.

Estimated future lease liability requirements are as follows:

Year Ending June 30,	Principal	Interest	Total
2024	\$ 454,335	\$ 23,197	\$ 477,532
2025	138,728	11,525	150,253
2026	138,402	8,368	146,770
2027	146,083	5,090	151,173
2028	140,747	1,631	142,378
Totals	\$ 1,018,295	\$ 49,811	\$ 1,068,106

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 6 - Long-Term Liabilities (Continued)

A. Governmental Activities (Continued)

Subscription liabilities

As of July 1, 2022 and during the current year, the City entered into several subscription-based IT arrangements for the use of various types of software. The agreements range from 18 to 60 months. The City is required to make annual fixed payments ranging from \$2,802 to \$90,000. The agreements have interest rates ranging from 1.71% to 2.894%.

As of June 30, 2023, the governmental activities of the City had total outstanding subscription liability of \$302,563 and right to use asset of \$390,646, net of amortization.

Estimated future subscription liability requirements are as follows:

Year Ending June 30,	Principal	Interest	Total
2024	\$ 283,977	\$ 7,722	\$ 291,699
2025	11,034	406	11,440
2026	7,552	165	7,717
Totals	\$ 302,563	\$ 8,293	\$ 310,856

Revenue Bonds

Local Revenue Bonds - 1994

On January 15, 1994, the BFA issued \$7,535,000 of 1994 Local Agency Revenue Bonds-Series A and \$2,755,000 of 1994 Local Agency Revenue Bonds - Series B (the "Authority Bonds") for the purpose of acquiring the concurrently issued City of Beaumont Community Facilities District No. 93-1 Special Tax Bonds, 1994 Series A (the "District Bonds") in the amount of \$9,260,000. Proceeds from the Authority Bonds were used to purchase the District bonds. The bonds were issued to provide the District with funds to design or acquire certain public improvements relating to the District, including water treatment plant facilities and infrastructure. These bonds were paid in full during the current fiscal year.

Local Agency Refunding Revenue Bonds - 2015 Series A

On March 17, 2015, the BFA issued \$11,110,000 of 2015 Local Agency Revenue Bonds, Series A (the "Authority Bonds") for the purpose of refunding the Beaumont Financing Authority 2005 Local Agency Revenue Bonds Series B.

The Authority Bonds are payable from and secured by repayment of the District Bonds. Interest is payable semiannually on March 1 and September 1 of each year, commencing September 1, 2015 until maturity or earlier redemption. Interest on the bonds ranges from 2.00% to 5.00%.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 6 - Long-Term Liabilities (Continued)

A. Governmental Activities (Continued)

Neither the Authority Bonds nor the District Bonds are general obligations of the City nor any other political subdivision and the full faith and credit of the City is not pledged for repayment thereof. The outstanding indebtedness as of June 30, 2023 was \$9,270,000 for the Authority Bonds and is reported in the City's financial statements as the BFA is a component unit of the City.

The District Bonds do not constitute an obligation of the City and the City is not obligated to make payment beyond the special taxes and available bond reserves.

Local Agency Refunding Revenue Bonds - 2015 Series B

On April 23, 2015, the BFA issued \$20,095,000 of 2015 Local Agency Refunding Revenue Bonds, Series B (the "Authority Bonds") for the purpose of refunding the Beaumont Financing Authority 2004 Local Agency Revenue Bonds Series D.

The Authority Bonds are payable from and secured by repayment of the District Bonds. Interest is payable semiannually on March 1 and September 1 of each year, commencing September 1, 2015 until maturity or earlier redemption. Interest on the bonds ranges from 2.00% to 5.00%.

Neither the Authority Bonds nor the District Bonds are general obligations of the City nor any other political subdivision and the full faith and credit of the City is not pledged for repayment thereof. The outstanding indebtedness as of June 30, 2023 was \$14,380,000 for the Authority Bonds and is reported in the City's financial statements as the BFA is a component unit of the City.

The District Bonds do not constitute an obligation of the City and the City is not obligated to make payment beyond the special taxes and available bond reserves.

Local Agency Refunding Revenue Bonds - 2015 Series C

On May 15, 2015, the BFA issued \$5,335,000 of 2015 Local Agency Refunding Revenue Bonds, Series C (the "Authority Bonds") for the purpose of refunding the Beaumont Financing Authority 2004 Local Agency Revenue Bonds Series A.

The Authority Bonds are payable from and secured by repayment of the District Bonds. Interest is payable semiannually on March 1 and September 1 of each year, commencing September 1, 2015 until maturity or earlier redemption. Interest on the bonds ranges from 2.00% to 4.125%.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 6 - Long-Term Liabilities (Continued)

A. Governmental Activities (Continued)

Neither the Authority Bonds nor the District Bonds are general obligations of the City nor any other political subdivision and the full faith and credit of the City is not pledged for repayment thereof. The outstanding indebtedness as of June 30, 2023 was \$3,600,000 for the Authority Bonds and is reported in the City's financial statements as the BFA is a component unit of the City.

The District Bonds do not constitute an obligation of the City and the City is not obligated to make payment beyond the special taxes and available bond reserves.

Local Agency Refunding Revenue Bonds - 2015 Series D

On May 15, 2015, the BFA issued \$7,820,000 of 2015 Local Agency Refunding Revenue Bonds, Series D (the "Authority Bonds") for the purpose of refunding the Beaumont Financing Authority 2004 Local Agency Revenue Bonds Series B.

The Authority Bonds are payable from and secured by repayment of the District Bonds. Interest is payable semiannually on March 1 and September 1 of each year, commencing September 1, 2015 until maturity or earlier redemption. Interest on the bonds ranges from 2.00% to 4.25%.

Neither the Authority Bonds nor the District Bonds are general obligations of the City nor any other political subdivision and the full faith and credit of the City is not pledged for repayment thereof. The outstanding indebtedness as of June 30, 2023 was \$5,290,000 for the Authority.

Bonds and is reported in the City's financial statements as the BFA is a component unit of the City.

The District Bonds do not constitute an obligation of the City and the City is not obligated to make payment beyond the special taxes and available bond reserves.

Local Agency Refunding Revenue Bonds - 2019 Series A

On August 8, 2019, the BPIA issued \$5,375,000 of 2019 Local Agency Refunding Revenue Bonds, Series A (the "Authority Bonds") for the purpose of refunding the Beaumont Financing Authority Local Agency Revenue Bonds Series 2007 A, C and D.

The Authority Bonds are payable from and secured by repayment of the District Bonds. Interest is payable semiannually on March 1 and September 1 of each year, commencing September 1, 2021 until maturity or earlier redemption. Interest on the bonds ranges from 3.0% to 5.0%.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 6 - Long-Term Liabilities (Continued)

A. Governmental Activities (Continued)

Neither the Authority Bonds nor the District Bonds are general obligations of the City nor any other political subdivision and the full faith and credit of the City is not pledged for repayment thereof. The outstanding indebtedness as of June 30, 2023 was \$4,415,000 for the Authority Bonds and is reported in the City's financial statements as the BFA is a component unit of the City.

The District Bonds do not constitute an obligation of the City and the City is not obligated to make payment beyond the special taxes and available bond reserves.

Local Agency Refunding Revenue Bonds - 2020 Series A

On August 13, 2020, the BPIA issued \$17,200,000 of 2020 Local Agency Refunding Revenue Bonds, Series A (the "Authority Bonds") for the purpose of refunding the Beaumont Financing Authority Local Agency Revenue Bonds Series 2011 Series A & B and 2012 Series A.

The Authority Bonds are payable from and secured by repayment of the District Bonds. Interest is payable semiannually on March 1 and September 1 of each year, commencing March 1, 2021 until maturity or earlier redemption. Interest on the bonds ranges from 0.773% to 2.245%.

Neither the Authority Bonds nor the District Bonds are general obligations of the City nor any other political subdivision and the full faith and credit of the City is not pledged for repayment thereof. The outstanding indebtedness as of June 30, 2023 was \$16,200,000 for the Authority Bonds and is reported in the City's financial statements as the BFA is a component unit of the City.

The District Bonds do not constitute an obligation of the City and the City is not obligated to make payment beyond the special taxes and available bond reserves.

Local Agency Refunding Revenue Bonds - 2021 Series A

On June 30, 2021, the BPIA issued \$18,675,000 of 2021 Local Agency Refunding Revenue Bonds, Series A (the "Authority Bonds") for the purpose of refunding the Beaumont Financing Authority Local Agency Revenue Bonds Series 2012 Series B & C, 2013 Series A & B.

The Authority Bonds are payable from and secured by repayment of the District Bonds. Interest is payable semiannually on March 1 and September 1 of each year, commencing March 1, 2022 until maturity or earlier redemption. Interest on the bonds ranges from 0.265% to 2.397%.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 6 - Long-Term Liabilities (Continued)

A. Governmental Activities (Continued)

Neither the Authority Bonds nor the District Bonds are general obligations of the City nor any other political subdivision and the full faith and credit of the City is not pledged for repayment thereof. The outstanding indebtedness as of June 30, 2023 was \$17,265,000 for the Authority Bonds and is reported in the City's financial statements as the BFA is a component unit of the City.

The District Bonds do not constitute an obligation of the City and the City is not obligated to make payment beyond the special taxes and available bond reserves.

2023 Revenue Bonds, CFD 2016-3

On May 9, 2023, the City authorized the issuance of CFD special tax bonds (CFD 2016-3 Sundance) in the amount of \$8,800,000 to finance a portion of the costs of acquiring and constructing certain public infrastructure improvements necessary for development of property within the specific improvement area. Interest on the bonds is payable semi-annually on March 1 and September 1 of each year through September 2053, beginning on September 1, 2023. The bonds bear interest at 5%. Principal payments are due annually beginning on September 1, 2024. The notes are secured by a first pledge of the special tax revenues and funds on deposit in the Bond Fund, Reserve Fund, and Special Tax Fund. The City is not liable for the repayment of the special tax bonds and these debts do not constitute an obligation of the City.

Neither the Authority Bonds nor the District Bonds are general obligations of the City nor any other political subdivision and the full faith and credit of the City is not pledged for repayment thereof. The outstanding indebtedness as of June 30, 2023 was \$8,800,000 for the Authority Bonds and is reported in the City's financial statements as the BPIA is a component unit of the City.

The District Bonds do not constitute an obligation of the City and the City is not obligated to make payment beyond the special taxes and available bond reserves.

In conjunction with the issuance of certain CFD debt, the BPIA issued debt in order to purchase the CFD debt as an investment. As of June 30, 2023, the BPIA owned \$80,000,707 in CFD debt.

CITY OF BEAUMONT

**Notes to the Basic Financial Statements
For the year ended June 30, 2023**

Note 6 - Long-Term Liabilities (Continued)

A. Governmental Activities (Continued)

Annual Debt Service Requirements to Maturity

The annual debt service requirements to maturity are as follows:

Year Ending June 30,	Principal	Interest	Total
2024	\$ 3,955,000	\$ 2,422,631	\$ 6,377,631
2025	4,170,000	2,641,507	6,811,507
2026	4,260,000	2,519,789	6,779,789
2027	4,375,000	2,393,855	6,768,855
2028	4,475,000	2,266,647	6,741,647
2029-2033	24,205,000	9,569,102	33,774,102
2034-2038	16,715,000	4,804,171	21,519,171
2039-2044	11,090,000	2,489,277	13,579,277
2045-2049	3,070,000	1,027,125	4,097,125
2050-2054	2,905,000	529,250	3,434,250
Totals	\$ 79,220,000	\$ 30,663,354	\$ 109,883,354

B. Business-Type Activities

Summary of changes in long-term liabilities for the business-type activities for the year ended June 30, 2023, is as follows:

	Balance July 1, 2022	Additions	Deletions	Balance June 30, 2023	Classification	
					Due Within One Year	Due in More Than One Year
Business-Type Activities:						
Wastewater Revenue Bonds	\$ 77,565,000	\$ -	\$ (1,355,000)	\$ 76,210,000	\$ 1,425,000	\$ 74,785,000
Bond Premium	7,217,363	-	(587,016)	6,630,347	587,015	6,043,332
Lease Liability	3,658	-	(3,658)	-	-	-
Subscription Liability	-	316,903	(82,306)	234,597	75,792	158,805
Total business-type activities	\$ 84,786,021	\$ 316,903	\$ (2,027,980)	\$ 83,074,944	\$ 2,087,807	\$ 80,987,137

Lease Liability

The City entered into a 36-month lease as Lessee for the use of Konica Minolta copiers. An initial lease liability was recorded in the amount of \$60,811, with 86% allocated to the General Fund for an initial lease liability of \$52,297 and 14% allocated to the Transit Fund for an initial lease liability of \$8,514. The lease liability was paid in full during the current fiscal year.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 6 - Long-Term Liabilities (Continued)

B. Business-Type Activities (Continued)

Subscription liabilities

As of July 1, 2022 and during the current year, the City entered into several subscription-based IT arrangements for the use of various types of software. The agreements range from 18 to 60 months. The City is required to make annual fixed payments ranging from \$2,802 to \$90,000. The agreements have interest rates ranging from 1.71% to 2.894%.

As of June 30, 2023, the business-type activities of the City had total outstanding subscription liability of \$234,597 and right to use asset of \$261,506, net of amortization.

Estimated future subscription liability requirements are as follows:

Year Ending			
June 30,	Principal	Interest	Total
2024	\$ 75,792	\$ 5,407	\$ 81,199
2025	66,072	3,644	69,716
2026	45,824	2,194	48,018
2027	46,909	1,110	48,019
Total	\$ 234,597	\$ 12,355	\$ 246,952

Revenue Bonds

Wastewater Revenue Bonds, Series 2018A

On September 27, 2018, the Beaumont Public Improvement Authority issued \$81,105,000 of revenue bonds, to finance the acquisition and construction of certain improvements to the City's Wastewater System and to purchase a debt service reserve surety policy. The bonds were issued at a premium of \$9,698,952 which is amortized over the life of the bonds. Interest on the bonds is payable semi-annually on March 1 and September 1 of each year through September 1, 2049. The bonds bear interest ranging from 3% to 5%. Principal payments are due annually beginning on September 1, 2019. The bonds are a special limited obligation of the Authority payable solely from Authority Revenues.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 6 - Long-Term Liabilities (Continued)

B. Business-Type Activities (Continued)

The annual debt service requirements to maturity for the revenue bonds is as follows:

Year Ending June 30,	Principal	Interest	Total
2024	\$ 1,425,000	\$ 3,648,713	\$ 5,073,713
2025	1,495,000	3,575,713	5,070,713
2026	1,570,000	3,499,088	5,069,088
2027	1,655,000	3,418,463	5,073,463
2028-2032	9,605,000	15,751,563	25,356,563
2033-2037	11,975,000	13,374,469	25,349,469
2038-2042	15,040,000	10,316,250	25,356,250
2043-2047	19,315,000	6,043,625	25,358,625
2048-2051	14,130,000	1,083,500	15,213,500
Totals	\$ 76,210,000	\$ 60,711,383	\$ 136,921,383

Note 7 - Debt Without City Commitment

The City authorized the formation of the various Community Facilities District's (the "CFD's") for purpose of the issuance of bonds under improvement acts of the State of California to finance eligible public facilities to serve developing commercial, industrial, residential, and/or mixed-use developments. Bonds issued by the CFD's are secured by annual special tax levies or liens placed on properties within each CFD. The City, and the BFA, are not liable for repayment and the City, acting as an agent on behalf of the CFD's, is only responsible for levying and collecting the special tax assessments, forwarding the collections to the bond trustee on behalf of bondholders, and initiating foreclosure proceedings on faulted special tax payments when necessary.

The bonds issued by the CFD are limited obligations and are payable solely from special tax assessments, specific bond reserves, and the proceeds from property foreclosures. Since these debts do not constitute an obligation of the City or the BFA/BPIA and the City or BFA/BPIA is not obligated to make payments on the bonds, the District Bonds (whose terms are disclosed in Note 6) are not reported as long-term liabilities in the accompanying City financial statements. The activities related to the District Bond reserves, special assessment tax collection, remittance to the bond trustee, repayment of District Bonds and use of new bond proceeds for developer capital projects for infrastructure, are reported as a custodial fund.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 7 - Debt Without City Commitment (Continued)

As of June 30, 2023, debt without City or BFA/BPIA commitment is as follows:

	Balance
	June 30, 2023
2015 Special Tax Bonds, Series A	\$ 9,270,000
2015 Special Tax Bonds, Series B	14,380,000
2015 Special Tax Bonds, Series C	3,600,000
2015 Special Tax Bonds, Series D	5,290,000
2019 Refunding Revenue Bonds, Series A	4,415,000
2020 Refunding Revenue Bond, Series A	16,200,000
2021 Refunding Revenue Bond, Series A	17,265,000
Premium	780,707
2023 Revenue Bonds, CFD 2016-3	8,800,000
Subtotal	80,000,707
2017 Special Tax Refunding Bonds, Series A	73,824,898
2018 Special Tax Bonds, Series A	32,860,000
2018 Special Tax Bonds, 1A 7B	1,905,000
2018 Special Tax Bonds, 1A 7D	3,410,000
2018 Special Tax Bonds, 1A 8E	12,300,000
2019 Special Tax Bonds, 1A 2016-1	8,295,000
2019 Revenue Bonds, 1A 2016-2	9,750,000
2019 Revenue Bonds, 1A 2016-4	3,925,000
2020 Revenue Bonds, 1A 8F	12,645,000
2020 Revenue Bonds, CFD 2019-1	2,260,000
Total Limited Obligation Bond Debt	\$ 241,175,605

Note 8 - Compensated Absences

The City's total liability for vested and unpaid compensated absences (vacation and vested sick leave) was \$3,943,673 as of June 30, 2023.

A. Governmental Activities

For the governmental activities, compensated absences are generally liquidated by the General Fund.

Summary of changes in compensated absences for the year ended June 30, 2023, is as follows:

	Balance			Balance	Classification	
	July 1, 2022	Additions	Deletions	June 30, 2023	Due Within	Due in More
					One Year	Than One Year
Governmental Activities:						
Compensated absences	\$ 2,902,225	\$ 562,982	\$ -	\$ 3,465,207	\$ 433,150	\$ 3,032,057
Total governmental activities	\$ 2,902,225	\$ 562,982	\$ -	\$ 3,465,207	\$ 433,150	\$ 3,032,057

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 8 - Compensated Absences (Continued)

B. Business-Type Activities

Summary of changes in compensated absences for the year ended June 30, 2023, is as follows:

	Balance July 1, 2022	Additions	Deletions	Balance June 30, 2023	Classification	
					Due Within One Year	Due in More Than One Year
Business-Type Activities:						
Compensated absences	\$ 402,570	\$ 75,896	\$ -	\$ 478,466	\$ 57,415	\$ 421,051
Total governmental activities	\$ 402,570	\$ 75,896	\$ -	\$ 478,466	\$ 57,415	\$ 421,051

Note 9 - Risk Management

The City is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The City, including its component units, uses the General Fund to account for and finance risks for general liability, workers' compensation, and property damage. There were no settlements in excess of insurance coverage in any of the three prior fiscal years. There were no reductions in the City's limits of coverage during the fiscal year ended June 30, 2023.

General Liability and Property Damage Insurance

The City is self-insured to some extent for general liability claims. The City maintains a self-insured retention level of \$250,000 for general liability with excess coverage up to \$50,000,000, as a participant in the Exclusive Risk Management Authority of California (ERMAC), a Joint Powers Authority. Property damage is also insured through participation in ERMAC.

The City has entered into contracts with claims administrators to process claims against the City for general liability claims.

Workers' Compensation

The City of Beaumont maintains a self-insured workers' compensation plan, whereby the City covers the cost of medical claims its employees incur. The City has stop loss coverage for this plan to cover claims in excess of \$300,000 per participant per year. The City utilizes a third-party administrator to manage claims in accordance with state law.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 9 - Risk Management (Continued)

Government Crime Policy

The City carries government crime insurance, including faithful performance/employee dishonesty, forgery or alteration, computer fraud, etc., in the amount of \$15 million, with a \$2,500 deductible.

The change in claims for the year was as follows:

	Beginning of Fiscal Year Liability	Current Year Claims and Changes in Estimates	Claim Payments	Balance at Fiscal Year End
2020-2021	\$ 2,206,395	\$ 1,675,361	\$ (1,075,636)	\$ 2,806,120
2021-2022	2,806,120	84,356	(599,725)	2,290,751
2022-2023	2,290,751	70,625	(59,520)	2,301,856

Note 10 - Pension Plans

For the governmental activities, pensions are generally liquidated by the General Fund.

Summary

	Governmental Activities	Business-Type Activities	Total
Deferred outflows of resources:			
CalPERS Miscellaneous	\$ 4,006,950	\$ 1,558,286	\$ 5,565,236
CalPERS Safety	7,844,991	-	7,844,991
Total deferred outflows of resources	<u>\$ 11,851,941</u>	<u>\$ 1,558,286</u>	<u>\$ 13,410,227</u>
Deferred inflows of resources:			
CalPERS Miscellaneous	\$ 197,559	\$ 76,830	\$ 274,389
CalPERS Safety	1,366,748	-	1,366,748
Total deferred inflows of resources	<u>\$ 1,564,307</u>	<u>\$ 76,830</u>	<u>\$ 1,641,137</u>
Net pension liabilities:			
CalPERS Miscellaneous	\$ 7,257,912	\$ 2,822,522	\$ 10,080,434
CalPERS Safety	13,861,509	-	13,861,509
Total net pension liabilities	<u>\$ 21,119,421</u>	<u>\$ 2,822,522</u>	<u>\$ 23,941,943</u>
Pension expenses:			
CalPERS Miscellaneous	\$ 1,506,930	\$ 586,028	\$ 2,092,958
CalPERS Safety	3,517,241	-	3,517,241
Total net pension liabilities	<u>\$ 5,024,171</u>	<u>\$ 586,028</u>	<u>\$ 5,610,199</u>

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 10 - Pension Plans (Continued)

General Information about the Pension Plans

Plan Description

All qualified permanent and probationary employees are eligible to participate in the Public Agency Cost-Sharing Multiple-Employer Defined Benefit Pension Plan (Plan or PERF C) administered by the California Public Employees' Retirement System (CalPERS.) The Plan consists of a miscellaneous pool and a safety pool (also referred to as "risk pools"), which are comprised of individual employer miscellaneous and safety rate plans, respectively. Plan assets may be used to pay benefits for any employer rate plan of the safety and miscellaneous pools. Accordingly, rate plans within the safety or miscellaneous pools are not separate plans under generally accepted accounting principles. Individual employers may sponsor more than one rate plan in the miscellaneous or safety risk pools. The City participates in four rate plans (two miscellaneous and two safety). Benefit provisions under the Plan are established by State statute and Local Government resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS' website, at www.calpers.ca.gov.

Benefit Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 5 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost-of-living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

The Plan operates under the provisions of the California Public Employees' Retirement Law (PERL), the California Public Employees' Pension Reform Act of 2013 (PEPRA), and the regulations, procedures and policies adopted by the CalPERS Board of Administration. The Plan's authority to establish and amend the benefit terms are set by the PERL and PEPRA, and may be amended by the California state legislature and in some cases require approval by the CalPERS Board.

The Plan's provisions and benefits in effect on June 30, 2023 are summarized as follows:

	Miscellaneous	Miscellaneous PEPRA	Safety	Safety PEPRA
Benefit formula	3.0% @ 60	2.0% @ 62	3.0% @ 50	2.7% @ 57
Benefit vesting schedule	5 years service	5 years service	5 years service	5 years service
Benefit payments	Monthly for life	Monthly for life	Monthly for life	Monthly for life
Retirement age	50-67	52-67	50-55	50-57
Monthly benefits, as a % of eligible compensation	2.0% to 3.0%	1.0% to 2.5%	3.0%	2.0% to 2.7%
Required employer contribution rate	15.25%	7.47%	23.75%	12.78%

Notes to the Basic Financial Statements
For the year ended June 30, 2023

Note 10 - Pension Plans (Continued)

General Information about the Pension Plans (Continued)

Contributions

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. For public agency cost-sharing plans covered by either the Miscellaneous or Safety risk pools, the Plan's actuarially determined rate is based on the estimated amount necessary to pay the Plan's allocated share of the risk pool's costs of benefits earned by employees during the year, and any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended.

Payments made by the employer to satisfy contribution requirements that are identified by the pension plan terms as plan member contribution requirements are classified as plan member contributions. Employer Contributions to the Plan for the fiscal year ended June 30, 2023 were \$1,931,600 and \$2,312,019, for the Miscellaneous and Safety plans, respectively. The actual employer payments of \$3,588,836 made to CalPERS by the City during the measurement period ended June 30, 2022 differed from the City's proportionate share of the employer's contributions of \$4,965,721 by \$1,376,885, which is being amortized over the expected average remaining service lifetime in the Public Agency Cost-Sharing Multiple Employer Plan.

Net Pension Liability

The City's net pension liability for the Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability is measured as of June 30, 2022, using an annual actuarial valuation as of June 30, 2021 rolled forward to June 30, 2022 using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is as follows.

Notes to the Basic Financial Statements
For the year ended June 30, 2023

Note 10 - Pension Plans (Continued)***Net Pension Liability (Continued)****Actuarial Methods and Assumptions Used to Determine Total Pension Liability*

The collective total pension liability for the June 30, 2022 measurement period was determined by an actuarial valuation as of June 30, 2021, with update procedures used to roll forward the total pension liability to June 30, 2022. The collective total pension liability was based on the following assumptions:

Valuation Date	June 30, 2021
Measurement Date	June 30, 2022
Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Fair Value of Assets
Actuarial Assumptions:	
Discount Rate	6.90%
Inflation	2.30%
Salary Increases	Varies by Entry Age and Service
Mortality Rate Table (1)	Derived using CALPERS' membership data for all Funds
Post Retirement Benefit Increase	The lesser of contract COLA or 2.30% until Purchasing Power Protection Allowance floor on purchasing power applies, 2.30% thereafter.

(1) The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study for the period from 2001 to 2019. Pre-retirement and Post-retirement mortality rates include generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the CalPERS Experience Study and Review of Actuarial Assumptions report from November 2021 that can be found on the CalPERS website.

Long-term Expected Rate of Return

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations. Using historical returns of all of the funds' asset classes, expected compound (geometric) returns were calculated over the next 20 years using a building-block approach. The expected rate of return was then adjusted to account for assumed administrative expenses of 10 Basis points.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 10 - Pension Plans (Continued)

Net Pension Liability (Continued)

The expected real rates of return by asset class are as follows:

Asset Class	Assumed Asset Allocation	Real Return^{1,2}
Global equity - cap-weighted	30.00%	4.54%
Global equity - non-cap-weighted	12.00%	3.84%
Private equity	13.00%	7.28%
Treasury	5.00%	0.27%
Mortgage-backed securities	5.00%	0.50%
Investment grade corporates	10.00%	1.56%
High yield	5.00%	2.27%
Emerging market debt	5.00%	2.48%
Private debt	5.00%	3.57%
Real assets	15.00%	3.21%
Leverage	(5.00%)	(0.59%)

¹ An expected inflation of 2.30% used for this period.

² Figures are based on the 2021 Asset Liability Management study.

Change of Assumptions

Effective with the June 30, 2021, valuation date (2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. Projected returns for all asset classes are estimated, combined with risk estimates, and are used to project compound (geometric) returns over the long term. The discount rate used to discount liabilities was informed by the long-term projected portfolio return. In addition, demographic assumptions and the inflation rate assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions.

Notes to the Basic Financial Statements
For the year ended June 30, 2023

Note 10 - Pension Plans (Continued)

Net Pension Liability (Continued)

Discount Rate

The discount rate used to measure the total pension liability for PERF C was 6.90%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Subsequent Events

On July 12, 2021, CalPERS reported a preliminary 21.3% net return on investments for fiscal year 2020-21. Based on the thresholds specified in CalPERS Funding Risk Mitigation policy, the excess return of 14.3% prescribes a reduction in investment volatility that corresponds to a reduction in the discount rate used for funding purposes of 0.20%, from 7.00% to 6.80%. Since CalPERS was in the final stages of the four-year Asset Liability Management (ALM) cycle, the board elected to defer any changes to the asset allocation until the ALM process concluded, and the board could make its final decision on the asset allocation in November 2021.

On November 17, 2021, the board adopted a new strategic asset allocation. The new asset allocation along with the new capital market assumptions, economic assumptions and administrative expense assumption support a discount rate of 6.90% (net of investment expense but without a reduction for administrative expense) for financial reporting purposes. This includes a reduction in the price inflation assumption from 2.50% to 2.30% as recommended in the November 2021 CalPERS Experience Study and Review of Actuarial Assumptions. This study also recommended modifications to retirement rates, termination rates, mortality rates and rates of salary increases that were adopted by the board. These new assumptions will be reflected in the GASB 68 accounting valuation reports for the June 30, 2022, measurement date.

Pension Plan Fiduciary Net Position

Information about the pension plan's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fiduciary net position are presented in CalPERS' audited financial statements, which are publicly available reports that can be obtained at CalPERS' website, at www.calpers.ca.gov. The plan's fiduciary net position and additions to/deductions from the plan's fiduciary net position have been determined on the same basis used by the pension plan, which is the economic resources measurement focus and the accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Investments are reported at fair value.

CITY OF BEAUMONT

**Notes to the Basic Financial Statements
For the year ended June 30, 2023**

Note 10 - Pension Plans (Continued)

Proportionate Share of Net Pension Liability

The following table shows the Plan's proportionate share of the net pension liability over the measurement period.

	Increase(Decrease)		
	Total Pension Liability	Fiduciary Net Position	Net Pension Liability
Miscellaneous			
Balance at: 6/30/21 (Valuation date)	\$ 40,128,834	\$ 36,193,007	\$ 3,935,827
Balance at: 6/30/22 (Measurement date)	45,894,203	35,813,769	10,080,434
Net changes during 2021-2022	<u>\$ 5,765,369</u>	<u>\$ (379,238)</u>	<u>\$ 6,144,607</u>
Safety			
Balance at: 6/30/21 (Valuation date)	\$ 52,399,728	\$ 46,688,864	\$ 5,710,864
Balance at: 6/30/22 (Measurement date)	60,447,793	46,586,284	13,861,509
Net changes during 2021-2022	<u>\$ 8,048,065</u>	<u>\$ (102,580)</u>	<u>\$ 8,150,645</u>

Valuation Date (VD), Measurement Date (MD).

The City's proportion of the net pension liability was determined by CalPERS using the output from the Actuarial Valuation System and the fiduciary net position, as provided in the CalPERS Public Agency Cost-Sharing Allocation Methodology Report, which is a publicly available report that can be obtained at CalPERS' website, at www.calpers.ca.gov. The City's proportionate share of the net pension liability/(asset) for each Plan as of June 30, 2021 and 2022 measurement dates was as follows:

	Miscellaneous	Safety	Total
Proportion - June 30, 2022	0.20728%	0.16273%	0.17837%
Proportion - June 30, 2023	0.21543%	0.20172%	0.20728%
Change - Increase (Decrease)	<u>0.00815%</u>	<u>0.03899%</u>	<u>0.02891%</u>

CITY OF BEAUMONT

**Notes to the Basic Financial Statements
For the year ended June 30, 2023**

Note 10 - Pension Plans (Continued)

Proportionate Share of Net Pension Liability (Continued)

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability of the Plan as of the measurement date, calculated using the discount rate of 6.90%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.90%) or 1 percentage-point higher (7.90%) than the current rate:

	Plan's Net Pension Liability/(Asset)		
	Discount Rate - 1% (5.90%)	Current Discount Rate (6.90%)	Discount Rate + 1% (7.90%)
Miscellaneous	\$ 16,336,641	\$ 10,080,434	\$ 4,933,128
Safety	22,209,255	13,861,509	7,039,113
Total	\$ 38,545,896	\$ 23,941,943	\$ 11,972,241

Amortization of Deferred Outflows and Deferred Inflows of Resources

Under GASB 68, gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time.

The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to pensions and are to be recognized in future pension expense.

The amortization period differs depending on the source of the gain or loss:

Net difference between projected and actual earnings on pension plan investments	5-year straight-line amortization
All other amounts	Straight-line amortization over the expected average remaining service lives (EARSL) of all members that are provided with benefits (active, inactive and retired) as of the beginning of the measurement period

The expected average remaining service lifetime (EARSL) is calculated by dividing the total future service years by the total number of plan participants (active, inactive, and retired) in the Public Agency Cost-Sharing Multiple-Employer Plan (PERF C).

CITY OF BEAUMONT

**Notes to the Basic Financial Statements
For the year ended June 30, 2023**

Note 10 - Pension Plans (Continued)

Proportionate Share of Net Pension Liability (Continued)

The EARS L for PERF C for the measurement period ending June 30, 2022 is 3.7 years, which was obtained by dividing the total service years of 574,665 (the sum of remaining service lifetimes of the active employees) by 153,587 (the total number of participants: active, inactive, and retired) in PERF C. Inactive employees and retirees have remaining service lifetimes equal to 0. Total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

Pension Expense and Deferred Outflows and Deferred Inflows of Resources Related to Pensions

As of the start of the measurement period (July 1, 2021), the City's net pension liabilities were \$3,935,827 and \$5,710,864, for the Miscellaneous and Safety plans, respectively. For the measurement period ending June 30, 2022 (the measurement date), the City incurred a pension expense of \$2,092,958 and \$3,517,241 for the Miscellaneous and Safety Plans, respectively.

As of June 30, 2023, the City has deferred outflows and deferred inflows of resources related to pensions as follows:

Miscellaneous Plans		
	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions made subsequent to measurement date	\$ 1,931,600	\$ -
Difference between projected and actual earning on pension plan investments	1,846,468	-
Change in Employer's Proportion	450,274	-
Changes in assumptions	1,032,951	-
Difference between actual and expected experience	202,435	135,582
Difference between employer's actual contributions and proportionate share of contributions	101,508	138,807
Totals	\$ 5,565,236	\$ 274,389
Safety Plans		
	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions made subsequent to measurement date	\$ 2,312,019	\$ -
Difference between projected and actual earning on pension plan investments	2,188,926	-
Change in Employer's Proportion	1,372,708	-
Changes in assumptions	1,397,660	-
Difference between actual and expected experience	573,678	150,525
Difference between employer's actual contributions and proportionate share of contributions	-	1,216,223
Totals	\$ 7,844,991	\$ 1,366,748

CITY OF BEAUMONT**Notes to the Basic Financial Statements
For the year ended June 30, 2023****Note 10 - Pension Plans (Continued)*****Pension Expense and Deferred Outflows and Deferred Inflows of Resources Related to Pensions (Continued)***

The amounts above are net of outflows and inflows recognized in the 2021/22 measurement period expense. Contributions subsequent to the measurement date of \$1,931,600 and \$2,312,019, for the Miscellaneous and Safety Plans, respectively reported with deferred outflows of resources will be recognized as a reduction of the net pension liability in the upcoming fiscal year.

Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in future pension expense as follows:

Year Ended June 30,	Miscellaneous Plans	Safety Plans	Total
2024	\$ 1,029,075	\$ 1,286,988	\$ 2,316,063
2025	801,298	999,427	1,800,725
2026	399,512	544,536	944,048
2027	1,129,362	1,335,273	2,464,635
2028	-	-	-
Thereafter	-	-	-
Totals	\$ 3,359,247	\$ 4,166,224	\$ 7,525,471

Payable to the Pension Plan

The City had no outstanding amounts owed to the pension plan for contributions for the year ended June 30, 2022.

Note 11 - Other Required Disclosures**A. Deficit Fund Balances**

As of June 30, 2023, the following governmental funds had deficit fund balances:

Fund	Fund Type	Deficit
Other Federal Grants Fund	Non-Major fund	\$ (407,984)

The Other Federal Grants fund has a deficit fund balance as a result of receivables for grant incurred costs that had not been received within the reporting period.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 11 - Other Required Disclosures (Continued)

B. Expenditures Exceeding Appropriations

For the year ended June 30, 2023, expenditures exceeded appropriations in the following functions for the following:

Fund	Function	Excess Expenditures
General Fund	General government: Finance and budget	\$ 94,221
	Public works: Public works	191,375
	Debt service: principal	697,420
	Debt service: interest	14,512
Road Maintenance and Rehabilitation	General government	24
Other Federal Grants Fund	Public safety	48,074
	Community development	163,962

The budget was established in a manner different than the reporting, and though certain line items were over the departments were within total budget appropriation. Future budgets will consider all reporting elements for proper alignment. The capital budget includes estimated resources and capital expenditures based on the first year of the current capital improvements plan. The expenses are not always in the first year of the plan. The implementation of GASB 96 was not determinable at the time of budget and will be calculated for future years.

Note 12 - Equity Classification

A. Fund Balances

	Major Funds						
	General Fund	Development Impact Fees (DIF) Special Revenue Fund	Community Facilities District (CFD) Capital Projects Fund	General Capital Projects Fund	Beaumont Financing Authority Debt Service Fund	Other Governmental Funds	Total
Nonspendable:							
Prepaid expenditures	\$ 244,171	\$ -	\$ -	\$ -	\$ 270,236	\$ -	\$ 514,407
Total nonspendable	244,171	-	-	-	270,236	-	514,407
Restricted							
RMRA	-	-	-	-	-	2,329,871	2,329,871
Measure A	-	-	-	-	-	2,895,980	2,895,980
AB 2766	-	-	-	-	-	267,785	267,785
PEG Fees	-	-	-	-	-	35,712	35,712
COPS Grant	-	-	-	-	-	523,786	523,786
State Asset Forfeiture	-	-	-	-	-	294,397	294,397
Federal Asset Forfeiture	-	-	-	-	-	59,719	59,719
Other Special Projects	-	-	-	-	-	409,242	409,242
Capital Projects	-	19,073,496	13,214,314	-	-	-	32,287,810
Debt Service	-	-	-	-	83,460,624	-	83,460,624
Community Facilities Districts	-	-	-	-	-	1,597,435	1,597,435
Investment in Section 115 Trust	2,529,271	-	-	-	-	-	2,529,271
Total restricted	2,529,271	19,073,496	13,214,314	-	83,460,624	8,413,927	126,691,632
Committed:							
Capital Projects	-	-	-	39,101,618	-	-	39,101,618
Self Insurance	6,329,219	-	-	-	-	-	6,329,219
Total Committed	6,329,219	-	-	39,101,618	-	-	45,430,837
Assigned:							
Re-appropriation	2,216,918	-	-	-	-	-	2,216,918
Total Assigned	2,216,918	-	-	-	-	-	2,216,918
Unassigned	30,465,919	-	-	-	-	(407,984)	30,057,935
Total Fund Balances	\$ 41,785,498	\$ 19,073,496	\$ 13,214,314	\$ 39,101,618	\$ 83,730,860	\$ 8,005,943	\$ 204,911,729

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 12 - Equity Classification (Continued)

B. Net Position

Governmental Activities

Net Investment in Capital Assets

Net position for governmental activities and business-type activities is classified as 1) net investment in capital assets, 2) restricted, or 3) unrestricted. Net position that was classified as net investment in capital assets as of June 30, 2023, was determined as follows:

	Governmental Activities
Capital assets, net of accumulated depreciation	\$ 293,376,621
Less capital related debt balance:	
Outstanding principal balance of lease liability	(1,018,295)
Outstanding principal balance of subscription liability	(302,563)
Outstanding principal balance of Beaumont Public Financing Authority debt	(80,000,707)
Net investment in capital assets	\$ 212,055,056

Business-type Activities

	Business-type Activities		Total Enterprise Funds
	Sewer Fund	Transit Fund	
Capital assets, net of accumulated depreciation	\$ 191,273,438	\$ 2,715,807	\$ 193,989,245
Plus (less) capital related debt balance:			
Capital related borrowings	(76,210,000)	-	(76,210,000)
Outstanding unamortized bond premium balance	(6,630,347)	-	(6,630,347)
Outstanding balance of subscription liability	(37,178)	(197,419)	(234,597)
Net investment in capital assets	\$ 108,395,913	\$ 2,518,388	\$ 110,914,301

Note 13 - Commitments and Contingencies

A. Litigation

The City is a defendant in a number of lawsuits and a recipient of a number of claims that have arisen in the normal course of business. While substantial damages are alleged in some of these actions, their outcome cannot be predicted with certainty.

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 13 - Commitments and Contingencies (Continued)

B. Grants

Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies. While no matters of non-compliance were disclosed by the audit of the financial statements or single audit of the Federal grant programs, grantor agencies may subject grant programs to additional compliance tests, which may result in disallowed costs. In the opinion of management, future disallowances of current or prior grant expenditures, if any, would not have a material adverse effect on the financial position of the City.

C. Construction Commitments

Various construction projects in all fund types were in progress as of June 30, 2023 with a planned cost to complete of approximately \$100,568,128.

D. WRCOG Restated Settlement Agreement

In May 2017, the City and Western Riverside Council of Governments ("WRCOG") entered into an Amended and Restated Settlement Agreement and Release (the "WRCOG Settlement"), which resolved the approximately \$62 million judgment WRCOG had obtained against the City. Under the terms of the WRCOG Settlement, the City and WRCOG agreed that the City would rejoin WRCOG and adopt the WRCOG TUMF ordinance. Since the settlement, the City rejoined WRCOG and the TUMF program and as a result, and pursuant to the WRCOG Settlement, the City is now eligible to receive Measure A revenues from the Riverside County Transportation Commission (RCTC) based on the following schedule:

Period	WRCOG*	City
Approval Date thru 5th Anniversary of Approval	0%	100%
Second five year period	25%	75%
Third five year period	40%	60%
Fourth five year period	60%	40%
End of fourth five year period through June 2039	75%	25%

*WRCOG's share of Measure A revenues shall not exceed a total of \$9,400,000

In October 2017, the City segregated \$3,000,000, designated for funding Pennsylvania Avenue improvements in accordance with the agreement. The City agreed to complete needed transportation improvements as follows:

Improvement	Estimated Cost	Completion Deadline
Oak Valley Parkway, Segments 3, 4, and 15	\$ 1,200,000	By January 1, 2022
Pennsylvania Avenue	3,800,000	None

CITY OF BEAUMONT

Notes to the Basic Financial Statements For the year ended June 30, 2023

Note 13 - Commitments and Contingencies (Continued)

D. WRCOG Restated Settlement Agreement (Continued)

The City also agreed to assign Third Party Claims to WRCOG to diligently pursue civil lawsuits and through requests/applications for restitution in the criminal actions pending against Third Parties. Recovery related to Third Party Claims would be shared on the following schedule:

Recovery Amount	WRCOG	City**
First \$9,000,000	100%	0%
\$9,000,001 - \$12,000,000	85%	15%
\$12,000,001 - \$18,000,000	65%	35%
\$18,000,001 and above	50%	50%

**City guarantees \$7,000,000 recovery to WRCOG and will pay 50% of the legal fees not to exceed \$1,000,000

The settlement agreement stipulates that if Third Party Claims have not produced recoveries of at least \$8,000,000 by July 2, 2022, the City will begin making payments to WRCOG in 20 equal annual installments beginning August 1, 2022. Any subsequent recoveries would adjust the annual installments as necessary. As of June 30, 2023, recoveries are approximately \$24.7 million. The City continues to share in recoveries at the 35% rate until recoveries total \$18 million at which time the City will begin collecting 50% of any recoveries. The City now shares in recoveries based on the settlement agreement; therefore, a liability has not been accrued.

Additionally, in October 2017, two of the seven criminal cases were resolved with guilty pleas with a restitution payment due to the City of \$3,000,000. In December 2017, four more of the seven criminal cases were resolved with guilty pleas and restitution payments due of another \$8,000,000. The last case was settled in September 2018 with a guilty plea.

WRCOG has released and discharged the City from the WRCOG judgment and Attorneys' Fee Award and interest, which collectively exceeded \$62 million. WRCOG and the City also agreed that the litigation, judgment and pending appeals would be dismissed thereby ending the litigation between WRCOG and the City.

Required Supplementary Information (Unaudited)

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CITY OF BEAUMONT

Budgetary Information For the Year Ended June 30, 2023

Note 1 – Budgetary Information

The City Council approves each year's budget submitted by the City Manager prior to the beginning of the new fiscal year. Public hearings are conducted prior to its adoption by the Council. All supplementary appropriations, where required during the period, are also approved by the Council. Intradepartmental budget transfers are approved by the City Manager. In most cases, expenditures may not exceed appropriations at the departmental level within the General Fund and at the fund level for other major special revenue funds. At fiscal year-end, all operating budget appropriations lapse.

Budgets for governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP).

Budgets were adopted for all funds except the Federal Asset Seizure Special Revenue Fund.

CITY OF BEAUMONT

Budgetary Comparison Schedule General Fund For the Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES:				
Taxes	\$ 34,031,097	\$ 34,838,462	\$ 38,675,544	\$ 3,837,082
Franchise fees	3,248,286	3,248,286	3,253,677	5,391
Intergovernmental	6,817,117	6,817,117	7,013,572	196,455
License and permits	4,582,942	4,582,942	5,250,590	667,648
Fines and forfeitures	279,628	279,628	302,859	23,231
Assessments levied	698,607	698,607	972,981	274,374
Use of money and property	40,000	1,040,000	859,242	(180,758)
Charges for services	1,494,723	1,494,723	1,957,027	462,304
Other revenues	783,591	5,340,591	5,696,014	355,423
Total revenues	51,975,991	58,340,356	63,981,506	5,641,150
EXPENDITURES:				
Current:				
General government				
City council	51,131	51,593	51,593	-
City clerk	343,242	466,441	323,962	142,479
Administration services	1,435,070	2,435,338	1,021,692	1,413,646
Finance and budget	1,520,471	1,554,873	1,649,094	(94,221)
Information Technology	1,606,874	1,845,009	1,635,396	209,613
HR / Risk Management	2,626,205	2,987,085	2,893,358	93,727
Finance	1,500,000	1,500,000	1,195,582	304,418
Nondepartmental	-	441,056	435,554	5,502
Public safety				
Animal control	335,394	354,204	350,725	3,479
Office of Emergency	162,200	162,200	160,000	2,200
Police department	13,758,307	14,050,048	13,761,483	288,565
K-9 Unit	9,600	10,271	10,271	-
Police support	2,538,188	2,569,829	2,091,684	478,145
Fire	4,670,961	5,223,487	5,111,936	111,551
Nondepartmental	7,946	7,946	7,946	-
Public works				
Public works	1,797,804	1,687,630	1,879,005	(191,375)
Street maintenance	2,291,775	2,303,855	2,220,456	83,399
Community development				
Planning and community development	783,600	965,896	626,012	339,884
Community enhancement	337,866	362,063	362,063	-
Building and safety	1,498,320	1,504,625	1,213,803	290,822
Community development	1,322,868	1,340,426	390,000	950,426
Community services				
Parks and recreation	1,131,722	1,209,284	1,152,990	56,294
Building maintenance	1,176,701	1,176,701	913,894	262,807
Parks and ground maintenance	4,109,251	4,598,291	3,787,976	810,315
Capital outlay	343,603	816,576	670,446	146,130
Debt service:				
Principal	-	-	697,420	(697,420)
Interest	-	-	14,512	(14,512)
Total Expenditures	45,359,099	49,624,727	44,628,853	4,995,874
REVENUES OVER (UNDER)				
EXPENDITURES	6,616,892	8,715,629	19,352,653	10,637,024
OTHER FINANCING SOURCES (USES):				
Lease acquisition	-	-	696,732	696,732
Subscription acquisition	-	-	552,455	552,455
Proceeds from sale of capital assets	5,000	5,000	147,743	142,743
Transfers in	8,687,711	8,726,238	8,899,322	173,084
Transfers (out)	(7,932,671)	(33,117,617)	(33,536,835)	(419,218)
Total other financing sources	760,040	(24,386,379)	(23,240,583)	1,145,796
Net change in fund balance	\$ 7,376,932	\$ (15,670,750)	(3,887,930)	\$ 11,782,820
FUND BALANCE:				
Beginning of year			45,673,428	
End of year			<u>\$ 41,785,498</u>	

CITY OF BEAUMONT

Budgetary Comparison Schedule Development Impact Fees (DIF) Special Revenue Fund For the Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES:				
License and permits	\$ 4,727,963	\$ 4,727,963	\$ 10,663,998	\$ 5,936,035
Use of money and property	87,622	87,622	1,041,632	954,010
Total revenues	<u>4,815,585</u>	<u>4,815,585</u>	<u>11,705,630</u>	<u>6,890,045</u>
REVENUES OVER (UNDER)				
EXPENDITURES	<u>4,815,585</u>	<u>4,815,585</u>	<u>11,705,630</u>	<u>6,890,045</u>
OTHER FINANCING SOURCES (USES):				
Transfers in	-	-	132,921	132,921
Transfers (out)	(3,850,000)	(11,087,922)	(3,884,929)	7,202,993
Total other financing sources (uses)	<u>(3,850,000)</u>	<u>(11,087,922)</u>	<u>(3,752,008)</u>	<u>7,335,914</u>
Net change in fund balance	<u>\$ 965,585</u>	<u>\$ (6,272,337)</u>	7,953,622	<u>\$ 14,225,959</u>
FUND BALANCE:				
Beginning of year			<u>11,119,874</u>	
End of year			<u>\$ 19,073,496</u>	

CITY OF BEAUMONT

Schedule of Proportionate Share of the Net Pension Liability and Related Ratios Last Ten Years For the Year Ended June 30, 2023

Miscellaneous Plan

Measurement Date	Employer's Proportion of the Collective Net Pension Liability	Employer's Proportion Share of the Collective Net Pension Liability	Employer's Covered Payroll	Employer's Proportionate Share of the Collective Net Pension Liability as a Percentage of the Employer's Covered Payroll	Pension's Plans Fiduciary Net Position as a Percentage of the Total Pension Liability
6/30/2014	0.65770%	\$ 4,092,766	\$ 5,932,314	68.99%	78.28%
6/30/2015	0.12477%	3,423,018	5,411,229	63.26%	78.45%
6/30/2016	0.16750%	5,818,570	4,722,459	123.21%	73.82%
6/30/2017	0.17352%	6,840,289	4,864,133	140.63%	72.89%
6/30/2018	0.17792%	6,705,339	5,052,100	132.72%	74.82%
6/30/2019	0.18574%	7,438,139	5,203,663	142.94%	78.16%
6/30/2020	0.19475%	8,214,777	5,145,199	159.66%	77.75%
6/30/2021	0.20727%	3,935,827	8,181,668	48.11%	90.19%
6/30/2022	0.21542%	10,080,434	8,512,450	118.42%	78.04%

* Measurement date 6/30/2014 (fiscal year 2015) was the first year of implementation.

¹ Proportion of the net pension liability represents the plan's proportion of PERF C, which includes both the Miscellaneous and Safety Risk Pools excluding the 1959 Survivors Risk Pool.

CITY OF BEAUMONT

**Schedule of Proportionate Share of the Net Pension Liability and
Related Ratios (Continued)
Last Ten Years
For the Year Ended June 30, 2023**

Safety Plan

Measurement Date	Employer's Proportion of the Collective Net Pension Liability	Employer's Proportion Share of the Collective Net Pension Liability	Employer's Covered Payroll	Employer's Proportionate Share of the Collective Net Pension Liability as a Percentage of the Employer's Covered Payroll	Pension's Plans Fiduciary Net Position as a Percentage of the Total Pension Liability
6/30/2014	0.11126%	\$ 6,923,153	\$ 4,232,207	163.58%	76.98%
6/30/2015	0.17862%	7,359,819	4,134,515	178.01%	77.95%
6/30/2016	0.17381%	9,002,206	3,613,896	249.10%	74.79%
6/30/2017	0.17034%	10,177,973	3,722,313	273.43%	73.93%
6/30/2018	0.17176%	10,078,078	3,862,606	260.91%	75.38%
6/30/2019	0.17251%	10,769,243	3,978,484	270.69%	75.68%
6/30/2020	0.17600%	11,725,412	3,676,631	318.92%	75.61%
6/30/2021	0.16273%	5,710,864	4,334,892	131.74%	89.10%
6/30/2022	0.20172%	13,861,509	5,303,955	261.34%	77.07%

* Measurement date 6/30/2014 (fiscal year 2015) was the first year of implementation.

1 Proportion of the net pension liability represents the plan's proportion of PERF C, which includes both the Miscellaneous and Safety Risk Pools excluding the 1959 Survivors Risk Pool.

CITY OF BEAUMONT

Schedule of Pension Plan Contributions Last Ten Years For the Year Ended June 30, 2023

Miscellaneous Plan

Fiscal Year	Contractually Determined Contributions	Contribution in Relation to the Contractually Determined Contributions ¹	Contribution Deficiency (Excess)	Employer's Covered Payroll	Contributions as a Percentage of Covered Payroll
2013-14	\$ 996,243	\$ (996,243)	\$ -	\$ 5,932,314	16.79%
2014-15	962,897	(962,897)	-	5,411,229	17.79%
2015-16	732,914	(732,914)	-	4,722,459	15.52%
2016-17	816,082	(816,082)	-	4,864,133	16.78%
2017-18	956,792	(956,792)	-	5,052,100	18.94%
2018-19	1,156,583	(1,156,583)	-	5,203,663	22.23%
2019-20	1,390,388	(1,390,388)	-	5,145,199	27.02%
2020-21	1,595,185	(1,595,185)	-	8,181,668	19.50%
2021-22	1,667,472	(1,667,472)	-	8,512,450	19.59%
2022-23	1,931,600	(1,931,600)	-	10,099,832	19.13%

* Measurement date 6/30/2014 (fiscal year 2015) was the first year of implementation.

¹Employers are assumed to make contributions equal to the actuarially determined contributions. However, some employers may choose to make additional contributions towards their unfunded liability. Employer contributions for such plans exceed the actuarially determined contributions.

Notes to Schedule:

Changes in Benefit Terms: There were no changes to benefit terms that applied to all members of the Public Agency Pool. Additionally, the figures above do not include any liability impact that may have resulted from Golden Handshakes that occurred after the June 30, 2021 valuation date, unless the liability impact is deemed to be material to the Public Agency Pool.

Changes in Assumptions: Effective with the June 30, 2021 valuation date (2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. Projected returns for all asset classes are estimated, combined with risk estimates, and are used to project compound (geometric) returns over the long term. The discount rate used to discount liabilities was informed by the long-term projected portfolio return. In addition, demographic assumptions and the inflation rate assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. There were no assumption changes for 2021. For 2020, the Plan adopted a new amortization policy effective with the 2019 actuarial valuation. The new amortization policy shortens the period over which actuarial gains and losses are amortized from 30 years to 20 years with the payments computed as a level dollar amount. In addition, the new policy does not utilize a five-year ramp-up and ramp-down on UAL bases attributable to assumption changes and non-investment gains/losses. The new policy also does not utilize a five-year ramp-down on investment gains/losses. These changes apply only to new UAL bases established on or after June 30, 2019. There were no changes in assumptions in 2019. In 2018, demographic assumptions and inflation rate were changed in accordance to the CalPERS Experience Study and Review of Actuarial Assumptions December 2017. There were no changes in the discount rate in 2019. In 2017, the accounting discount rate was reduced from 7.65% to 7.15% in 2016, there were no changes in the discount rate. In 2015, amounts reported reflect an adjustment of the discount rate from 7.50% (net of administrative expense) to 7.65% (without a reduction for pension plan administrative expense). In 2014, amounts reported were based on the 7.50% discount rate.

CITY OF BEAUMONT

Schedule of Pension Plan Contributions (Continued) Last Ten Years For the Year Ended June 30, 2023

Safety Plan

Fiscal Year	Contractually Determined Contributions	Contribution in Relation to the Contractually Determined Contributions ¹	Contribution Deficiency (Excess)	Employer's Covered Payroll	Contributions as a Percentage of Covered Payroll
2013-14	\$ 1,421,157	\$ (1,421,157)	\$ -	\$ 4,232,207	33.58%
2014-15	1,356,940	(1,356,940)	-	4,134,515	32.82%
2015-16	1,181,118	(1,181,118)	-	3,613,896	32.68%
2016-17	1,281,860	(1,281,860)	-	3,722,313	34.44%
2017-18	1,402,549	(1,402,549)	-	3,862,606	36.31%
2018-19	1,645,661	(1,645,661)	-	3,978,484	41.36%
2019-20	1,838,564	(1,838,564)	-	3,676,631	50.01%
2020-21	1,751,746	(1,751,746)	-	4,334,892	40.41%
2021-22	1,921,364	(1,921,364)	-	5,303,955	36.23%
2022-23	2,312,019	(2,312,019)	-	6,360,725	36.35%

* Measurement date 6/30/2014 (fiscal year 2015) was the first year of implementation.

¹Employers are assumed to make contributions equal to the actuarially determined contributions. However, some employers may choose to make additional contributions towards their unfunded liability. Employer contributions for such plans exceed the actuarially determined contributions.

Notes to Schedule:

Changes in Benefit Terms: There were no changes to benefit terms that applied to all members of the Public Agency Pool. Additionally, the figures above do not include any liability impact that may have resulted from Golden Handshakes that occurred after the June 30, 2021 valuation date, unless the liability impact is deemed to be material to the Public Agency Pool.

Changes in Assumptions: Effective with the June 30, 2021 valuation date (2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. Projected returns for all asset classes are estimated, combined with risk estimates, and are used to project compound (geometric) returns over the long term. The discount rate used to discount liabilities was informed by the long-term projected portfolio return. In addition, demographic assumptions and the inflation rate assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. There were no assumption changes for 2021. For 2020, the Plan adopted a new amortization policy effective with the 2019 actuarial valuation. The new amortization policy shortens the period over which actuarial gains and losses are amortized from 30 years to 20 years with the payments computed as a level dollar amount. In addition, the new policy does not utilize a five-year ramp-up and ramp-down on UAL bases attributable to assumption changes and non-investment gains/losses. The new policy also does not utilize a five-year ramp-down on investment gains/losses. These changes apply only to new UAL bases established on or after June 30, 2019. There were no changes in assumptions in 2019. In 2018, demographic assumptions and inflation rate were changed in accordance to the CalPERS Experience Study and Review of Actuarial Assumptions December 2017. There were no changes in the discount rate in 2019. In 2017, the accounting discount rate was reduced from 7.65% to 7.15% in 2016, there were no changes in the discount rate. In 2015, amounts reported reflect an adjustment of the discount rate from 7.50% (net of administrative expense) to 7.65% (without a reduction for pension plan administrative expense). In 2014, amounts reported were based on the 7.50% discount rate.

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Supplementary Information

**Major Governmental Funds
Budgetary Comparison Schedule**

CITY OF BEAUMONT

Major Governmental Fund Budgetary Comparison Schedule Community Facilities District (CFD) - Capital Projects Fund For the Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES:				
Assessments levied	\$ -	\$ -	\$ 273,110	\$ 273,110
Use of money and property	-	-	315,549	315,549
Total revenues	<u>-</u>	<u>-</u>	<u>588,659</u>	<u>588,659</u>
REVENUES OVER (UNDER)				
EXPENDITURES	<u>-</u>	<u>-</u>	<u>588,659</u>	<u>588,659</u>
OTHER FINANCING SOURCES (USES):				
Transfers (out)	<u>(1,300,000)</u>	<u>(1,450,000)</u>	<u>(390,566)</u>	<u>1,059,434</u>
Total other financing sources	<u>(1,300,000)</u>	<u>(1,450,000)</u>	<u>(390,566)</u>	<u>1,059,434</u>
Net change in fund balance	<u>\$ (1,300,000)</u>	<u>\$ (1,450,000)</u>	<u>198,093</u>	<u>\$ 1,648,093</u>
FUND BALANCE:				
Beginning of year			<u>13,016,221</u>	
End of year			<u>\$ 13,214,314</u>	

CITY OF BEAUMONT

**Major Governmental Fund Budgetary Comparison Schedule
General Capital Projects - Capital Projects Fund
For the Year Ended June 30, 2023**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES:				
Intergovernmental	\$ -	\$ -	\$ 248,658	\$ 248,658
Use of money and property	-	-	434,945	434,945
Other revenues	-	-	1,707,572	1,707,572
Total revenues	-	-	2,391,175	2,391,175
EXPENDITURES:				
Capital outlay	14,514,635	46,819,242	9,380,107	37,439,135
Total Expenditures	14,514,635	46,819,242	9,380,107	37,439,135
REVENUES OVER (UNDER)				
EXPENDITURES	(14,514,635)	(46,819,242)	(6,988,932)	39,830,310
OTHER FINANCING SOURCES (USES):				
Transfers in	14,514,635	49,502,764	38,301,641	(11,201,123)
Transfers (out)	-	-	(557,008)	(557,008)
Total other financing sources	14,514,635	49,502,764	37,744,633	(11,758,131)
Net change in fund balance	\$ -	\$ 2,683,522	30,755,701	\$ 28,072,179
FUND BALANCE:				
Beginning of year			8,345,917	
End of year			<u>\$ 39,101,618</u>	

CITY OF BEAUMONT

**Major Governmental Fund Budgetary Comparison Schedule
Beaumont Financing Authority – Debt Service Fund
For the Year Ended June 30, 2023**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES:				
Use of money and property	\$ 6,417,870	\$ 6,417,870	\$ 2,288,363	\$ (4,129,507)
Total revenues	<u>6,417,870</u>	<u>6,417,870</u>	<u>2,288,363</u>	<u>(4,129,507)</u>
EXPENDITURES:				
Debt service:				
Principal	4,170,000	4,170,000	5,383,071	(1,213,071)
Interest, fiscal, and other charges	<u>2,247,870</u>	<u>2,247,870</u>	<u>2,549,144</u>	<u>(301,274)</u>
Total Expenditures	<u>6,417,870</u>	<u>6,417,870</u>	<u>7,932,215</u>	<u>(1,514,345)</u>
REVENUES OVER (UNDER)				
EXPENDITURES	<u>-</u>	<u>-</u>	<u>(5,643,852)</u>	<u>(5,643,852)</u>
OTHER FINANCING SOURCES (USES):				
Proceeds from bond issuance	<u>-</u>	<u>-</u>	<u>8,800,000</u>	<u>8,800,000</u>
Total other financing sources	<u>-</u>	<u>-</u>	<u>8,800,000</u>	<u>8,800,000</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>3,156,148</u>	<u>\$ 3,156,148</u>
FUND BALANCE:				
Beginning of year			<u>80,574,712</u>	
End of year			<u>\$ 83,730,860</u>	

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**Non-Major Governmental Funds
Combining Schedules**

CITY OF BEAUMONT

Combining Balance Sheet Non-Major Governmental Funds June 30, 2023

	Special Revenue Funds			
	State Gas Tax Fund	Road Maintenance and Rehabilitation Act Fund	Measure A Fund	AB 2766 Fund
ASSETS				
Cash and investments	\$ -	\$ 2,220,332	\$ 2,761,618	\$ 249,545
Receivables:				
Accounts	-	-	-	-
Due from other governments	-	109,539	134,362	18,240
Total assets	<u>\$ -</u>	<u>\$ 2,329,871</u>	<u>\$ 2,895,980</u>	<u>\$ 267,785</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ -	\$ -	\$ -	\$ -
Deposits payable	-	-	-	-
Unearned revenue	-	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances (deficit):				
Restricted	-	2,329,871	2,895,980	267,785
Unassigned	-	-	-	-
Total fund balances	<u>-</u>	<u>2,329,871</u>	<u>2,895,980</u>	<u>267,785</u>
Total liabilities and fund balances	<u>\$ -</u>	<u>\$ 2,329,871</u>	<u>\$ 2,895,980</u>	<u>\$ 267,785</u>

CITY OF BEAUMONT

Combining Balance Sheet (Continued)
Non-Major Governmental Funds
June 30, 2023

	Special Revenue Funds			
	PEG Fees Fund	Other Federal Grants Fund	COPS Grant Fund	State Asset Seizure Fund
ASSETS				
Cash and investments	\$ 35,546	\$ 4,472,193	\$ 523,786	\$ 323,576
Receivables:				
Accounts	166	-	-	-
Due from other governments	-	273,071	-	944
Total assets	<u>\$ 35,712</u>	<u>\$ 4,745,264</u>	<u>\$ 523,786</u>	<u>\$ 324,520</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ -	\$ -	\$ -	\$ -
Deposits payable	-	-	-	-
Unearned revenue	-	5,153,248	-	30,123
Total liabilities	<u>-</u>	<u>5,153,248</u>	<u>-</u>	<u>30,123</u>
Fund Balances (deficit):				
Restricted	35,712	-	523,786	294,397
Unassigned	-	(407,984)	-	-
Total fund balances	<u>35,712</u>	<u>(407,984)</u>	<u>523,786</u>	<u>294,397</u>
Total liabilities and fund balances	<u>\$ 35,712</u>	<u>\$ 4,745,264</u>	<u>\$ 523,786</u>	<u>\$ 324,520</u>

CITY OF BEAUMONT

Combining Balance Sheet (Continued)
Non-Major Governmental Funds
June 30, 2023

	Special Revenue Funds			Total Other Governmental Funds
	Federal Asset Seizure Fund	Other Special Revenue Fund	Community Facilities District (CFD)	
ASSETS				
Cash and investments	\$ 59,719	\$ 433,497	\$ 1,657,512	\$ 12,737,324
Receivables:				
Accounts	-	-	-	166
Due from other governments	-	35,679	58,575	630,410
Total assets	<u>\$ 59,719</u>	<u>\$ 469,176</u>	<u>\$ 1,716,087</u>	<u>\$ 13,367,900</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ -	\$ 72	\$ 32,957	\$ 33,029
Deposits payable	-	-	85,695	85,695
Unearned revenue	-	59,862	-	5,243,233
Total liabilities	<u>-</u>	<u>59,934</u>	<u>118,652</u>	<u>5,361,957</u>
Fund Balances (deficit):				
Restricted	59,719	409,242	1,597,435	8,413,927
Unassigned	-	-	-	(407,984)
Total fund balances	<u>59,719</u>	<u>409,242</u>	<u>1,597,435</u>	<u>8,005,943</u>
Total liabilities and fund balances	<u>\$ 59,719</u>	<u>\$ 469,176</u>	<u>\$ 1,716,087</u>	<u>\$ 13,367,900</u>

CITY OF BEAUMONT

**Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-Major Governmental Funds
For the Year Ended June 30, 2023**

	Special Revenue Funds			
	State Gas Tax Fund	Road Maintenance and Rehabilitation Act Fund	Measure A Fund	AB 2766 Fund
REVENUES:				
Taxes	\$ -	\$ -	\$ 901,847	\$ -
Intergovernmental	1,370,372	1,207,000	-	89,522
License and permits	-	-	-	-
Use of money and property	1,306	4,997	69,464	7,277
Other revenues	-	-	-	-
Total revenues	<u>1,371,678</u>	<u>1,211,997</u>	<u>971,311</u>	<u>96,799</u>
EXPENDITURES:				
Current:				
General Government	75	24	-	-
Public safety	-	-	-	173,009
Community development	-	-	-	-
Total expenditures	<u>75</u>	<u>24</u>	<u>-</u>	<u>173,009</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>1,371,603</u>	<u>1,211,973</u>	<u>971,311</u>	<u>(76,210)</u>
OTHER FINANCING SOURCES (USES):				
Transfers (out)	(1,441,202)	-	(30,452)	-
Total other financing sources (uses)	<u>(1,441,202)</u>	<u>-</u>	<u>(30,452)</u>	<u>-</u>
Net changes in fund balances	<u>(69,599)</u>	<u>1,211,973</u>	<u>940,859</u>	<u>(76,210)</u>
FUND BALANCES (DEFICIT):				
Beginning of year	69,599	1,117,898	1,955,121	343,995
End of year	<u>\$ -</u>	<u>\$ 2,329,871</u>	<u>\$ 2,895,980</u>	<u>\$ 267,785</u>

CITY OF BEAUMONT

**Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
(Continued)**

**Non-Major Governmental Funds
For the Year Ended June 30, 2023**

	Special Revenue Funds			
	PEG Fees Fund	Other Federal Grants Fund	COPS Grant Fund	State Asset Seizure Fund
REVENUES:				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	982,401	156,938	944
License and permits	13,730	-	-	-
Use of money and property	900	4,905	12,839	929
Other revenues	-	-	-	-
Total revenues	<u>14,630</u>	<u>987,306</u>	<u>169,777</u>	<u>1,873</u>
EXPENDITURES:				
Current:				
General Government	6,625	-	-	-
Public safety	-	48,074	55,540	2,500
Community development	-	190,753	-	-
Total expenditures	<u>6,625</u>	<u>238,827</u>	<u>55,540</u>	<u>2,500</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>8,005</u>	<u>748,479</u>	<u>114,237</u>	<u>(627)</u>
OTHER FINANCING SOURCES (USES):				
Transfers (out)	-	(975,802)	(43,350)	-
Total other financing sources (uses)	<u>-</u>	<u>(975,802)</u>	<u>(43,350)</u>	<u>-</u>
Net changes in fund balances	<u>8,005</u>	<u>(227,323)</u>	<u>70,887</u>	<u>(627)</u>
FUND BALANCES (DEFICIT):				
Beginning of year	<u>27,707</u>	<u>(180,661)</u>	<u>452,899</u>	<u>295,024</u>
End of year	<u>\$ 35,712</u>	<u>\$ (407,984)</u>	<u>\$ 523,786</u>	<u>\$ 294,397</u>

CITY OF BEAUMONT

**Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
(Continued)
Non-Major Governmental Funds
For the Year Ended June 30, 2023**

	Special Revenue Funds			Total Other Governmental Funds
	Federal Asset Seizure Fund	Other Special Revenue Fund	Community Facilities District (CFD)	
REVENUES:				
Taxes	\$ -	\$ -	\$ 6,644,815	\$ 7,546,662
Intergovernmental	53,147	54,833	-	3,915,157
License and permits	-	3,054	-	16,784
Use of money and property	536	11,285	58,435	172,873
Other revenues	-	78,964	-	78,964
Total revenues	53,683	148,136	6,703,250	11,730,440
EXPENDITURES:				
Current:				
General Government	-	-	-	6,724
Public safety	-	33,872	-	312,995
Community development	-	15,847	300,115	506,715
Total expenditures	-	49,719	300,115	826,434
REVENUES OVER (UNDER) EXPENDITURES	53,683	98,417	6,403,135	10,904,006
OTHER FINANCING SOURCES (USES):				
Transfers (out)	-	(9,600)	(7,079,876)	(9,580,282)
Total other financing sources (uses)	-	(9,600)	(7,079,876)	(9,580,282)
Net changes in fund balances	53,683	88,817	(676,741)	1,323,724
FUND BALANCES (DEFICIT):				
Beginning of year	6,036	320,425	2,274,176	6,682,219
End of year	\$ 59,719	\$ 409,242	\$ 1,597,435	\$ 8,005,943

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**Non-Major Governmental
Budgetary Comparison Schedules**

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CITY OF BEAUMONT

**Budgetary Comparison Schedule
State Gas Tax Fund
For the Year Ended June 30, 2023**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES:				
Intergovernmental	\$ 1,458,080	\$ 1,458,080	\$ 1,370,372	\$ (87,708)
Use of money and property	1,413	1,413	1,306	(107)
Total revenues	<u>1,459,493</u>	<u>1,459,493</u>	<u>1,371,678</u>	<u>(87,815)</u>
EXPENDITURES:				
Current:				
General Government	-	441,056	75	440,981
Total Expenditures	<u>-</u>	<u>441,056</u>	<u>75</u>	<u>440,981</u>
REVENUES OVER (UNDER)				
EXPENDITURES	<u>1,459,493</u>	<u>1,018,437</u>	<u>1,371,603</u>	<u>353,166</u>
OTHER FINANCING SOURCES (USES):				
Transfers (out)	<u>(1,459,493)</u>	<u>(1,459,493)</u>	<u>(1,441,202)</u>	<u>18,291</u>
Total other financing sources	<u>(1,459,493)</u>	<u>(1,459,493)</u>	<u>(1,441,202)</u>	<u>18,291</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ (441,056)</u>	<u>(69,599)</u>	<u>\$ 371,457</u>
FUND BALANCE:				
Beginning of year			69,599	
End of year			<u>\$ -</u>	

CITY OF BEAUMONT

Budgetary Comparison Schedule Road Maintenance and Rehabilitation Act Fund For the Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES:				
Intergovernmental	\$ 1,166,685	\$ 1,166,685	\$ 1,207,000	\$ 40,315
Use of money and property	1,819.00	1,819.00	4,997	3,178
Total revenues	<u>1,168,504</u>	<u>1,168,504</u>	<u>1,211,997</u>	<u>43,493</u>
EXPENDITURES:				
Current:				
General government	-	-	24	(24)
Total Expenditures	<u>-</u>	<u>-</u>	<u>24</u>	<u>(24)</u>
REVENUES OVER (UNDER)				
EXPENDITURES	<u>1,168,504</u>	<u>1,168,504</u>	<u>1,211,973</u>	<u>43,469</u>
OTHER FINANCING SOURCES (USES):				
Transfers (out)	<u>(892,435)</u>	<u>(892,435)</u>	<u>-</u>	<u>892,435</u>
Total other financing sources	<u>(892,435)</u>	<u>(892,435)</u>	<u>-</u>	<u>892,435</u>
Net change in fund balance	<u>\$ 276,069</u>	<u>\$ 276,069</u>	<u>1,211,973</u>	<u>\$ 935,904</u>
FUND BALANCE:				
Beginning of year			<u>1,117,898</u>	
End of year			<u>\$ 2,329,871</u>	

CITY OF BEAUMONT

**Budgetary Comparison Schedule
Measure A Fund
For the Year Ended June 30, 2023**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES:				
Taxes	\$ 604,800	\$ 604,800	\$ 901,847	\$ 297,047
Use of money and property	1,100	1,100	69,464	68,364
Total revenues	<u>605,900</u>	<u>605,900</u>	<u>971,311</u>	<u>365,411</u>
REVENUES OVER (UNDER)				
EXPENDITURES	<u>605,900</u>	<u>605,900</u>	<u>971,311</u>	<u>365,411</u>
OTHER FINANCING SOURCES (USES):				
Transfers (out)	<u>(604,800)</u>	<u>(604,800)</u>	<u>(30,452)</u>	<u>574,348</u>
Total other financing sources	<u>(604,800)</u>	<u>(604,800)</u>	<u>(30,452)</u>	<u>574,348</u>
Net change in fund balance	<u>\$ 1,100</u>	<u>\$ 1,100</u>	<u>940,859</u>	<u>\$ 939,759</u>
FUND BALANCE:				
Beginning of year			<u>1,955,121</u>	
End of year			<u>\$ 2,895,980</u>	

CITY OF BEAUMONT**Budgetary Comparison Schedule
AB 2766 Fund
For the Year Ended June 30, 2023**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
REVENUES:				
Intergovernmental	\$ 70,000	\$ 70,000	\$ 89,522	\$ 19,522
Use of money and property	1,130	1,130	7,277	6,147
Total revenues	<u>71,130</u>	<u>71,130</u>	<u>96,799</u>	<u>25,669</u>
EXPENDITURES:				
Current:				
Public safety	-	188,785	173,009	15,776
Community services	12,360	12,360	-	12,360
Total Expenditures	<u>12,360</u>	<u>201,145</u>	<u>173,009</u>	<u>28,136</u>
Net change in fund balance	<u>\$ 58,770</u>	<u>\$ (130,015)</u>	(76,210)	<u>\$ 53,805</u>
FUND BALANCE:				
Beginning of year			<u>343,995</u>	
End of year			<u>\$ 267,785</u>	

CITY OF BEAUMONT

Budgetary Comparison Schedule PEG Fees Fund For the Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES:				
License and permits	\$ 22,475	\$ 22,475	\$ 13,730	\$ (8,745)
Use of money and property	120	120	900	780
Total revenues	<u>22,595</u>	<u>22,595</u>	<u>14,630</u>	<u>(7,965)</u>
EXPENDITURES:				
Current:				
General government	9,400	9,400	6,625	2,775
Community service	2,600	2,600	-	2,600
Total Expenditures	<u>12,000</u>	<u>12,000</u>	<u>6,625</u>	<u>5,375</u>
REVENUES OVER (UNDER)				
EXPENDITURES	<u>10,595</u>	<u>10,595</u>	<u>8,005</u>	<u>(2,590)</u>
Net change in fund balance	<u>\$ 10,595</u>	<u>\$ 10,595</u>	<u>8,005</u>	<u>\$ (2,590)</u>
FUND BALANCE:				
Beginning of year			<u>27,707</u>	
End of year			<u>\$ 35,712</u>	

CITY OF BEAUMONT

Budgetary Comparison Schedule Other Federal Grants Fund For the Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES:				
Intergovernmental	\$ 62,000	\$ 1,826,791	\$ 982,401	\$ (844,390)
Use of money and property	-	-	4,905	4,905
Total revenues	<u>62,000</u>	<u>1,826,791</u>	<u>987,306</u>	<u>(839,485)</u>
EXPENDITURES:				
Current:				
Public safety	-	-	48,074	(48,074)
Community development	12,000	26,791	190,753	(163,962)
Total Expenditures	<u>12,000</u>	<u>26,791</u>	<u>238,827</u>	<u>(212,036)</u>
REVENUES OVER (UNDER)				
EXPENDITURES	<u>50,000</u>	<u>1,800,000</u>	<u>748,479</u>	<u>(1,051,521)</u>
OTHER FINANCING SOURCES (USES):				
Transfers (out)	<u>(280,000)</u>	<u>(2,030,000)</u>	<u>(975,802)</u>	<u>1,054,198</u>
Total other financing sources	<u>(280,000)</u>	<u>(2,030,000)</u>	<u>(975,802)</u>	<u>1,054,198</u>
Net change in fund balance	<u>\$ (230,000)</u>	<u>\$ (230,000)</u>	<u>(227,323)</u>	<u>\$ 2,677</u>
FUND BALANCE (DEFICIT):				
Beginning of year			<u>(180,661)</u>	
End of year			<u>\$ (407,984)</u>	

CITY OF BEAUMONT

Budgetary Comparison Schedule COPS Grant Fund For the Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES:				
Intergovernmental	\$ 150,000	\$ 150,000	\$ 156,938	\$ 6,938
Use of money and property	751	751	12,839	12,088
Total revenues	<u>150,751</u>	<u>150,751</u>	<u>169,777</u>	<u>19,026</u>
EXPENDITURES:				
Current:				
Public safety	17,726	60,266	55,540	4,726
Total Expenditures	<u>17,726</u>	<u>60,266</u>	<u>55,540</u>	<u>4,726</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>133,025</u>	<u>90,485</u>	<u>114,237</u>	<u>23,752</u>
OTHER FINANCING SOURCES (USES):				
Transfers (out)	(70,456)	(108,983)	(43,350)	65,633
Total other financing sources	<u>(70,456)</u>	<u>(108,983)</u>	<u>(43,350)</u>	<u>65,633</u>
Net change in fund balance	<u>\$ 62,569</u>	<u>\$ (18,498)</u>	<u>70,887</u>	<u>\$ 89,385</u>
FUND BALANCE:				
Beginning of year			<u>452,899</u>	
End of year			<u>\$ 523,786</u>	

CITY OF BEAUMONT

Budgetary Comparison Schedule State Asset Seizure Fund For the Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES:				
Intergovernmental	\$ 2,500	\$ 2,500	\$ 944	\$ (1,556)
Use of money and property	456	456	929	473
Total revenues	<u>2,956</u>	<u>2,956</u>	<u>1,873</u>	<u>(1,083)</u>
EXPENDITURES:				
Current:				
Public safety	-	3,300	2,500	800
Total Expenditures	<u>-</u>	<u>3,300</u>	<u>2,500</u>	<u>800</u>
REVENUES OVER (UNDER)				
EXPENDITURES	<u>2,956</u>	<u>(344)</u>	<u>(627)</u>	<u>(283)</u>
Net change in fund balance	<u>\$ 2,956</u>	<u>\$ (344)</u>	<u>(627)</u>	<u>\$ (283)</u>
FUND BALANCE:				
Beginning of year			<u>295,024</u>	
End of year			<u>\$ 294,397</u>	

CITY OF BEAUMONT

Budgetary Comparison Schedule Other Special Revenue Fund For the Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES:				
Intergovernmental	\$ 24,000	\$ 24,000	\$ 54,833	\$ 30,833
License and permits	5,500	5,500	3,054	(2,446)
Use of money and property	576	576	11,285	10,709
Other revenues	48,700	48,700	78,964	30,264
Total revenues	<u>78,776</u>	<u>78,776</u>	<u>148,136</u>	<u>69,360</u>
EXPENDITURES:				
Current:				
Public safety	17,700	35,553	33,872	1,681
Community development	44,900	44,900	15,847	29,053
Total Expenditures	<u>62,600</u>	<u>80,453</u>	<u>49,719</u>	<u>30,734</u>
REVENUES OVER (UNDER)				
EXPENDITURES	<u>16,176</u>	<u>(1,677)</u>	<u>98,417</u>	<u>100,094</u>
OTHER FINANCING SOURCES (USES):				
Transfers (out)	<u>(9,600)</u>	<u>(9,600)</u>	<u>(9,600)</u>	<u>-</u>
Total other financing sources	<u>(9,600)</u>	<u>(9,600)</u>	<u>(9,600)</u>	<u>-</u>
Net change in fund balance	<u>\$ 6,576</u>	<u>\$ (11,277)</u>	<u>88,817</u>	<u>\$ 100,094</u>
FUND BALANCE:				
Beginning of year			<u>320,425</u>	
End of year			<u>\$ 409,242</u>	

CITY OF BEAUMONT

Budgetary Comparison Schedule Community Facilities Districts (CFD) For the Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES:				
Taxes	\$ 6,679,547	\$ 6,679,547	\$ 6,644,815	\$ (34,732)
Use of money and property	-	-	58,435	58,435
Total revenues	<u>6,679,547</u>	<u>6,679,547</u>	<u>6,703,250</u>	<u>23,703</u>
EXPENDITURES:				
Current:				
Community development	331,385	331,385	300,115	31,270
Total Expenditures	<u>331,385</u>	<u>331,385</u>	<u>300,115</u>	<u>31,270</u>
REVENUES OVER (UNDER)				
EXPENDITURES	<u>6,348,162</u>	<u>6,348,162</u>	<u>6,403,135</u>	<u>54,973</u>
OTHER FINANCING SOURCES (USES):				
Transfers (out)	(6,348,162)	(6,848,162)	(7,079,876)	(231,714)
Total other financing sources (uses)	<u>(6,348,162)</u>	<u>(6,848,162)</u>	<u>(7,079,876)</u>	<u>(231,714)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ (500,000)</u>	<u>(676,741)</u>	<u>\$ (176,741)</u>
FUND BALANCE:				
Beginning of year			<u>2,274,176</u>	
End of year			<u>\$ 1,597,435</u>	

Fiduciary Funds

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CITY OF BEAUMONT

**Combining Statement of Fiduciary Net Position
Custodial Funds
June 30, 2023**

	Community Facilities District Collection	Evidence Fund	Total
ASSETS			
Cash and investments	\$ 21,140,368	\$ 77,819	\$ 21,218,187
Cash and investments with fiscal agent	21,506,447	-	21,506,447
Due from other governments	185,631	-	185,631
Total assets	42,832,446	77,819	42,910,265
LIABILITIES			
Interest payable	4,581,756	-	4,581,756
Unearned revenue	-	14,518	14,518
Deposits payable	-	60,829	60,829
Due to other governments	80,000,707	-	80,000,707
Due to bondholders	161,072,601	-	161,072,601
Total liabilities	245,655,064	75,347	245,730,411
Net Position (deficit)			
Restricted for:			
Individuals, organizations and other governments	(202,822,618)	2,472	(202,820,146)
Total net position	\$ (202,822,618)	\$ 2,472	\$ (202,820,146)

CITY OF BEAUMONT

**Combining Statement of Changes in Fiduciary Net Position
Custodial Funds
For the Year Ended June 30, 2023**

	Community Facilities District Collection	Evidence Fund	Total
ADDITIONS:			
Investment Income	\$ 374,765	\$ 52	\$ 374,817
Assessments	19,270,292	550	19,270,842
Bond proceeds	9,158,389	-	9,158,389
Total additions	<u>28,803,446</u>	<u>602</u>	<u>28,804,048</u>
DEDUCTIONS:			
Payments to trustee	657,573	-	657,573
Interest expense	8,728,570	12	8,728,582
Bond proceeds	919,670	-	919,670
Payment for infrastructure	891,231	-	891,231
Total deductions	<u>11,197,044</u>	<u>12</u>	<u>11,197,056</u>
Change in net position	17,606,402	590	17,606,992
NET POSITION:			
Beginning of year	(220,429,020)	1,882	(220,427,138)
End of year	<u>\$ (202,822,618)</u>	<u>\$ 2,472</u>	<u>\$ (202,820,146)</u>

Statistical Section

CITY OF BEAUMONT

Net Position by Component Last Ten (10) Fiscal Years (accrual basis of accounting)

Fiscal Year	2014	2015	2016	2017
Governmental activities				
Net investment in capital assets	\$ -	\$ -	\$ -	\$ 41,036,317
Restricted	27,651,232	32,785,514	48,232,914	253,984,801
Unrestricted	(34,861,337)	(89,979,209)	(22,231,046)	(13,630,302)
Total governmental activities net position	<u>\$ (7,210,105)</u>	<u>\$ (57,193,695)</u>	<u>\$ 26,001,868</u>	<u>\$ 281,390,816</u>
Business-type activities				
Net investment in capital assets	\$ 47,357,696	\$ 52,039,617	\$ 50,742,754	\$ 127,028,681
Restricted	-	-	-	-
Unrestricted	3,461,080	(2,786,155)	897,094	2,246,526
Total business-type activities net position	<u>\$ 50,818,776</u>	<u>\$ 49,253,462</u>	<u>\$ 51,639,848</u>	<u>\$ 129,275,207</u>
Primary government				
Net investment in capital assets	\$ 47,357,696	\$ 52,039,617	\$ 50,742,754	\$ 168,064,998
Restricted	27,651,232	32,785,514	48,232,914	253,984,801
Unrestricted	(31,400,257)	(92,765,364)	(21,333,952)	(11,383,776)
Total primary government net position	<u>\$ 43,608,671</u>	<u>\$ (7,940,233)</u>	<u>\$ 77,641,716</u>	<u>\$ 410,666,023</u>

Source: City of Beaumont Finance Department Audited Financial Statements

2018	2019	2020	2021	2022	2023
\$ 161,035,919	\$ 180,996,750	\$ 191,989,902	\$ 199,529,502	\$ 210,229,919	\$ 212,055,056
133,927,879	125,918,630	118,674,754	121,676,799	121,976,580	165,793,250
(7,563,390)	457,794	7,180,682	12,223,595	39,194,558	29,690,983
<u>\$ 287,400,408</u>	<u>\$ 307,373,174</u>	<u>\$ 317,845,338</u>	<u>\$ 333,429,896</u>	<u>\$ 371,401,057</u>	<u>\$ 407,539,289</u>
\$ 124,163,481	\$ 134,524,431	\$ 137,744,251	\$ 134,777,249	\$ 134,350,805	\$ 110,914,301
-	-	-	595,399	757,246	12,860,020
9,681,229	(475,808)	4,609,395	3,069,283	11,180,846	6,878,345
<u>\$ 133,844,710</u>	<u>\$ 134,048,623</u>	<u>\$ 142,353,646</u>	<u>\$ 138,441,931</u>	<u>\$ 146,288,897</u>	<u>\$ 130,652,666</u>
\$ 285,199,400	\$ 315,521,181	\$ 329,734,153	\$ 334,306,751	\$ 344,580,724	\$ 322,969,357
133,927,879	125,918,630	118,674,754	122,272,198	122,733,826	178,653,270
2,117,839	(18,014)	11,790,077	15,292,878	50,375,404	36,569,328
<u>\$ 421,245,118</u>	<u>\$ 441,421,797</u>	<u>\$ 460,198,984</u>	<u>\$ 471,871,827</u>	<u>\$ 517,689,954</u>	<u>\$ 538,191,955</u>

CITY OF BEAUMONT

Changes in Net Position Last Ten (10) Fiscal Years (accrual basis of accounting)

Fiscal Year	2014	2015	2016	2017
Expenses				
Governmental activities:				
General government	\$ 4,968,528	\$ 7,309,913	\$ 3,397,331	\$ 7,593,312
Public safety	15,219,502	13,414,301	11,236,896	13,526,022
Public works	7,812,711	1,552,407	1,976,427	5,030,993
Community development	6,947,833	1,914,356	1,367,789	4,441,655
Community services	156,923	4,880,614	3,050,603	2,528,668
Refuse	-	4,144,778	4,138,062	4,239,048
Pass-through payments	-	-	-	-
Interest on long-term debt	161,272	2,660,836	-	10,369,211
Total governmental activities expenses	35,266,769	35,877,205	25,167,108	47,728,909
Business-type activities:				
Sewer	6,074,330	7,986,837	6,043,880	11,192,584
Transit	2,258,381	2,211,872	2,478,621	2,990,218
Total business-type activities expenses	8,332,711	10,198,709	8,522,501	14,182,802
Total primary government expenses	\$ 43,599,480	\$ 46,075,914	\$ 33,689,609	\$ 61,911,711
Program Revenues				
Governmental activities:				
Charges for services	\$ 7,339,117	\$ 9,855,807	\$ 9,561,023	\$ 15,939,510
Operating grants	4,708,037	6,337,968	9,449,166	286,368
Capital grants	6,051,679	4,364,103	5,304,634	12,450,382
Total governmental activities program revenues	18,098,833	\$ 20,557,878	\$ 24,314,823	28,676,260
Business-type activities:				
Charges for services	8,041,655	8,021,109	7,362,793	7,644,407
Operating grants	1,636,434	1,847,564	2,063,600	2,262,277
Capital Grants	304,610	10,445	1,479,942	473,715
Total business-type activities program revenues	9,982,699	\$ 9,879,118	\$ 10,906,335	10,380,399
Total primary government revenues	\$ 28,081,532	\$ 30,436,996	\$ 35,221,158	\$ 39,056,659
Net (expense)/revenue				
Governmental activities	\$ (17,167,936)	\$ (15,319,327)	\$ (852,285)	\$ (19,052,649)
Business-type activities	1,649,988	(319,591)	2,383,834	(3,802,403)
Total primary government net (expense)/revenue	\$ (15,517,948)	\$ (15,638,918)	\$ 1,531,549	\$ (22,855,052)

Source: City of Beaumont Finance Department Audited Financial Statements

2018	2019	2020	2021	2022	2023
\$ 5,356,762	\$ 6,010,855	\$ 6,387,414	\$ 10,322,019	\$ 4,089,581	\$ 10,642,725
18,969,972	15,641,308	17,326,496	17,896,367	18,852,535	23,317,103
5,563,653	8,536,946	4,051,200	8,738,889	4,337,784	9,863,014
2,431,640	2,396,300	2,203,993	2,109,290	2,431,610	3,201,954
3,478,806	3,840,603	4,805,108	4,567,596	2,513,365	4,987,703
4,899,889	5,504,512	-	-	-	-
-	-	-	-	-	-
7,181,818	4,415,612	4,980,043	4,742,632	4,965,899	2,563,737
47,882,540	46,346,136	39,754,254	48,376,793	37,190,774	54,576,236
10,430,002	14,993,895	15,084,760	16,480,072	17,596,817	16,398,348
3,119,254	3,353,923	3,260,924	3,103,538	3,047,754	2,864,795
13,549,256	18,347,818	18,345,684	19,583,610	20,644,571	19,263,143
\$ 61,431,796	\$ 64,693,954	\$ 58,099,938	\$ 67,960,403	\$ 57,835,345	\$ 73,839,379
\$ 15,749,036	\$ 13,488,153	\$ 6,004,874	\$ 6,223,772	\$ 8,436,192	\$ 9,460,209
77,514	884,195	1,626,798	4,116,354	1,613,280	4,911,820
20,409,806	17,527,025	8,773,350	16,582,075	16,403,235	15,864,191
36,236,356	31,899,373	16,405,022	26,922,201	26,452,707	30,236,220
8,282,833	8,993,637	10,697,882	10,955,015	23,592,883	20,773,380
2,347,256	2,557,412	3,228,349	2,251,555	2,687,154	2,500,157
6,171,672	1,575,041	7,334,406	1,852,603	1,881,755	2,081,261
16,801,761	13,126,090	21,260,637	15,059,173	28,161,792	25,354,798
\$ 53,038,117	\$ 45,025,463	\$ 37,665,659	\$ 41,981,374	\$ 54,614,499	\$ 55,591,018
\$ (11,646,184)	\$ (14,446,763)	\$ (23,349,232)	\$ (21,454,592)	\$ (10,738,067)	\$ (24,340,016)
3,252,505	(5,221,728)	2,914,953	(4,524,437)	7,517,221	6,091,655
\$ (8,393,679)	\$ (19,668,491)	\$ (20,434,279)	\$ (25,979,029)	\$ (3,220,846)	\$ (18,248,361)

CITY OF BEAUMONT

Changes in Net Position Last Ten (10) Fiscal Years (accrual basis of accounting) (Continued)

General Revenues and Other Changes in

Net Position				
Fiscal Year	2014	2015	2016	2017
Government activities:				
Taxes				
Property taxes/in-lieu	\$ 2,846,677	\$ 3,894,320	\$ 3,762,290	\$ 4,852,263
Sales taxes	4,149,782	4,209,246	4,966,331	4,851,947
Vehicle in lieu tax	2,709,016	3,244,340	3,506,871	3,768,042
Utility Users Tax	-	1,373,661	1,804,096	1,545,893
Franchise tax	882,609	944,869	929,261	805,244
Transient occupancy tax	-	224,705	283,999	325,874
Other taxes	1,778,239	209,124	77,163	880,255
Business Licenses	-	-	196,185	231,688
Transfers	-	-	-	-
Total taxes and transfers	<u>12,366,323</u>	<u>14,100,265</u>	<u>15,526,196</u>	<u>17,261,206</u>
Construction bond proceeds	-	-	-	-
Developer Contributions	-	-	-	-
Investment Earnings	827,047	129,837	13,232	10,490,307
Miscellaneous	562,353	156,283	359,206	55,710
Gain (Loss) on sale of capital assets	-	-	-	42,237
Total governmental activities	<u>13,755,723</u>	<u>14,386,385</u>	<u>15,898,634</u>	<u>27,849,460</u>
Business-type activities:				
Investment Earnings	55,973	4,267	2,552	4,475
Developer Contributions	-	-	-	-
Miscellaneous	7,753	-	-	30
Mitigation Fees	-	-	-	-
Transfers	-	-	-	-
Gain (Loss) on sale of capital assets	-	-	-	-
Total business-type activities	<u>63,726</u>	<u>4,267</u>	<u>2,552</u>	<u>4,505</u>
Total primary government	<u>\$ 13,819,449</u>	<u>\$ 14,390,652</u>	<u>\$ 15,901,186</u>	<u>\$ 27,853,965</u>
Extraordinary Items (Governmental Activities)				
Write off of advance receivable	\$ -	\$ (21,500,000)	\$ -	\$ -
Settlement - restitution	-	-	-	3,000,000
Refunding CFD 93-01	-	-	-	-
Successor Agency debt reversal	-	-	4,235,674	-
Gain on advance from city write off	-	-	-	-
Gain on transfer of assets and liabilities to RDA Successor Agency	-	-	-	-
WRCOG judgement settlement	-	-	58,098,626	-
Total primary government	<u>\$ -</u>	<u>\$ (21,500,000)</u>	<u>\$ 62,334,300</u>	<u>\$ 3,000,000</u>
Change in Net Position				
Governmental activities	\$ (3,412,213)	\$ (22,432,942)	\$ 77,380,649	\$ 11,796,811
Business-type activities	1,713,714	(315,324)	2,386,386	(3,797,898)
Total primary government	<u>\$ (1,698,499)</u>	<u>\$ (22,748,266)</u>	<u>\$ 79,767,035</u>	<u>\$ 7,998,913</u>

Source: City of Beaumont Finance Department Audited Financial Statements

	2018	2019	2020	2021	2022	2023
\$	5,199,098	\$ 5,656,662	\$ 11,107,476	\$ 12,701,479	\$ 13,256,331	\$ 14,884,970
	5,631,332	6,596,935	7,593,729	8,869,746	26,869,849	28,509,903
	4,125,662	4,517,090	38,307	37,754	60,866	56,058
	1,524,158	1,584,224	1,650,094	1,887,031	2,058,730	2,701,744
	3,285,697	3,908,531	8,074,504	3,183,803	3,164,944	3,253,677
	363,868	335,304	278,504	298,879	422,087	432,921
	1,194,389	958,614	-	-	676,180	972,981
	247,193	294,968	342,702	415,229	350,142	381,453
	322	(3,120,964)	-	239,958	(254,358)	(615,736)
	<u>21,571,719</u>	<u>20,731,364</u>	<u>29,085,316</u>	<u>27,633,879</u>	<u>46,604,771</u>	<u>50,577,971</u>
	-	-	-	233,922	-	-
	11,343,940	9,055,054	-	4,001,607	-	-
	7,851,992	5,390,216	4,230,375	4,618,626	1,157,022	5,238,845
	355,360	716,944	472,274	526,724	657,208	4,513,689
	5,341	52,377	33,431	24,392	51,186	147,743
	<u>41,128,352</u>	<u>35,945,955</u>	<u>33,821,396</u>	<u>37,039,150</u>	<u>48,470,187</u>	<u>60,478,248</u>
	13,606	1,564,220	565,390	57,721	(1,131,442)	637,558
	778,223	731,125	-	-	-	-
	525,491	3,393	5,242	13,719	1,206,829	23,790
	-	-	4,819,408	1,123,349	11,278,753	-
	(322)	3,120,964	-	(239,958)	254,358	615,736
	-	5,939	30	-	-	(23,004,970)
	<u>1,316,998</u>	<u>5,425,641</u>	<u>5,390,070</u>	<u>954,831</u>	<u>11,608,498</u>	<u>(21,727,886)</u>
\$	<u>42,445,350</u>	<u>\$ 41,371,596</u>	<u>\$ 39,211,466</u>	<u>\$ 37,993,981</u>	<u>\$ 60,078,685</u>	<u>\$ 38,750,362</u>
\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
	-	-	-	-	-	-
(11,947,642)	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
\$	<u>(11,947,642)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
\$	17,534,526	\$ 21,499,192	\$ 10,472,164	\$ 15,584,558	\$ 37,732,120	\$ 36,138,232
	4,569,503	203,913	8,305,023	(3,569,606)	19,125,719	(15,636,231)
\$	<u>22,104,029</u>	<u>\$ 21,703,105</u>	<u>\$ 18,777,187</u>	<u>\$ 12,014,952</u>	<u>\$ 56,857,839</u>	<u>\$ 20,502,001</u>

CITY OF BEAUMONT

Fund Balances of Governmental Funds Last Ten (10) Fiscal Years (modified accrual basis of accounting)

Fiscal Year	2014	2015	2016	2017
General fund				
Non Spendable:				
Notes and Loans Receivable	\$ -	\$ 249,493	\$ 226,186	\$ 213,399
Advances to RDA Successor Agency	21,500,000	-	-	-
Prepaid items	-	-	-	-
Restricted				
Investment in Section 115 Trust	-	-	-	-
Committed for:				
Capital Projects	-	-	-	6,839,275
Self Insurance	-	-	-	-
Pension Trust Funding	-	-	-	-
Assigned for:				
Re-appropriation	-	-	-	-
Unassigned	(6,354,884)	(7,438,424)	(4,296,822)	5,034,141
Total general fund	15,145,116	(7,188,931)	(4,070,636)	12,086,815
All other governmental funds				
Non Spendable:				
Prepaid items	\$ -	\$ -	\$ -	\$ -
Restricted for:				
CFD Projects	-	22,748,722	32,867,745	8,424,392
Capital Projects	26,605,667	8,763,649	13,967,685	25,157,602
Streets Projects	-	708,507	684,297	-
Public Safety	406,697	422,142	550,410	688,820
PEG Fees	109,778	142,494	162,777	219,517
State Gas Tax	-	-	-	357,051
AB 2766	-	-	-	306,698
RMRA	-	-	-	-
Measure A	-	-	-	-
Other Special Projects	529,090	-	-	981
COPS Grants	-	-	-	-
State Asset Forfeiture	-	-	-	-
Federal Asset Forfeiture	-	-	-	-
Debt service	-	-	-	223,515,398
Committed for:				
Capital Projects	-	-	-	-
Unassigned	-	-	-	-
Total all other governmental funds	27,651,232	32,785,514	48,232,914	258,670,459
Total fund balance all governmental funds	\$ 42,796,348	\$ 25,596,583	\$ 44,162,278	\$ 270,757,274

Source: City of Beaumont Finance Department Audited Financial Statements

2018	2019	2020	2021	2022	2023
\$ 215,904	\$ 220,634	\$ 224,671	\$ 225,715	\$ -	\$ -
-	-	-	-	-	-
-	83,141	-	26,262	61,292	244,171
-	-	-	-	-	-
-	-	-	-	2,344,101	2,529,271
6,839,275	-	4,550,000	-	-	-
-	-	-	2,850,717	2,154,152	6,329,219
-	-	-	2,500,000	-	-
-	-	-	214,799	796,780	2,216,918
10,315,492	14,980,384	19,290,503	17,576,741	40,317,103	30,465,919
17,370,671	15,284,159	24,065,174	23,394,234	45,673,428	41,785,498
\$ -	\$ -	\$ -	\$ 304,015	\$ 287,125	\$ 270,236
8,462,228	9,145,832	9,036,520	5,884,930	2,274,176	1,597,435
15,683,985	12,877,575	13,336,436	13,674,329	24,136,095	32,287,810
-	-	-	-	-	-
788,141	1,110,144	664,780	-	-	-
250,014	1,542,017	21,482	23,675	27,707	35,712
263,369	103,421	-	159,101	69,599	-
370,379	1,102,061	474,841	621,930	343,995	267,785
-	-	551,820	1,437,670	1,117,898	2,329,871
-	-	1,348,379	2,568,801	1,955,121	2,895,980
90,333	305,975	163,173	183,807	320,425	409,242
-	-	-	313,341	452,899	523,786
-	-	-	295,014	295,024	294,397
-	-	-	6,030	6,036	59,719
101,180,155	98,006,000	92,767,025	85,876,699	80,287,587	83,460,624
-	1,417,617	666,248	10,631,472	8,345,917	39,101,618
-	-	-	(84,997)	(180,661)	(407,984)
127,088,604	125,610,642	119,030,704	121,895,817	119,738,943	163,126,231
\$ 144,459,275	\$ 140,894,801	\$ 143,095,878	\$ 145,290,051	\$ 165,412,371	\$ 204,911,729

CITY OF BEAUMONT

Changes in Fund Balances of Governmental Funds Last Ten (10) Fiscal Years (modified accrual basis of accounting)

Fiscal Year	2014	2015	2016	2017
Revenues				
Taxes	\$ 9,681,600	\$ 19,240,888	\$ 29,927,330	\$ 11,027,239
Franchise fees	-	-	-	-
Intergovernmental revenues	7,376,149	297,016	29,788	5,787,280
Licenses, fees and permits	1,291,053	1,201,320	1,360,288	10,781,152
Fines and forfeitures	155,671	350,287	413,052	265,831
Assessment levied				9,309,555
Use of money and property	110,873	129,834	148,419	10,613,015
Charges for services	5,900,241	12,400,655	7,913,344	8,355,018
Other revenues	1,287,290	979,582	545,313	377,102
Interfund charges	6,175,682	-	-	-
Total Revenues	31,978,559	34,599,582	40,337,534	56,516,192
Expenditures				
General government	5,067,238	4,969,209	4,735,084	5,464,863
Public safety	15,482,011	13,585,249	12,318,788	12,524,089
Public works	7,812,711	1,552,407	1,976,427	2,902,986
Community development	2,719,182	1,914,356	1,367,789	4,295,350
Community services	156,923	4,880,614	3,050,603	2,396,166
Refuse	-	4,144,778	4,138,062	4,239,048
Capital outlay	10,404,333	-	-	188,738
Debt service:				
Principal	300,000	-	-	6,167,352
Refunding escrow agent	-	-	-	-
Interest, fiscal, and other charges	-	-	-	10,369,211
Total Expenditures	41,942,398	31,046,613	27,586,753	48,547,803
Excess of revenues over (under) expenditures	(9,963,839)	3,552,969	12,750,781	7,968,389
Other Financing Sources (Uses)				
Subscription acquisition	-	-	-	-
Lease acquisition	-	-	-	96,158
Proceeds from the sale of capital assets	-	-	-	42,237
Refunding bonds issued	-	-	-	-
Premium on refunding bonds issued	-	-	-	-
Payment to refunded bond escrow agent	-	-	-	-
Proceeds from bonds issued	-	-	-	-
Developer contributions	6,051,679	-	-	-
Transfers in	3,556,910	-	11,280	22,007,107
Transfers out	(3,556,910)	-	(11,280)	(22,007,107)
Total Other Financing Sources (Uses)	6,051,679	-	-	138,395
Net Change in Fund Balances Before Extraordinary Item	(3,912,160)	3,552,969	12,750,781	8,106,784
Extraordinary Item	-	(21,500,000)	-	-
Special Item	-	-	-	3,000,000
Net Change in Fund Balances	\$ (3,912,160)	\$(17,947,031)	\$ 12,750,781	\$ 11,106,784
Debt Service as a percentage of non-capital expenditures	1.0%	0.0%	0.0%	52.0%

Source: City of Beaumont Finance Department Audited Financial Statements

2018	2019	2020	2021	2022	2023
\$ 12,163,969	\$ 13,570,476	\$ 14,996,887	\$ 17,410,049	\$ 36,366,045	\$ 46,222,206
3,285,697	3,908,531	8,074,504	3,183,803	3,164,944	3,253,677
11,263,234	11,581,831	10,051,669	11,813,339	8,973,877	11,177,387
13,283,260	8,044,621	3,708,535	6,525,592	12,908,883	15,931,372
262,278	249,914	617,981	344,816	425,252	302,859
9,240,825	6,786,653	6,491,075	7,288,277	6,898,216	1,246,091
8,023,202	5,569,684	4,337,680	4,693,106	1,243,832	5,112,604
7,754,417	6,944,423	1,469,367	1,484,669	1,595,732	1,957,027
872,752	4,627,173	1,021,777	7,016,584	771,271	7,482,550
-	-	-	-	-	-
66,149,634	61,283,306	50,769,475	59,760,235	72,348,052	92,685,773
4,434,173	5,940,387	6,439,508	8,460,291	8,428,917	9,212,955
12,956,345	14,721,189	16,731,402	17,578,516	18,101,157	21,807,040
3,161,648	3,929,138	2,855,850	2,959,287	2,681,355	4,099,461
2,000,866	2,096,589	1,952,789	1,951,963	2,285,885	3,098,593
3,070,774	3,708,469	3,998,071	4,119,407	4,650,945	5,854,860
4,899,889	5,504,512	-	-	-	-
13,194,674	12,622,062	7,964,820	5,074,099	8,723,267	10,050,553
118,212,977	3,600,000	3,405,300	3,938,561	3,119,925	6,080,491
-	-	1,149,489	3,563,485	-	-
7,181,818	4,415,612	4,490,634	4,820,703	5,099,969	2,563,656
169,113,164	56,537,958	48,987,863	52,466,312	53,091,420	62,767,609
(102,963,530)	4,745,348	1,781,612	7,293,923	19,256,632	29,918,164
-	-	-	-	-	552,455
132,444	167,456	78,046	-	856,533	696,732
5,341	19,494	33,431	24,392	24,471	147,743
-	-	5,375,000	35,875,000	-	-
-	-	1,014,920	-	-	-
-	-	(6,389,920)	(34,829,600)	-	-
-	-	-	-	-	8,800,000
-	-	-	-	-	-
14,209,907	9,682,117	10,561,452	18,489,635	13,031,672	47,877,889
(14,209,585)	(12,803,081)	(10,561,452)	(24,659,177)	(13,286,030)	(48,493,625)
138,107	(2,934,014)	111,477	(5,099,750)	626,646	9,581,194
(102,825,423)	1,811,334	1,893,089	2,194,173	19,883,278	39,499,358
-	-	-	-	-	-
(11,947,642)	-	-	-	-	-
\$ (114,773,065)	\$ 1,811,334	\$ 1,893,089	\$ 2,194,173	\$ 19,883,278	\$ 39,499,358
410.8%	22.3%	28.3%	35.1%	21.1%	17.0%

CITY OF BEAUMONT

General Fund Tax Revenue by Source Last Ten (10) Fiscal Years (modified accrual basis of accounting)

Fiscal Year	Property Taxes	Sales & Use Tax	Transient Occupancy Tax	Franchise Fees	Utility Users Tax	Motor Vehicle In Lieu Tax	Vehicle License Collection	Business Licenses	Total
2014	\$ 3,032,987	\$ 4,149,782	\$ 196,114	\$ 882,609	\$ -	\$ 2,709,016	\$ 1,395,815	\$ 204,470	\$ 12,570,793
2015	4,016,833	4,209,246	224,705	944,869	1,373,661	3,244,340	-	209,124	14,222,779
2016	4,391,074	4,966,331	283,999	929,261	1,804,096	3,506,871	77,163	196,185	16,154,980
2017	4,852,262	4,851,947	325,874	805,244	1,545,893	3,768,042	20,212	231,688	16,401,163
2018	5,199,098	5,029,443	363,868	876,551	1,524,158	4,125,662	-	242,634	17,361,415
2019	5,656,662	5,558,667	335,304	912,924	1,584,224	4,517,090	23,154	287,908	18,875,933
2020	6,109,624	6,593,630	278,504	8,074,504	1,650,094	4,997,852	38,307	337,993	28,080,507
2021	6,991,565	7,552,253	298,879	3,183,803	1,887,031	5,709,914	37,754	408,435	26,069,635
2022	7,691,561	25,349,995	422,087	3,164,944	2,058,730	6,240,950	60,866	343,807	45,332,940
2023	7,932,822	28,509,903	432,921	3,253,677	2,701,744	6,952,148	56,058	381,453	50,220,726

Source: City of Beaumont Finance Department Audited Financial Statements (FY2012- 2014)

Source: City of Beaumont Finance Department Tyler Accounting Software (FY2015 and older)

CITY OF BEAUMONT

Top 25 Sales Tax Producers As of June 30, 2023

Calendar year 2022	
<u>Business Name</u>	<u>Business Category</u>
1st Street Arco	Service Stations
84 Lumber Co	Building Materials
Amazon Com Services	Fulfillment Centers
Amazon MFA	Fulfillment Centers
Beaumont Gas Mart	Service Stations
Beaumont RV	Trailers/RVs
Best Buy	Electronics/Appliance Stores
Big Text Trailers	Trailers/RVs
Carson Trailer	Trailers/RVs
CJ Foods	Food Service Equip./Supplies
Grove 76	Service Stations
Home Depot	Building Materials
Icon Health and Fitness	Light Industrial/Printers
Kohls	Department Stores
Mayas Chevron	Service Stations
Oak Valley Chevron	Service Stations
Raising Cane's	Quick-Service Restaurants
Rancho Ready Mix Products	Contractors
Ross	Family Apparel
Shell	Service Stations
Stater Bros	Grocery Stores
Trailer Factory Outlet	Trailers/RVs
USA Gas	Service Stations
Walmart Supercenter	Discount Dept Stores
Wolverine Worldwide	Fulfillment Centers

Percent of Fiscal Year Total Paid by Top 25 Accounts=90.32%

Sources: State Board of Equalization, California Department of Taxes and Fees
Administration, State Controller's Office, The HDL Companies

CITY OF BEAUMONT

Top 25 Sales Tax Producers As of June 30, 2023

Calendar year 2013	
<u>Business Name</u>	<u>Business Category</u>
1st Street Arco	Service Stations
84 Lumber Co	Building Materials
Baker's Burgers	Quick-Service Restaurants
Beaumont Gas Mart	Service Stations
Beaumont RV	Trailers/RVs
Beaumont Yamaha Kawasaki Polaris	Boats/Motorcycles
Bed Bath & Beyond	Home Furnishings
Best Buy	Electronics/Appliance Stores
Big Tex California	Trailers/RVs
Chili's	Casual Dining
Dangelo Company	Light Industrial/Printers
Food 4 Less	Grocery Stores
Grove 76	Service Stations
Highland Shell	Service Stations
Home Depot	Building Materials
Kohls	Department Stores
Oak Valley Chevron	Service Stations
Petco	Specialty Store
Ross	Family Apparel
Shell	Service Stations
Staples	Office Supplies/Furniture
Stater Bros	Grocery Stores
USA Gasoline	Service Stations
Verizon Wireless	Electronics/Appliance Stores
Walmart Supercenter	Discount Dept Stores

Percent of Fiscal Year Total Paid by Top 25 Accounts=73.76%

Sources: State Board of Equalization, California Department of Taxes and Fees
Administration, State Controller's Office, The HDL Companies

CITY OF BEAUMONT

Taxable Sales by Category Last Ten Calendar Years (in thousands of dollars) As of June 30, 2023

Calendar Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Food Stores	\$ 18,227	\$ 18,558	\$ 19,259	\$ 21,016	\$ 21,879	\$ 23,369	\$ 24,224	\$ 27,104	\$ 27,107	\$ 28,433
Eating and Drinking Places	37,418	44,537	48,097	52,677	54,955	58,832	64,596	69,001	92,028	91,659
Building Materials	44,479	48,119	51,999	55,011	59,738	66,532	68,381	86,704	103,831	106,532
Auto Dealers and Supplies	17,701	21,792	28,347	31,958	37,260	39,850	38,810	44,345	58,846	61,414
Services Stations	68,696	65,560	55,945	50,076	54,400	66,439	74,214	61,827	88,347	114,699
Other Retail Stores	140,906	144,897	152,353	154,132	151,516	156,081	155,083	152,615	182,886	181,362
All Other Outlets	65,430	70,820	85,854	102,192	102,082	107,750	139,482	290,833	891,152	2,325,658
Total	<u>\$ 392,857</u>	<u>\$ 414,283</u>	<u>\$ 441,854</u>	<u>\$ 467,062</u>	<u>\$ 481,830</u>	<u>\$ 518,853</u>	<u>\$ 564,790</u>	<u>\$ 732,429</u>	<u>\$ 1,444,197</u>	<u>\$2,909,757</u>

Sources: State Board of Equalization, California Department of Taxes and Fees Administration, State Controller's Office, The HDL Companies

Note: Due to confidentiality issues, the names of the ten largest revenue payers are not available. The categories presented are intended to provide alternative information regarding the sources of the City's revenue.

CITY OF BEAUMONT

Assessed Value and Estimated Actual Value of Taxable Property Last Ten (10) Fiscal Years

Fiscal Year Ended June 30	Real Property									
	Residential Property	Commercial Property	Industrial Property	Agricultural Property	Institutional Property	Miscellaneous Property	Recreational Property	Vacant Property	SBE Nonunitary Property	Cross Reference Property
2014	\$ 2,121,323,112	\$ 257,949,389	\$ 142,714,557	\$ 781,680	\$ 648,056	\$ -	\$ 16,942,256	\$ 219,214,037	\$ 54,015	\$ 3,364,361
2015	2,598,286,104	276,682,366	182,704,068	785,224	593,479	-	16,992,773	205,513,227	54,015	3,296,822
2016	2,940,232,521	291,491,374	176,247,926	231,754	1,321,210	-	17,224,749	190,999,251	54,015	3,613,513
2017	3,207,129,206	296,461,009	175,023,847	235,286	1,317,085	-	17,406,132	191,103,172	54,015	3,636,024
2018	3,472,221,513	304,990,342	222,291,436	239,990	602,342	-	17,658,455	216,147,224	54,015	4,005,605
2019	3,838,660,946	316,507,011	253,366,940	244,789	614,383	4,554	17,902,500	212,687,138	72,099	4,524,155
2020	4,270,998,304	352,992,505	282,751,732	1,551,755	626,675	7,212	16,944,899	218,705,217	72,099	4,052,652
2021	4,631,135,525	404,022,040	573,656,274	1,583,016	1,389,803	9,855	17,280,592	191,196,689	72,099	4,624,200
2022	4,950,153,622	458,317,291	574,633,573	1,600,351	3,866,025	9,956	14,854,980	240,309,457	72,099	4,913,634
2023	5,425,637,238	527,073,189	654,270,775	41,338,497	3,852,891	10,153	15,152,407	270,175,555	120,008	6,215,484

Source: City of Beaumont Finance Department

CITY OF BEAUMONT

**Assessed Value and Estimated Actual Value of Taxable Property (continued)
Last Ten (10) Fiscal Years**

Unsecured Property	Estimated Actual Taxable Value	Less: Tax Exempt Real Property	Unknown Property	Total Assessed Value	Total Direct Tax Rate	Assessed Value as a Percentage of Actual Value
\$ 68,677,971	2,833,569,181	\$ (1,899,747)	\$ -	\$ 2,833,569,181	0.10876	100%
66,013,382	3,352,859,152	(1,937,692)	-	3,352,859,152	0.10600	100%
66,523,710	3,690,286,550	(2,346,527)	-	3,690,286,550	0.10440	100%
69,045,531	3,963,822,600	(2,411,293)	-	3,963,822,600	0.10348	100%
72,696,977	4,313,350,687	(2,442,788)	-	4,313,350,687	0.10275	100%
102,926,670	4,750,009,869	(2,498,684)	-	4,750,009,869	0.10177	100%
116,425,944	5,265,128,994	-	4,168,358	5,269,297,352	0.10049	100%
191,707,077	6,016,677,170	-	4,968,448	6,021,645,618	0.10092	100%
331,571,397	6,700,991,838	-	1,577,940	6,702,569,778	0.09441	100%
385,609,044	7,460,183,197	-	1,483,275	7,461,666,472	0.09413	100%

CITY OF BEAUMONT

Direct and Overlapping Property Tax Rates (Rate per \$100 of Taxable Value) Last Ten (10) Fiscal Years

Fiscal Year	Basic Levy	San Geronio Pass Mem Hospital Debt Service	Schools				Metropolitan Water	San Geronio Pass Water	Total Tax Rate	RDA Incremental Rate ¹	Total Direct Rate ²
			Banning Unified	Beaumont Unified	Mt San Jacinto Community College	San Jacinto Unified					
2014	1.0000	0.11896	0.00000	0.09000	0.00000	0.00000	0.00000	0.18500	1.39396	0.00000	0.10876
2015	1.0000	0.11296	0.00000	0.08169	0.00000	0.00000	0.00000	0.18500	1.37965	0.00000	0.10600
2016	1.0000	0.08143	0.00000	0.07106	0.01394	0.00000	0.00000	0.18500	1.35143	0.00000	0.10440
2017	1.0000	0.08357	0.00000	0.07193	0.01320	0.00000	0.00000	0.18500	1.35370	0.00000	0.10348
2018	1.0000	0.09052	0.14473	0.07677	0.01320	0.15078	0.00350	0.18250	1.66200	0.00000	0.10275
2019	1.0000	0.08692	0.14278	0.07432	0.01320	0.15291	0.00350	0.18250	1.65613	0.00000	0.10177
2020	1.0000	0.06990	0.14526	0.07438	0.01320	0.15292	0.00350	0.17750	1.63666	0.00000	0.10049
2021	1.0000	0.06716	0.14500	0.07431	0.01320	0.15291	0.00350	0.17500	1.63108	0.00000	0.10092
2022	1.0000	0.06281	0.14588	0.07777	0.01320	0.15291	0.00350	0.17500	1.63107	0.00000	0.10299
2023	1.0000	0.06242	0.14609	0.07777	0.01320	0.14988	0.00350	0.17500	1.62786	0.00000	0.09413

Sources: HdL Coren & Cone, Riverside County Assessor 2013/14-2022/23 Tax Rate Table

Note: In 1978 California voters passed Proposition 13 which sets the property tax rate at a 1.00% fixed amount. This 1.00% is shared by all taxing agencies for which the subject property resides within. In addition to the 1.00% fixed amount, property owners are charged taxes as a percentage of assessed property values for the payment of any voter approved bonds.

¹ RDA rate is based on the largest RDA tax rate area and includes only the rate(s) from indebtedness adopted prior to 1989 per California State Statute. RDA Direct and Overlapping rates are applied only to the incremental property values.

² Total Direct Rate is the weighted average of all individual direct rates.

CITY OF BEAUMONT

Principal Property Taxpayers As of June 30, 2023

Taxpayer	2022/2023			2013/14		
	Assessed Valuation	Rank	Percentage of Total Taxable Assessed Value	Assessed Valuation	Rank	Percentage of Total Taxable Assessed Value
Amazon Com Services LLC	\$ 164,853,676	2	2.25%			
Brixton Beaumont LLC	57,298,000	4	0.78%			
Baldi Bros Construction				\$ 16,696,679	10	0.59%
MPLD II Inland Empire ULC LLC	45,484,080	6	0.62%			
CJ Foods Manufacturing	124,647,913	3	1.70%			
Exeter 630 Nicholas LP	33,975,918	8	0.46%			
Exeter Cherry Valley Land LLC	33,323,400	9	0.45%			
CT Beaumont Partners				36,896,460	1	1.30%
Sundance LLC	32,161,945	10	0.44%			
Dura Plastics Products Inc	34,728,575	7	0.47%	19,967,486	8	0.71%
Frederick J Hanshaw				34,520,496	3	1.22%
High Desert Partners				36,801,324	2	1.30%
Loma Linda University				24,551,101	4	0.87%
HHI Riverside LLC				20,621,506	7	0.73%
Trinity Partners LLC				24,393,342	5	0.86%
SDC Fairway Canyon LLC				22,848,002	6	0.81%
Lowes HIW Inc				18,372,584	9	0.65%
USEF Crossroads I/II	392,606,667	1	5.36%			
Beaumont Crossroads Logistics Park II	50,390,726	5	0.69%			
	<u>\$ 969,470,900</u>		<u>13.22%</u>	<u>\$ 255,668,980</u>		<u>9.04%</u>

Note: The amounts shown above includes assessed value data for both the City and the Redevelopment Agency.

¹ Loma Linda University is a learning institution; therefore, a large portion of their property is exempt.

² Pending Appeals on Parcels

Source: The HdL Companies, Riverside County Assessor Combined Tax Rolls and the SBE Non Unitary Tax Roll

CITY OF BEAUMONT

Property Tax Levies and Collections Last Ten (10 Calendar Years)

Fiscal Year Ended June 30	Total Tax Levy for Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Current Tax Collections	Percent of Current Taxes Collected		Amount	Percentage of Levy
2014	\$ 2,831,669	\$ 2,884,144	101.9%	\$ 128,141	\$ 3,012,285	106.4%
2015	3,350,921	3,321,742	99.1%	139,009	3,460,752	103.3%
2016	3,687,940	3,578,931	97.0%	132,853	3,711,784	100.6%
2017	3,961,411	3,908,158	98.7%	129,042	4,037,200	101.9%
2018	4,310,908	4,644,611	107.7%	131,947	4,776,558	110.8%
2019	4,747,511	5,054,013	106.5%	143,229	5,197,242	109.5%
2020	5,269,297	5,474,560	103.9%	159,844	5,634,404	106.9%
2021	6,021,646	6,684,394	111.0%	100,766	6,785,160	112.7%
2022	6,581,880	7,015,381	106.6%	91,862	7,107,243	108.0%
2023	7,330,939	7,932,822	108.2%	99,955	8,032,777	109.6%

Source: Riverside County Auditor-Controller Property Tax Division

CITY OF BEAUMONT

Ratios of Outstanding Debt by Type Last Ten (10) Fiscal Years

Fiscal Year	Governmental Activities			Business-Type Activities			Total Primary Government	Percentage of Personal Income	Per Capita ¹
	Lease/SBITA Liability	Beaumont Public Financing Authority	AB 1484 Due Diligence Review	Revenue Bonds	Bond Premium	Lease/SBITA Liability			
2014	\$ -	\$ -	\$ 2,575,912	\$ 8,430,000	\$ -	\$ -	\$ 11,005,912	177%	\$ 269
2015	-	-	2,575,912	-	-	-	2,575,912	146%	63
2016	-	-	2,275,912	-	-	-	2,275,912	994%	50
2017	79,323	205,668,880	1,975,912	-	-	-	207,724,115	1683%	133
2018	186,483	91,881,186	1,675,912	-	-	346,313	94,089,894	4979%	46
2019	297,242	88,605,000	1,375,912	81,105,000	9,469,765	268,459	181,121,378	127%	1,911
2020	251,240	84,839,620	1,075,912	80,105,000	8,495,497	183,671	174,950,940	141%	1,751
2021	152,680	79,681,849	775,912	78,860,000	7,842,647	99,306	167,412,394	155%	1,665
2022	756,608	76,583,778	-	77,565,000	7,217,363	3,658	162,126,407	170%	1,564
2023	1,320,858	80,000,707	-	76,210,000	6,630,347	234,597	164,396,509	200%	1,482

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

¹ See the Schedule of Demographic and Economic Statistics later in this report for personal income and population.

Source: City of Beaumont Finance Department

CITY OF BEAUMONT

Direct and Overlapping Governmental Activities Debt As of June 30, 2023

DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:	Total Debt 6/30/23	Percent Applicable (1)	Debt 6/30/23
CFD 93-1 IA 3	\$ 1,660,000	100.000%	\$ 1,660,000
CFD 93-1 IA 6A1	23,621,378	100.000%	23,621,378
CFD 93-1 IA 7A1	9,270,000	100.000%	9,270,000
CFD 93-1 IA 7B	3,420,000	100.000%	3,420,000
CFD 93-1 IA 7C	1,370,000	100.000%	1,370,000
CFD 93-1 IA 7D	3,410,000	100.000%	3,410,000
CFD 93-1 IA 8	5,295,000	100.000%	5,295,000
CFD 93-1 IA 8A	4,895,072	100.000%	4,895,072
CFD 93-1 IA 8B	4,700,000	100.000%	4,700,000
CFD 93-1 IA 8C	27,313,368	100.000%	27,313,368
CFD 93-1 IA 8D	8,207,238	100.000%	8,207,238
CFD 93-1 IA 8E	12,300,000	100.000%	12,300,000
CFD 93-1 IA 8F	12,645,000	100.000%	12,645,000
CFD 93-1 IA 9	305,000	100.000%	305,000
CFD 93-1 IA 10	1,090,000	100.000%	1,090,000
CFD 93-1 IA 11	680,000	100.000%	680,000
CFD 93-1 IA 12	680,000	100.000%	680,000
CFD 93-1 IA 14	5,000,000	100.000%	5,000,000
CFD 93-1 IA 14A	9,970,000	100.000%	9,970,000
CFD 93-1 IA 14B	3,162,694	100.000%	3,162,694
CFD 93-1 IA 16	5,290,000	100.000%	5,290,000
CFD 93-1 IA 17A	7,485,000	100.000%	7,485,000
CFD 93-1 IA 17B	10,695,000	100.000%	10,695,000
CFD 93-1 IA 17C	8,550,000	100.000%	8,550,000
CFD 93-1 IA 18	3,600,000	100.000%	3,600,000
CFD 93-1 IA 19A	14,380,000	100.000%	14,380,000
CFD 93-1 IA 19C	15,925,148	100.000%	15,925,148
CFD 93-1 IA 20	2,450,000	100.000%	2,450,000
CFD 2016-1	8,295,000	100.000%	8,295,000
CFD 2016-2	9,750,000	100.000%	9,750,000
CFD 2016-3	8,800,000	100.000%	8,800,000
CFD 2016-4	3,925,000	100.000%	3,925,000
CFD 2019-1	2,260,000	100.000%	2,260,000
CFD 2018-1 IA-1 Beaumont USD	4,885,000	100.000%	4,885,000
CFD 2020-1 IA-1 Beaumont USD	3,420,000	100.000%	3,420,000
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT			<u>\$ 248,704,898</u>

DIRECT AND OVERLAPPING GENERAL FUND OBLIGATION DEBT:

Beaumont Unified School B & I (0.07777%)	\$ 112,394,151	100.000%	\$ 112,394,151
MT San Jacinto Comm (0.01320%)	247,850,000	6.024%	14,930,014
San Gorgonio Memorial Healthcare District (0.06281%)	97,260,000	55.699%	54,172,830
City of Beaumont Lease/SBITA	1,018,295	100.000%	1,018,295
TOTAL GROSS DIRECT AND OVERLAPPING GENERAL FUND OBLIGATION DEBT			<u>\$ 182,515,291</u>
OVERLAPPING TAX INCREMENT DEBT:	\$ -	-	\$ -
TOTAL DIRECT DEBT			156,657,292
TOTAL OVERLAPPING OBLIGATION DEBT			<u>430,201,894</u>
COMBINED TOTAL DEBT			<u>\$ 586,859,186 (2)</u>

(1) The percentage of overlapping debt applicable to the city is estimated using taxable assessed property value. Applicable percentages were estimated by determining the portion of the overlapping district's assessed value that is within the boundaries of the city divided by the district's total taxable assessed value.

(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations. Qualified Zone Academy Bonds are included based on principal due at maturity.

Ratios to 2022-23 Assessed Valuation:

Total Overlapping Debt (excluding tax increment).....	3.33%
Total Direct Debt (\$156,657,292).....	2.10%
Combined Total Debt (excluding tax increment).....	5.78%

Ratios to Redevelopment Incremental Valuation (0):

Total Overlapping Tax Increment Debt.....	0.00%
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Source: Spicer Consulting Group, City of Beaumont Finance Department, the County of Riverside, Beaumont Unified School District, Mount San Jacinto Community College, and the San Gorgonio Memorial Healthcare District

CITY OF BEAUMONT**Computation of Legal Debt Margin
Last Ten (10) Fiscal Years**

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Debt Limit	\$ 106,258,844	\$ 125,732,218	\$ 138,385,746	\$ 148,643,348
Total net debt applicable to limit	<u>-</u>	<u>-</u>	<u>-</u>	<u>96,158</u>
Legal debt margin	<u>\$ 106,258,844</u>	<u>\$ 125,732,218</u>	<u>\$ 138,385,746</u>	<u>\$ 148,547,190</u>
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.06%

Source: California Municipal Statistics, Riverside County Auditor-Controller Property Tax Division

2018	2019	2020	2021	2022	2023
\$ 161,750,651	\$ 178,125,370	\$ 197,598,651	\$ 225,811,711	\$ 251,346,367	\$ 279,812,493
132,444	167,456	78,046	251,240	760,266	1,007,835
<u>\$ 161,618,207</u>	<u>\$ 177,957,914</u>	<u>\$ 197,520,605</u>	<u>\$ 225,560,471</u>	<u>\$ 250,586,101</u>	<u>\$ 278,804,658</u>
0.08%	0.09%	0.04%	0.11%	0.30%	0.36%
Net Assessed Value					\$ 7,330,938,516
Plus Exempt Property					-
Total Assessed Value					<u>\$ 7,330,938,516</u>
Debt Limit: 3.75 percent of Total Assessed Value					274,910,194
Debt applicable to Limitation:					
Net Combined applicable to Limitation					646,129,002
Total Debt applicable to Limitation					<u>1,007,835</u>
Legal Debt Margin					<u>\$ 273,902,359</u>

CITY OF BEAUMONT

Pledge-Revenue Coverage Last Ten (10) Fiscal Years

Fiscal Year	Wastewater Revenue Bonds					
	Operating Expenses		Net Revenue		Debt Service Requirements	Coverage
	Gross Revenues	Less Depreciation	Available for Debt Service			
2014	\$ 7,824,125	\$ 3,591,728	\$ 4,232,397	\$ 189,777		2230%
2015	7,783,112	5,038,318	2,744,794	160,000		1715%
2016	8,093,961	3,611,202	4,482,759	-		N/A
2017	9,775,709	4,734,121	5,041,588	-		N/A
2018	9,360,710	3,584,743	5,775,967	-		N/A
2019	10,375,954	5,244,292	5,862,787	1,661,355		353%
2020	11,091,715	4,954,754	10,956,369	4,868,688		225%
2021	12,073,223	5,101,833	6,971,390	5,073,788		137%
2022	12,207,746	6,245,158	5,962,588	5,072,988		118%
2023	13,272,802	5,809,605	7,463,197	5,073,213		147%

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.
Operating expenses do not include interest or depreciation.
Source: City of Beaumont Finance Department

CITY OF BEAUMONT

Demographic and Economic Statistics Last Ten (10) Fiscal Years

Calendar Year	Population ^{1*}	Personal Income ^{2*}	Per Capita Personal Income *	Unemployment Rate (percentage) *	Median Age *	% of Pop 25+ with High School Degree*	% of Pop 25+ with Bachelors Degree
2013	40,876	\$ 958,297	23,444	9.50%	33.2	87%	26.4%
2014	40,853	1,007,108	24,652	4.90%	32.9	86%	25.2%
2015	45,118	1,054,947	23,381	4.00%	34.4	87%	25.4%
2016	46,179	1,035,820	22,430	3.60%	34.6	87%	24.5%
2017	48,237	1,099,759	22,799	3.00%	34.4	87%	24.5%
2018	48,401	1,170,336	24,179	3.30%	35	87%	25.1%
2019	51,475	1,269,357	24,659	3.30%	35	88%	25.3%
2020	52,686	1,361,682	25,845	8.60%	34.5	88%	26.1%
2021	54,690	1,454,165	26,589	6.30%	34.4	88%	25.9%
2022	56,590	1,669,762	29,506	3.40%	34.7	89%	26.5%

Sources: ¹ State of California, Department of Finance. ² California Employment Development Department,
* 2000-2009 Income, Age and Education Data: ESRI - Demographic Estimates are based on the last
available Census. Projections are developed by incorporating all of the prior census data released to date.
Demographic Data is totaled from Census Block Groups that overlap the City's boundaries 2010 and later
- Income, Age and Education Data - US Census Bureau, most recent American Community Survey.

CITY OF BEAUMONT

Principal Employers Current Fiscal Year

Employer	2023			2014		
	Employees	Rank	Percentage of total City Employment	Employees	Rank	Percentage of total City Employment
Amazon	6,300	1	77.20%	N/A		0.00%
Beaumont Unified School District	1,377	2	16.87%	639	1	17.23%
CJ Foods	630	3	7.72%	N/A		0.00%
Walmart	526	4	6.45%	100	2	2.70%
Total	8,833		108.23%	739		19.92%

Source: City of Beaumont Economic Development Department

CITY OF BEAUMONT

Full-Time Equivalent City Government Employees by Function Last Ten (10) Fiscal Years

Function	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Administration										
Administration	20.00	17.00	11.00	11.00	17.00	9.00	9.00	8.00	8.00	6.00
City Clerk	1.00	1.00	1.00	1.00	2.00	2.00	2.00	2.00	2.00	2.00
City Council	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Economic Development	-	-	-	-	-	-	-	-	-	2.00
Finance	-	-	-	-	-	7.00	7.00	7.00	7.00	8.00
Human Resources	-	-	-	-	-	2.00	2.00	2.00	3.00	3.75
Information Technology	-	-	-	-	-	1.00	1.00	3.00	4.00	5.00
Public safety										
Animal Control	5.00	4.00	3.00	2.00	3.00	2.00	2.00	2.00	2.00	2.00
Police Officers	43.00	42.00	37.00	38.00	43.00	43.00	43.00	43.00	49.00	54.00
Police Support	19.00	15.50	12.00	16.00	16.00	16.50	16.50	17.00	18.00	23.00
Community Development										
Planning	7.00	1.00	3.00	2.00	7.00	7.00	7.00	7.00	7.00	5.50
Community Enhancement	1.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Building and Safety	5.00	5.00	4.00	4.00	4.00	4.00	4.00	5.00	5.00	7.00
Community Services										
Parks and Recreation	17.00	19.00	15.00	16.00	8.50	8.00	8.00	5.00	5.00	7.50
Grounds Maintenance/Streets	19.00	11.50	5.50	7.50	19.00	20.00	20.00	20.00	20.00	19.50
Building Maintenance	-	-	-	-	-	-	-	-	-	4.00
Pool*	15.00	7.50	7.50	7.50	7.50	7.50	7.50	7.50	-	-
Public Works										
Public Works	3.00	2.00	2.00	2.00	3.00	2.75	3.50	6.50	6.50	9.00
Street Maintenance	2.00	2.00	2.00	1.50	5.00	5.00	5.00	5.00	7.00	7.00
Wastewater	-	-	-	2.50	7.00	7.25	12.00	10.50	14.50	17.00
Transit	22.00	22.00	25.00	25.00	26.00	26.00	26.00	23.00	23.00	23.25

*FY2012, 2013, and 2014 Lifeguards were counted as 1 FTE instead of 0.5 FTE (part-time)

Source: City of Beaumont Finance Department

CITY OF BEAUMONT

Operating Indicators by Function Last Ten (10) Fiscal Years

Function	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Police										
Calls for service	31,667	29,852	30,753	26,357	26,526	27,277	32,056	27,506	46,253	47,087
Citations issued by Officers	4,611	2,320	1,308	2,667	1,702	1,398	1,711	1,036	4,132	3,445
Physical arrests	1,621	1,281	1,434	1,529	1,254	891	821	1,036	1,377	1,066
Fire										
Total number of calls answered	3,020	3,177	3,186	3,225	3,618	3,886	4,282	3,879	4,244	5,023
% of calls for medical aid	81.0%	83.7%	85.0%	82.2%	82.5%	81.7%	80.2%	84.0%	75.0%	74.8%
Highways and streets										
Street resurfacing (miles)	N/A	N/A	N/A	0.65	1.05	9	20	28	29	30
Potholes repaired	N/A	N/A	N/A	49	100	395	638	494	618	531
Wastewater										
Average daily sewage treatment (million gallons)	3.080	3.080	3.160	3.270	3.390	3.670	3.820	3.700	3.595	3736

Note: Fire services are contracted through the County of Riverside.

Source: City of Beaumont Public Works and Police Departments, and Riverside County Fire Services

CITY OF BEAUMONT

Capital Assets Statistics by Function Last Ten (10) Fiscal Years

Function	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Public safety										
* Police										
Vehicles Added Value	60,000	140,000	-	188,738	247,760	89,268	187,282	487,242	526,164	664,992
Highways and streets										
Storm Drain Added Value	-	-	-	-	1,184,800	1,596,757	-	4,001,608	185,007	36,581
Street Improvements	-	-	-	399,000	-	-	1,395,105	25,352,242	5,854,301	6,086,700
Culture and recreation										
Parks Added Value	-	-	-	-	2,208,322	3,600,000	1,050,000	-	6,385,002	736,810
Sewer										
Sewer Line Added Value	1,560,925	-	131,226,200	-	-	3,676,047	3,950,198	-	-	1,140,835
Lift Station Added Value	-	302,719	-	172,238	969,346	-	3,352,629	-	185,501	359,613
Treatment Plant Expansion	-	-	14,684	427,311	2,236,307	15,377,340	26,290,328	20,188,903	7,046,105	1,290,940
Brine Pipeline	-	3,334	-	613,161	1,103,175	18,128,897	16,538,109	2,073,430	412,677	70,500

* Fire services are contracted through the County of Riverside Fire Dept.

Sources: City of Beaumont Public Works and Police Departments, Riverside County Fire Department

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ROGERS, ANDERSON, MALODY & SCOTT, LLP
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December 11, 2023

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To the Honorable City Council
City of Beaumont

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We have audited the financial statements of the City of Beaumont (the City) as of and for the year ended June 30, 2023, and have issued our report thereon dated December 11, 2023. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated May 1, 2023, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

Significant Risks Identified

We have identified the possibility of the following significant risks:

Management's override of internal controls over financial reporting: Management override of internal controls is the intervention by management in handling financial information and making decisions contrary to internal control policy.

Revenue recognition: Revenue recognition is a generally accepted accounting principle that refers to the conditions under which an entity can recognize a transaction as revenue. Auditing standards indicate that recognizing revenue is a presumed fraud risk and usually classified as a significant risk in most audits.

These significant risks are presumptive in most audits and merit attention by the auditors due to the direct impact over financial reporting and internal control processes. Although identified as significant risks, we noted no matters of management override of controls or deviations from generally accepted accounting principles which caused us to modify our audit procedures or any related matters which are required to be communicated to those charged with governance due to these identified risks.

Qualitative Aspects of the City's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in Note 1 to the financial statements. As described in Note 1 to the financial statements, during the year, the City changed its method of accounting for Subscriptions by Adopting Governmental Accounting Standards Board (GASB) Statement No. 96 *Subscription-Based Information Technology Arrangements*. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

- Management's estimate of the fair value of investments is based on information provided by financial institutions. We evaluated the key factors and assumptions used to develop the fair value of investments and determined that it is reasonable in relation to the basic financial statements taken as a whole.
- Management's estimate of depreciation expense is based on the useful lives of acquired assets. We evaluated the key factors and assumptions used to develop depreciation expense in determining that it is reasonable in relation to the financial statements taken as a whole.

- Management's estimate of the net pension liability and related deferred inflows and outflows are based on actuarial reports provided by independent actuaries. We evaluated the key factors and assumptions used to develop the estimate in determining that it is reasonable in relation to the statements taken as a whole.
- Management's estimate of leases receivable, deferred inflows of resources related to leases, and lease amortization is based on present value calculations using certain terms and assumptions in the lease agreements in accordance with generally accepted accounting principles. Management's estimate of lease liabilities, right-to-use assets, and asset amortization is based on present value calculations using certain terms and assumptions in the lease agreements and estimated useful lives of assets in accordance with generally accepted accounting principles. We evaluated the key factors and assumptions used to develop the lease related estimates in determining that it is reasonable in relation to the financial statements taken as a whole.
- Management's estimate of subscription liabilities and subscription amortization is based on present value calculations using certain terms and assumptions in the subscription agreements in accordance with generally accepted accounting principles. Management's estimate of subscription liabilities, right-to-use assets, and asset amortization is based on present value calculations using certain terms and assumptions in the subscription agreements and estimated useful lives of assets in accordance with generally accepted accounting principles. We evaluated the key factors and assumptions used to develop the subscription related estimates in determining that it is reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the City's financial statements relate to:

- The disclosure of fair value of investments in the basic financial statements represents amounts susceptible to market fluctuations.
- The disclosure of accumulated depreciation in the basic financial statements is based on estimated useful lives which could differ from actual useful lives of each capitalized item.
- The disclosure of net pension liability and related deferred inflows and outflows in the basic financial statements is based on actuarial assumptions. Actual future liabilities may vary from disclosed estimates.
- The disclosure of leases receivable, deferred inflows of resources related to leases, lease amortization, leases liabilities, right-to-use assets, and asset amortization in the basic financial statements is based on certain terms and assumptions in the lease agreements which could differ from actual amounts.
- The disclosure of subscription liabilities, right-to-use assets, and asset amortization in the basic financial statements is based on certain terms and assumptions in the subscription agreements which could differ from actual amounts.

The financial statement disclosures are neutral, consistent, and clear.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all such misstatements.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the City's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated December 11, 2023.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the City, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditors.

Other Information Included in Annual Reports

Pursuant to professional standards, our responsibility as auditors for other information, whether financial or nonfinancial, included in the City's annual reports, does not extend beyond the information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards:

We applied certain limited procedures to the required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining and individual non-major fund financial statements and the budgetary comparison schedules, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on introductory and statistical sections, which accompany the financial statements but are not RSI. We did not audit or perform other procedures on this other information and we do not express an opinion or provide any assurance on it.

Restriction on Use

This report is intended solely for the information and use of the Honorable City Council and management of the City and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
December 11, 2023



December 11, 2023

Rogers, Anderson, Malody and Scott, LLP
735 E. Carnegie Dr., Suite 100
San Bernardino, CA 92408

This representation letter is provided in connection with your audit of the City of Beaumont (the City) which comprise of the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information as of June 30, 2023, as of and for the year then ended, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows, where applicable, of the various opinion units of the City in accordance with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of December 11, 2023:

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement dated April 29, 2022, for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- We have a process to track the status of audit findings and recommendations.
- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- All related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.

- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- The effects of uncorrected misstatements during the current engagement are immaterial, both individually and in the aggregate, to the applicable opinion units and to the financial statements as a whole.
- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
- All component units, as well as joint ventures with an equity interest, are included and other joint ventures and related organizations are properly disclosed.
- All funds and activities are properly classified.
- All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, GASB Statement No. 37, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments: Omnibus* as amended, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.
- All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
- Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- All interfund and intra-entity transactions and balances have been properly classified and reported.
- Deposit and investment risks have been properly and fully disclosed.
- Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- All required supplementary information is measured and presented within the prescribed guidelines.
- With regard to investments and other instruments reported at fair value:
 - The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
 - The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
 - The disclosures related to fair values are complete, adequate, and in accordance with U.S. GAAP.
 - There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.
- With respect to the Preparation of the Financial Statements, we have performed the following:
 - Made all management decisions and performed all management functions;
 - Assigned a competent individual to oversee the services;
 - Evaluated the adequacy of the services performed;

- Evaluated and accepted responsibility for the result of the service performed; and
- Established and maintained internal controls, including monitoring ongoing activities.

Information Provided

- We have provided you with:
 - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
 - Additional information that you have requested from us for the purpose of the audit; and
 - Unrestricted access to persons within the City from whom you determined it necessary to obtain audit evidence.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have no knowledge of any fraud or suspected fraud that affects the City and involves:
 - Management;
 - Employees who have significant roles in internal control; or
 - Others where the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the City's financial statements communicated by employees, former employees, vendors, regulators, or others.
- We are not aware of any pending or threatened litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of all the City's related parties and all the related party relationships and transactions of which we are aware.
- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
- The City has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have disclosed to you all guarantees, whether written or oral, under which the City is contingently liable.
- We have disclosed to you all nonexchange financial guarantees, under which we are obligated and have declared liabilities and disclosed properly in accordance with GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, for those guarantees where it is more likely than not that the City will make a payment on any guarantee.
- We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-December 30, 1989 FASB and AICPA Pronouncements*. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.

- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- There are no:
 - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
 - Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
 - Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62
 - Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).
- The City has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- There have been no changes or updates to legal information disclosed to you by our attorney(s) since the date of such legal response and now.

Supplementary Information in Relation to the Financial Statements as a Whole

With respect to the supplementary information (SI) accompanying the financial statements:

- We acknowledge our responsibility for the presentation of the SI in accordance with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).
- We believe the SI, including its form and content, is fairly presented.
- The methods of measurement or presentation have not changed from those used in the prior period.
- We believe the following significant assumptions or interpretations underlying the measurement or presentation of the SI, and the basis for our assumptions and interpretations, are reasonable and appropriate.
- We acknowledge our responsibility to include the auditor's report on the supplementary information in any document containing the supplementary information and that indicates the auditor reported on such supplementary information.
- We acknowledge our responsibility to present the supplementary information with the audited financial statements or, if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by the City of the supplementary information and the auditor's report thereon.

Required Supplementary Information

With respect to the required supplementary information (RSI) accompanying the financial statements:

- We acknowledge our responsibility for the presentation of the RSI in accordance with accounting principles general accepted for government in the United States of America (U.S. GAAP).

- We believe the RSI, including its form and content, is measured and fairly presented in accordance with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).
- The methods of measurement or presentation have not changed from those used in the prior period.

Signature: Jennifer Ustata

Title: Finance Director

Printed Name: Jennifer Ustata

Date: 12/11/2023



ROGERS, ANDERSON, MALODY & SCOTT, LLP
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

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**REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

PARTNERS

Terry P. Shea, CPA
Scott W. Manno, CPA, CGMA
Leena Shanbhag, CPA, MST, CGMA
Bradferd A. Welebir, CPA, MBA, CGMA
Jenny W. Liu, CPA, MST
Gardenya Duran, CPA, CGMA
Brianna Schultz, CPA, CGMA
Brenda L. Odle, CPA, MST (Partner Emeritus)

Independent Auditor's Report

To the Honorable City Council
City of Beaumont

MANAGERS / STAFF

Seong-Hyea Lee, CPA, MBA
Evelyn Morentin-Barcena, CPA
Veronica Hernandez, CPA
Laura Arvizu, CPA
John Maldonado, CPA, MSA
Julia Rodriguez Fuentes, CPA, MSA
Demi Hite, CPA
Jeffrey McKennan, CPA

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of Beaumont (the City) as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 11, 2023.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

MEMBERS

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Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
December 11, 2023

CITY OF BEAUMONT

FY2023 DRAFT ANNUAL COMPREHENSIVE FINANCIAL REPORT





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Beaumont
California**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2022

Christopher P. Morill

Executive Director/CEO

ANNUAL COMPREHENSIVE FINANCIAL REPORT ACFR (DRAFT)

- First year to present the GFOA Certificate of Achievement for Excellence in Financial Reporting
- Third ACFR for the City of Beaumont
- Provides a broader view of the City's financial position
- Three Sections:
 - Introductory Section
 - Financial Section
 - Statistical Section

ANNUAL COMPREHENSIVE FINANCIAL REPORT ACFR (DRAFT)

Introductory Section:

- Letter of Transmittal
- Principal Officers
- Organizational Chart

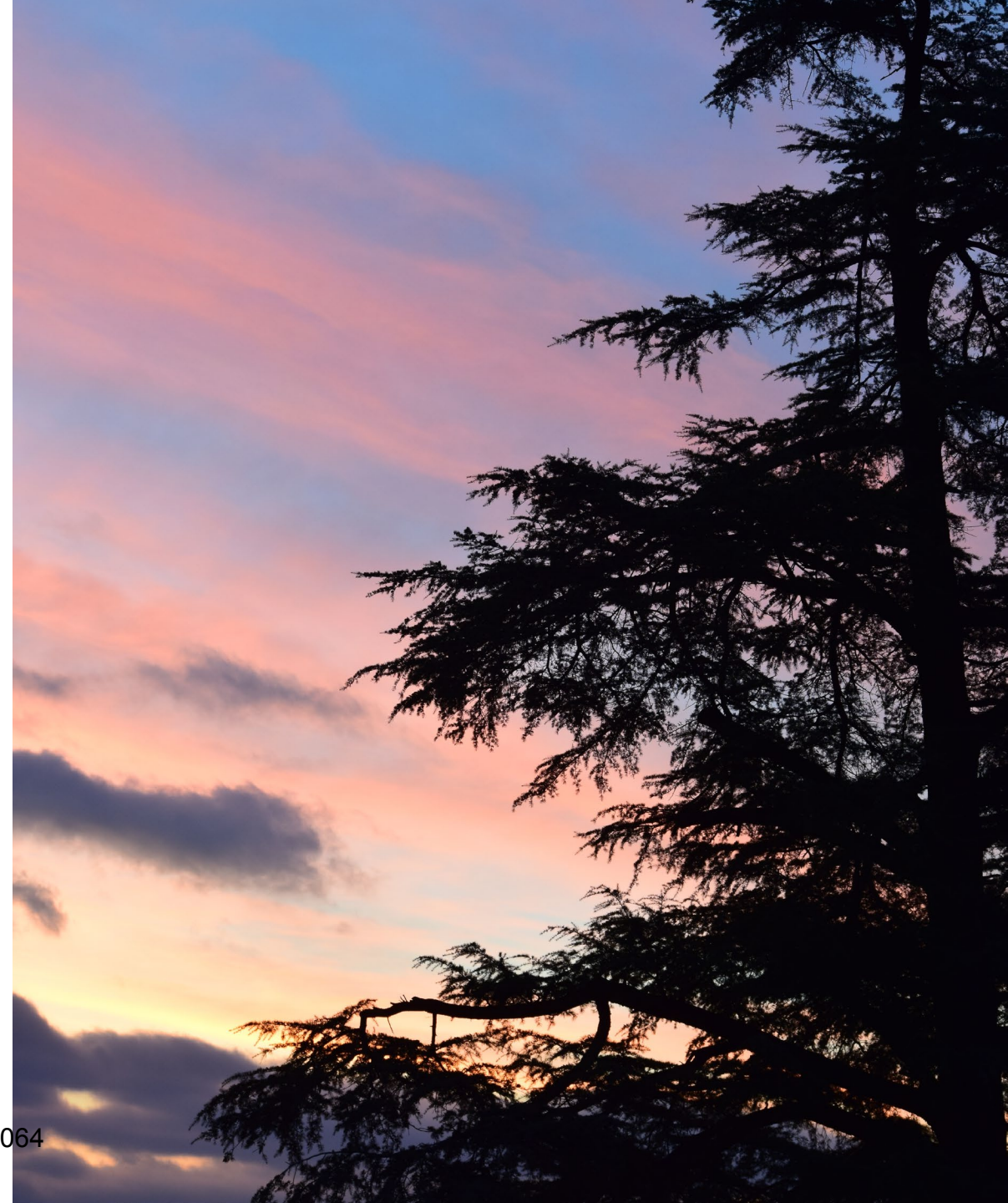


ANNUAL COMPREHENSIVE FINANCIAL REPORT ACFR (DRAFT)

- Financial Section:
 - Independent Auditor's Report
 - Management's Discussion & Analysis
 - Government-Wide Financial Statements
 - Fund Financial Statements
 - Notes to the Financial Statements
 - Required Supplementary Information
 - Combining Financial Statements and Schedules

ANNUAL COMPREHENSIVE FINANCIAL REPORT ACFR (DRAFT)

- Government-Wide Financial Statements
 - Broad Overview of the City's finances, similar to a private-sector business
 - Long-term focus
 - Activity classified as:
 - Governmental Activity
 - Business-Type Activity

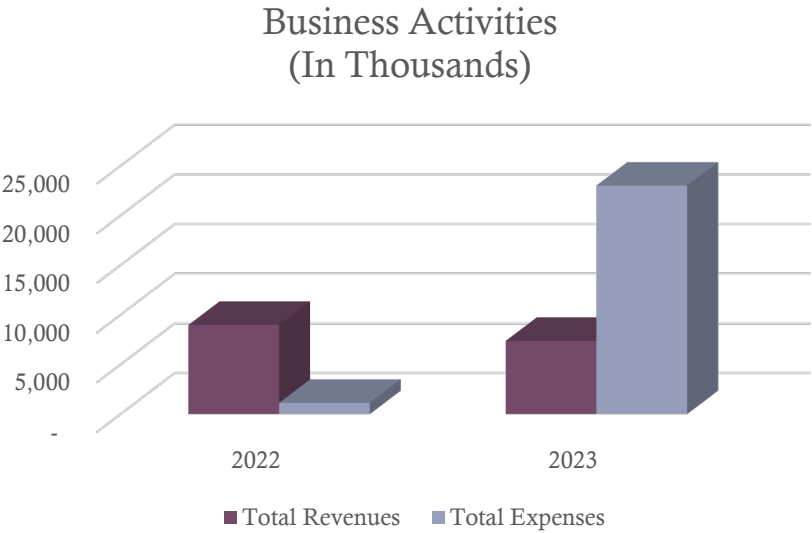
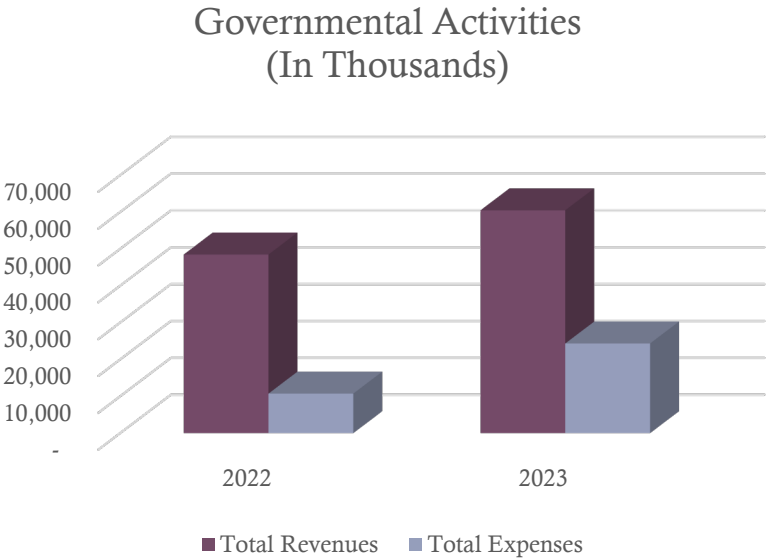


ANNUAL COMPREHENSIVE FINANCIAL REPORT ACFR (DRAFT)

	(In Thousands)	
City Assets (What We Own)	2023	2022
Current Assets consisting mainly of cash and amounts owed to the City	\$ 201,938	\$ 163,553
Net Capital Assets consisting mainly of buildings, equipment, and vehicles	\$ 487,366	\$ 506,707
Non-Current Assets consisting mainly of restricted cash and investments, loan receivable	\$ 83,462	\$ 81,053
TOTAL CITY ASSETS	\$ 772,766	\$ 751,313
Deferred Outflows of Resources, which have a positive effect on Net Position	\$ 13,410	\$ 6,238
TOTAL CITY ASSETS AND DEFERRED OUTFLOWS	\$ 786,176	\$ 757,551
City Liabilities (What We Owe)	2023	2022
Current Liabilities consisting mainly of all amounts the City owes, except for debt	\$ 58,486	\$ 62,467
Non-Current Liabilities consisting of long-term obligations, including pension	\$ 187,247	\$ 169,361
TOTAL CITY LIABILITIES	\$ 245,733	\$ 231,828
Deferred Inflows of Resources, which have a negative effect on Net Position	\$ 1,641	\$ 7,397
Deferred Inflows related to debt/leases	\$ 610	\$ 636
TOTAL CITY LIABILITIES AND DEFERRED INFLOWS	\$ 247,984	\$ 239,861
CITY NET FINANCIAL POSITION	\$ 538,192	\$ 517,690

Government-Wide Statements of
Net Position

ANNUAL COMPREHENSIVE FINANCIAL REPORT ACFR (DRAFT)



Government-Wide Changes in Net Position

ANNUAL COMPREHENSIVE FINANCIAL REPORT ACFR (DRAFT)

Fund Financial Statements

- Fund accounting used to control resources that have been segregated for specific activities or objectives
- Near-Term focus
- All funds fall into one of three broad categories

Governmental Funds	Proprietary Funds	Fiduciary Funds
↓	↓	↓
Activities realted to serving the public	Activities with an objective to recover costs through user charges	Financial resources held for others as trustee

ANNUAL COMPREHENSIVE FINANCIAL REPORT ACFR (DRAFT)

General Fund Operating Results

General Fund Revenues	2023	2022
Taxes	\$ 38,675,544	\$ 34,846,091
Franchise Fees	\$ 3,253,677	\$ 3,164,944
Intergovernmental	\$ 7,013,572	\$ 6,307,226
License & Permits	\$ 5,250,590	\$ 4,997,452
Fines & Forfeitures	\$ 302,859	\$ 425,252
Assessments Levies	\$ 972,981	\$ 676,180
Use of Money and Property	\$ 859,242	\$ (1,407,979)
Charges for Services	\$ 1,957,027	\$ 1,595,732
Other Revenues	\$ 5,696,014	\$ 626,268
TOTAL GENERAL FUND REVENUES	\$ 63,981,506	\$ 51,231,166
General Fund Expenditures	2023	2022
General Government	\$ 9,206,231	\$ 7,988,379
Public Safety	\$ 21,494,045	\$ 18,098,087
Public Works	\$ 4,099,461	\$ 2,786,620
Community Development	\$ 2,591,878	\$ 2,062,167
Community Services	\$ 5,854,860	\$ 4,701,702
Capital Outlay	\$ 670,446	\$ 1,811,830
Debt Service	\$ 697,420	\$ 99,925
Interest and Fiscal Charges	\$ 14,512	\$ 3,666
TOTAL GENERAL FUND EXPENDITURES	\$ 44,628,853	\$ 37,552,376
Other Revenues, including Transfers In	\$ 10,296,252	\$ 8,472,634
Other Expenditures, including Transfers Out	\$ (33,536,835)	\$ (111,272)
INCREASE/(DECREASE) IN FUND BALANCE	\$ (3,887,930)	\$ 22,040,152

ANNUAL COMPREHENSIVE FINANCIAL REPORT ACFR (DRAFT)

Overall General Fund Decrease in Fund Balance of \$3,887,930

- Total Revenues over budget by \$5,641,150
- Expenditures below budget by \$4,995,874
- Other funding sources/(uses) over budget by \$1,145,796
- Overall budget savings of \$11,782,820.
- Planned spend down of \$15,670,750 resulted in only \$3,887,930 of spend down

Budget Results				
General Fund	Budgeted Original	Budgeted Final	Actual	Variance with Final Budget
Total Revenues	\$ 51,975,991	\$ 58,340,356	\$ 63,981,506	\$ 5,641,150
Expenditures	\$ (45,359,099)	\$ (49,624,727)	\$ (44,628,853)	\$ 4,995,874
Other Financing Uses	\$ 760,040	\$ (24,386,379)	\$ (23,240,583)	\$ 1,145,796
Net Change in Fund Balance	\$ 7,376,932	\$ (15,670,750)	\$ (3,887,930)	\$ 11,782,820

ANNUAL COMPREHENSIVE FINANCIAL REPORT ACFR (DRAFT)

Fund Balance Categories

- Nonspendable – Items that cannot be spent because they are not in spendable form.
- Restricted – Portion of net fund resources subject to externally enforceable legal restrictions.
- Committed – Portion of net fund resources constrained by limitations imposed by formal action of the City Council.
- Assigned – Portion of net fund balance reflecting government's intended use of resources.
- Unassigned – Available resources

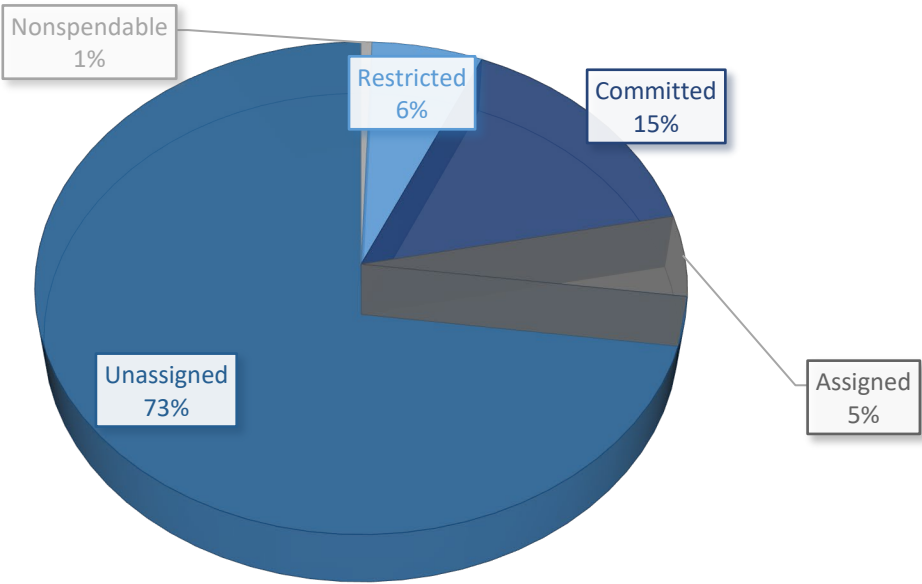


ANNUAL COMPREHENSIVE FINANCIAL REPORT ACFR (DRAFT)

Fund Balance – General Fund

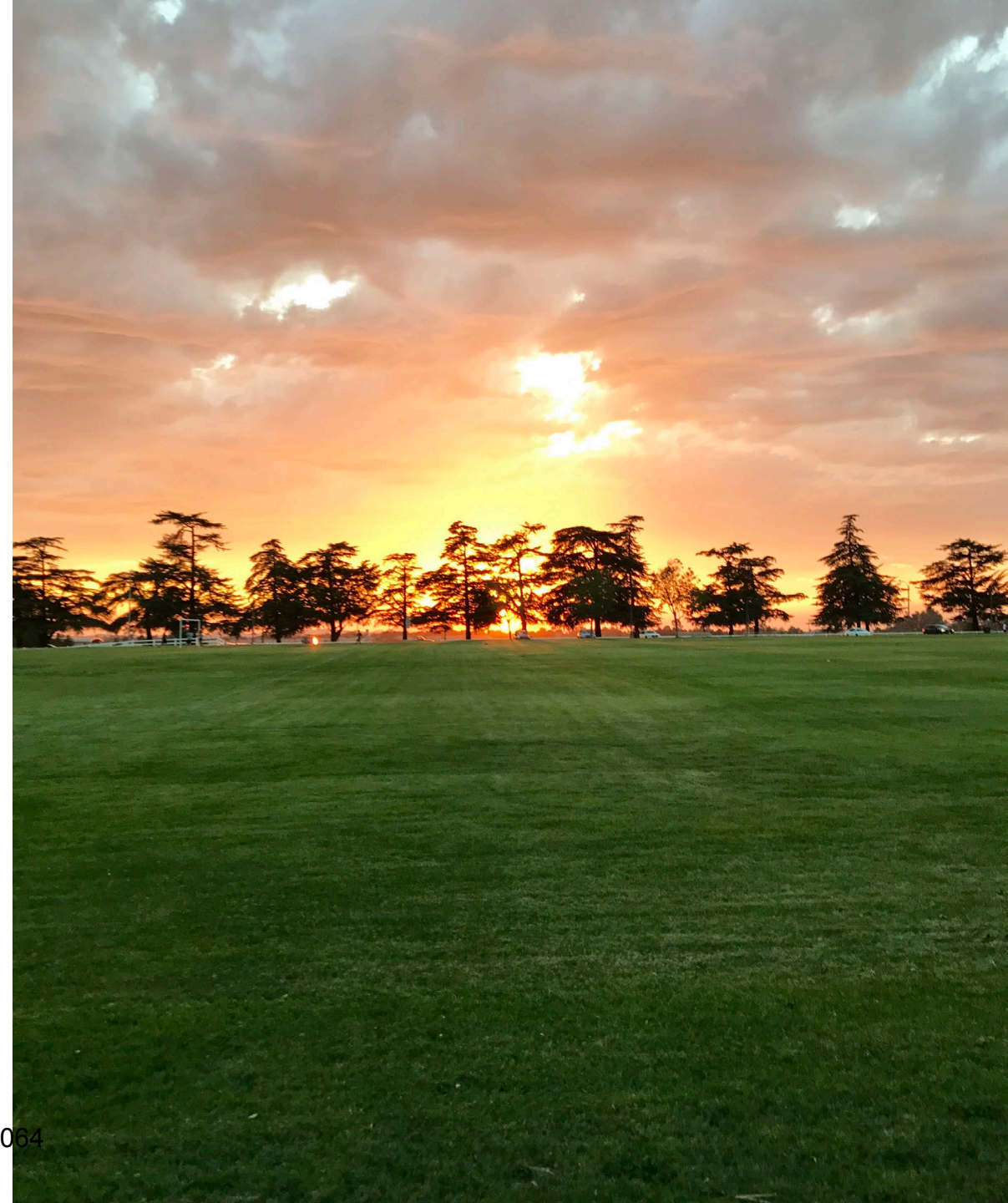
- Unassigned \$30.47 million as of June 30, 2023
- City policy states that 16% of annual operating budget for working cash flow, \$5.0 million for budget stabilization, and 1.0 million for emergency disaster.
- Working cash flow \$10.85 million
- Budget stabilization 5.0 million
- Emergency reserve \$1.0 million
- Total reserves \$16.85 million
- Available fund balance \$13.62 million

FUND BALANCE - GENERAL FUND



ANNUAL COMPREHENSIVE FINANCIAL REPORT ACFR (DRAFT)

- Statistical Section:
 - Provides financial trends
 - Revenue Capacity
 - Debt Capacity
 - Demographic and Economic Information
 - Operating Information





Staff Report

TO: City Council
FROM: Robert Vestal, Public Works Director
DATE December 19, 2023
SUBJECT: Professional Services Agreement with Mark Thomas for the Potrero Interchange, Phase II (CIP 2016-003)

Description Award a Professional Services Agreement (PSA) to Mark Thomas for the Potrero Interchange, Phase II (Phase II).

Background and Analysis:

In 2010 City consultants began working on the design for Potrero Interchange. The project was divided into two phases. Mark Thomas was a subconsultant and performed the majority of the design.

In 2015, Mark Thomas completed 99% of the design for Phase I and 65% of the design for Phase II. The total project expenditure up to this date exceeds \$11M.

On August 16, 2016, City Council approved a professional services agreement (PSA) for Mark Thomas to finish the Phase I design. Two amendments were subsequently approved for a total contract amount of \$442,300. Potrero Interchange, Phase I construction was completed in 2020.

On March 20, 2018, City Council approved a Transportation Uniform Mitigation Fee (TUMF) Improvement and Credit Agreement with Pardee Homes to prepare plans, specifications, and estimates (PS&E) for Phase II. The credit was estimated at \$1,694,743. Subsequent to the agreement, Pardee Homes contracted directly with Mark Thomas to prepare the PS&Es for Phase II. Phase II was developed to the 95% level. There is currently \$25K remaining on the contract but is actively being billed against.

On September 7, 2021, City Council approved a PSA with Mark Thomas for a revised traffic analysis. One amendment was subsequently approved for a total contract amount of \$112,344. Phase II consisted of a six ramp, partial clover leaf interchange. The six ramp interchange would consist of 4 on-ramps and 2 off-ramps. The additional analysis determined that the elimination of the direct east bound and west bound on-ramps could yield significant cost savings (approximately \$7M in 2020) and still remain fully

functional with minor modifications. Additionally, a 15-year traffic projection demonstrated that the interchange would still operate within an appropriate level of service. Refer to Figure 1 for Project layout.

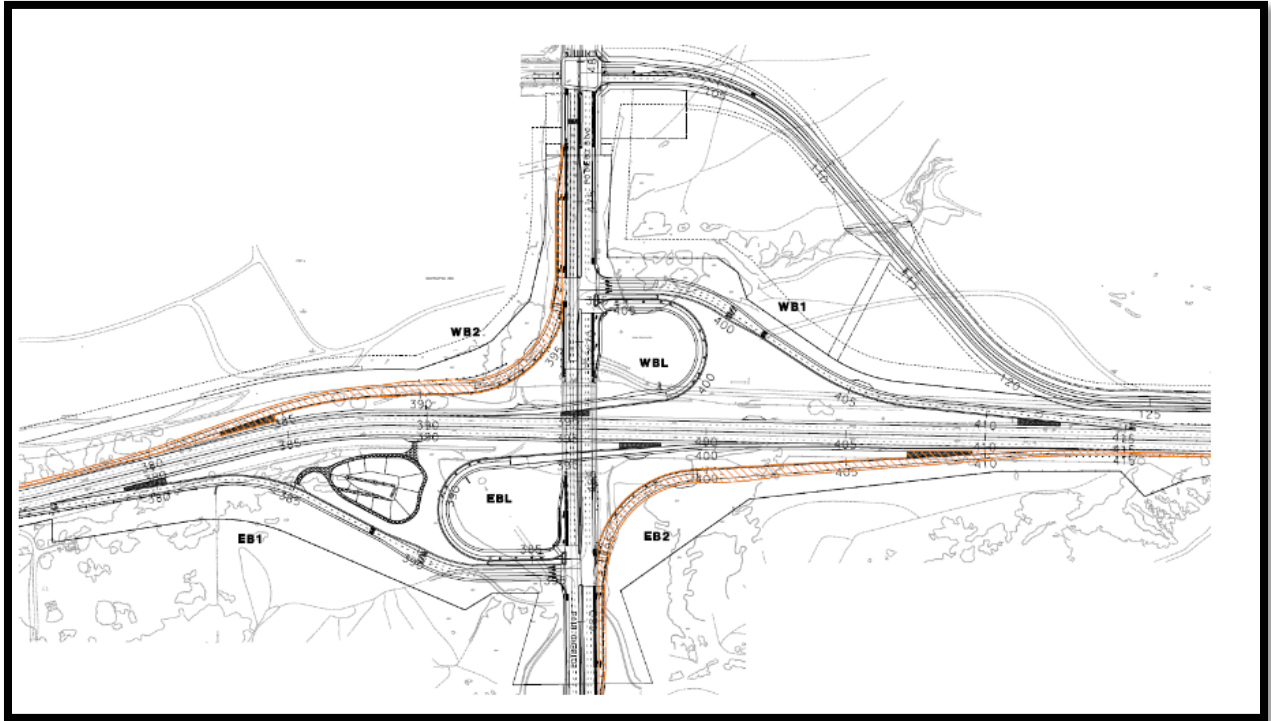


Figure 1 - Phase II Layout (Orange on-ramps are removed)

In order to finish Phase II plans and make the project Ready to List (RTL), the plans, specifications, cost estimate, and supporting documentation must be revised and updated to Caltrans's current standards. Mark Thomas has prepared a scope and fee to deliver the project to RTL. The scope includes:

- Supplemental topo
- Right of Way Certification
- Environmental recertification
- Supplemental Project Report
- Supplemental Design Standard Decision Document (SDSDD)
- Drainage Report
- Stormwater Data Report (SWDR)
- Traffic Management Plan (TMP)
- Geotechnical
- Revised and Updated PS&E
- Construction Support

The TUMF Credit agreement with Pardee Homes and subsequent contract with Mark Thomas did not include several of the studies, reports, and documents needed for a project to be RTL.

On June 29, 2023, the City was awarded \$33,500,000 in TCEP funding for Phase II. The TCEP grant has strict requirements to obligate the funds prior to June 30, 2025. In order to meet this deadline, the City must move forward immediately with completing the design and other required documents.

Subsequently, City staff is recommending awarding a PSA to Mark Thomas utilizing the public exigency exception from the normal procurement process, permitted by the City's Municipal Code Chapter 3.02.050(c.)– Exemptions to competitive procurement procedure.

“3.02.050 - Exemptions to competitive procurement procedure.

Upon obtaining approval from the City Council, the Purchasing Officer may engage services of a professional firm or individual without complying with the competitive procurement procedures in the following circumstances:

A. Legal services

B. The services are available only from a single source; or

C. Public exigency or emergency will not permit delay; or

D. State or federal grant or loan requirements authorize noncompetitive procurement of such services; or

E. After solicitation of a number of sources, competition is deemed inadequate.

Exigency is the need to avoid, prevent, or alleviate serious harm or injury, financial or otherwise, to the applicant, and use of competitive procurement proposals would prevent the urgent action required to address the situation.

Additionally, the City is at risk for financial injury of \$33.5M if Phase II is not ready by June 30, 2025. Mark Thomas has all the project knowledge, documents, staff, and has demonstrated the ability to meet the deadline.

Future PSA Amendments

City staff, Mark Thomas, and RCTC are aligned to have the project RTL by February 15, 2025, pending City Council approval tonight. As the project progresses it may be prudent to revise the design in order to maintain the RTL date. One possibility is keeping the direct on-ramps as currently designed in order to ensure the quickest processing through Caltrans. However, the consequence of adding the ramps will be additional construction costs. Subsequently, City staff is recommending a 15% contingency for design to allow the fastest response to design and Caltrans challenges.

Any change requiring compensation in excess of 15% will therefore require City Council approval.

Fiscal Impact:

The cost to prepare this staff report is estimated to be \$750.

The total design budget is \$3,250,000 which consists of \$3,000,000 from WRCOG Reimbursement Agreement using Pass Zone TIP funds; and \$250,000 from General Funds, already programmed to the Project.

Mark Thomas' fee for Phase II is \$2,724,388. Mark Thomas' fee and the 15% contingency will be paid from the design budget using the Pass Zone TIP (Design) funds first and then General Funds (Design).

The following is an accounting summary table for Phase II.

2016-003 Potrero Phase II Project Accounting Summary				
Funding Summary				
Funding Year		Funding Source		Amount
21/22		Pass Zone TIP (Design)		\$1,500,000
22/23		Pass Zone TIP (Design)		\$1,500,000
23/24		Pass Zone TIP (Construction)		\$3,500,000
23/24		TCEP (State)		\$7,500,000
23/24		TCEP NHFP (Federal)		\$26,000,000
23/24		RCTC TUMF RA (Construction)		\$8,000,000
23/24		General Fund (Design)		\$250,000
23/24		General Fund (Construction)		\$750,000
Total Project Funding =				\$49,000,000
Budget Summary				
Project Component	Budget	Encumbered	Paid to Date	Remaining Budget
Project Management	\$0	\$0	\$0	\$0
Preliminary Services	\$0	\$0	\$0	\$0
Environmental	\$125,000	\$0	\$0	\$125,000
Design	\$3,250,000	(\$112,344)	(\$109,836)	\$3,137,656
Construction	\$44,577,000	\$0	\$0	\$44,577,000
Construction Management	\$8,888,000	\$0	\$0	\$8,888,000
Permits	\$0	\$0	\$0	\$0
RCTC Internal Cost	\$1,153,000	\$0	\$0	\$1,153,000
Right-of-way	\$4,553,000	(\$4,980)	\$0	\$4,548,020

Project Summary Totals	\$62,546,000	(\$117,324)	(\$109,836)	\$62,428,676
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Recommended Action:

Award a Professional Services Agreement to Mark Thomas for the Potrero Interchange, Phase II Project in an amount not to exceed \$2,724,388; and,

Authorize the City Manager to amend the Professional Services Agreement with Mark Thomas up to an additional \$408,658 (15%).

Attachments:

- A. PSA with Mark Thomas

AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR

THIS AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR is made and effective as of the 19th day of December 2023, by and between the CITY OF BEAUMONT (“CITY”) whose address is 550 E. 6th Street, Beaumont, California 92223 and Mark Thomas & Company, a California Corporation, whose address is 16795 Von Karman Ave. Suite 205, Irvine, CA 92606 (“CONTRACTOR”).

RECITALS

This Agreement is entered into on the basis of the following facts, understandings and intentions of the parties to this Agreement:

A. CITY desires to engage CONTRACTOR to provide SR-60/Potrero Blvd Ph II Final Plans, Specifications and Estimates; and

B. CONTRACTOR has made a proposal (“Proposal”) to the CITY to provide such professional services, which Proposal is attached hereto as Exhibit “A” and incorporated herein by this reference; and

C. CONTRACTOR agrees to provide such services pursuant to, and in accordance with, the terms and conditions of this Agreement, and represents and warrants to CITY that CONTRACTOR possesses the necessary skills, licenses, certifications, qualifications, personnel and equipment to provide such services.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals and mutual covenants contained herein, CITY and CONTRACTOR agree as follows:

1. Term of Agreement. This Agreement is effective as of the date first above written and shall continue until terminated as provided for herein. Notwithstanding anything in this Agreement to the contrary, this Agreement shall automatically terminate after one (1) year(s) unless extended by the parties with the approval of the City Council of the CITY.

2. Services to be Performed. CONTRACTOR agrees to provide the services (“Services”) as follows: Development Impact Fees Study per Exhibit “A”. All Services shall be performed in the manner and according to the timeframe set forth in the Proposal. CONTRACTOR designates Mark Thomas as CONTRACTOR’S professional(s) responsible for overseeing the Services provided by CONTRACTOR.

3. Associates and Subcontractors. CONTRACTOR may, at CONTRACTOR’S sole cost and expense, employ such competent and qualified independent associates, subcontractors and consultants as CONTRACTOR deems necessary to perform the Services; provided, however, that CONTRACTOR shall not subcontract any of the Services without the written consent of CITY.

4. Compensation.

4.01 CONTRACTOR shall be paid at the rates set forth in the Proposal and shall not increase any rate without the prior written consent of the CITY. Notwithstanding anything in this Agreement to the contrary, total fees and charges paid by CITY to CONTRACTOR under this Agreement shall not exceed Two Million, Seven Hundred Twenty Four Thousand, Three Hundred Eighty-eight Dollars and Zero Cents (\$2,724,388.00).

4.02 CONTRACTOR shall not be compensated for any Services rendered nor reimbursed for any expenses incurred in excess of those authorized unless approved in advance by the CITY, in writing.

4.03 CONTRACTOR shall submit to CITY, on or before the fifteenth (15th) of each month, itemized invoices for the Services rendered in the previous month. The CITY shall not be obligated to pay any invoice that is submitted more than sixty (60) days after the due date of such invoice. CITY shall have the right to review and audit all invoices prior to or after payment to CONTRACTOR. This review and audit may include, but not be limited to CITY's:

- a. Determination that any hourly fee charged is consistent with this Agreement's approved hourly rate schedule;
- b. Determination that the multiplication of the hours billed times the approved rate schedule dollars is correct;
- c. Determination that each item charged is the usual, customary, and reasonable charge for the particular item. If CITY determines an item charged is greater than usual, customary, or reasonable, or is duplicative, ambiguous, excessive, or inappropriate, CITY shall either return the bill to CONTRACTOR with a request for explanation or adjust the payment accordingly, and give notice to CONTRACTOR of the adjustment.

4.04 If the work is satisfactorily completed, CITY shall pay such invoice within thirty (30) days of its receipt. Should CITY dispute any portion of any invoice, CITY shall pay the undisputed portion within the time stated above, and at the same time advise CONTRACTOR in writing of the disputed portion.

5. Obligations of CONTRACTOR.

5.01 CONTRACTOR agrees to perform all Services in accordance with the terms and conditions of this Agreement and the Proposal. In the event that the terms of the Proposal shall conflict with the terms of this Agreement or contain additional terms that purport to bind the CITY other than the Services to be rendered and the price for the Services, the terms of this Agreement shall govern and said additional or conflicting terms shall be of no force or effect.

5.02 Except as otherwise agreed by the parties, CONTRACTOR will supply all personnel, materials and equipment required to perform the Services. CONTRACTOR

shall provide its own offices, telephones, vehicles and computers and set its own work hours. CONTRACTOR will determine the method, details, and means of performing the Services under this Agreement.

5.03 CONTRACTOR shall keep CITY informed as to the progress of the Services by means of regular and frequent consultations. Additionally, when requested by CITY, CONTRACTOR shall prepare written status reports.

5.04 CONTRACTOR is responsible for paying, when due, all income and other taxes, fees and withholding, including withholding state and federal taxes, social security, unemployment and worker's compensation, incurred as a result of the compensation paid under this Agreement. CONTRACTOR agrees to indemnify, defend and hold harmless CITY for any claims, costs, losses, fees, penalties, interest, or damages suffered by CITY resulting from CONTRACTOR's failure to comply with this provision.

5.05 In the event CONTRACTOR is required to prepare plans, drawings, specifications and/or estimates, the same shall be furnished in conformance with local, state and federal laws, rules and regulations.

5.06 CONTRACTOR represents that it possesses all required licenses necessary or applicable to the performance of Services under this Agreement and the Proposal and shall obtain and keep in full force and effect all permits and approvals required to perform the Services herein. In the event CITY is required to obtain an approval or permit from another governmental entity, CONTRACTOR shall provide all necessary supporting documents to be filed with such entity.

5.07 CONTRACTOR shall be solely responsible for obtaining Employment Eligibility Verification information from CONTRACTOR's employees, in compliance with the Immigration Reform and Control Act of 1986, Pub. L. 99-603 (8 U.S.C. 1324a), and shall ensure that CONTRACTOR's employees are eligible to work in the United States.

5.08 In the event that CONTRACTOR employs, contracts with, or otherwise utilizes any CalPERS retirees in completing any of the Services performed hereunder, such instances shall be disclosed in advance to the CITY and shall be subject to the CITY's advance written approval.

5.09 Drug-free Workplace Certification. By signing this Agreement, the CONTRACTOR hereby certifies under penalty of perjury under the laws of the State of California that the CONTRACTOR will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code, Section 8350 et seq.) and will provide a drug-free workplace.

5.10 CONTRACTOR shall comply with all applicable local, state and federal laws, rules, regulations, entitlements and/or permits applicable to, or governing the Services authorized hereunder.

6. Insurance. CONTRACTOR hereby agrees to be solely responsible for the health

and safety of its employees and agents in performing the Services under this Agreement and shall comply with all laws applicable to worker safety including but not limited to Cal-OSHA. Therefore, throughout the duration of this Agreement, CONTRACTOR hereby covenants and agrees to maintain insurance in conformance with the requirements set forth below. Attached hereto as **Exhibit "B"** are copies of Certificates of Insurance and endorsements as required by Section 7.02. If existing coverage does not meet the requirements set forth herein, CONTRACTOR agrees to amend, supplement or endorse the existing coverage to do so. CONTRACTOR shall provide the following types and amounts of insurance:

6.01 Commercial general liability insurance in an amount of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate; CONTRACTOR agrees to have its insurer endorse the general liability coverage required herein to include as additional insured's CITY, its officials, employees and agents. CONTRACTOR also agrees to require all contractors and subcontractors to provide the same coverage required under this Section 6.

6.02 Business Auto Coverage in an amount no less than \$1 million per accident. If CONTRACTOR or CONTRACTOR's employees will use personal autos in performance of the Services hereunder, CONTRACTOR shall provide evidence of personal auto liability coverage for each such person.

6.03 Workers' Compensation coverage for any of CONTRACTOR's employees that will be providing any Services hereunder. CONTRACTOR will have a state-approved policy form providing statutory benefits as required by California law. The provisions of any workers' compensation will not limit the obligations of CONTRACTOR under this Agreement. CONTRACTOR expressly agrees not to use any statutory immunity defenses under such laws with respect to CITY, its employees, officials and agents.

6.04 Optional Insurance Coverage. Choose and check one: Required X /Not Required ; Errors and omissions insurance in a minimum amount of \$2 million per occurrence to cover any negligent acts or omissions committed by CONTRACTOR, its employees and/or agents in the performance of any Services for CITY.

7. General Conditions pertaining to Insurance Coverage

7.01 No liability insurance coverage provided shall prohibit CONTRACTOR from waiving the right of subrogation prior to a loss. CONTRACTOR waives all rights of subrogation against CITY regardless of the applicability of insurance proceeds and shall require all contractors and subcontractors to do likewise.

7.02. Prior to beginning the Services under this Agreement, CONTRACTOR shall furnish CITY with certificates of insurance, endorsements, and upon request, complete copies of all policies, including complete copies of all endorsements. All copies of policies and endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf.

7.03. All required policies shall be issued by a highly rated insurer with a minimum A.M. Best rating of "A:VII"). The insurer(s) shall be admitted and licensed to do business

in California. The certificates of insurance hereunder shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice has been given to CITY.

7.04 Self-insurance does not comply with these insurance specifications. CONTRACTOR acknowledges and agrees that that all insurance coverage required to be provided by CONTRACTOR or any subcontractor, shall apply first and on a primary, non-contributing basis in relation to any other insurance, indemnity or self-insurance available to CITY.

7.05 All coverage types and limits required are subject to approval, modification and additional requirements by CITY, as the need arises. CONTRACTOR shall not make any reductions in scope of coverage (e.g. elimination of contractual liability or reduction of discovery period) that may affect CITY's protection without CITY's prior written consent.

7.06 CONTRACTOR agrees to provide immediate notice to CITY of any claim or loss against CONTRACTOR or arising out of the Services performed under this Agreement. CITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve CITY.

8. Indemnification.

8.01 CONTRACTOR and CITY agree that CITY, its employees, agents and officials should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, defense costs, court costs or any other costs arising out of or in any way related to the performance of this Agreement by CONTRACTOR or any subcontractor or agent of either as set forth herein. Accordingly, the provisions of this indemnity are intended by the parties to be interpreted and construed to provide the fullest protection possible under the law to CITY. CONTRACTOR acknowledges that CITY would not enter into this Agreement in the absence of the commitment of CONTRACTOR to indemnify and protect CITY as set forth herein.

a. To the fullest extent permitted by law, CONTRACTOR shall defend, indemnify and hold harmless CITY, its employees, agents and officials, from any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses, damages or costs of any kind, whether actual, alleged or threatened, actual attorneys' fees incurred by CITY, court costs, interest, defense costs, including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation incurred in relation to, as a consequence of or arising out of, or in any way attributable actually, allegedly or impliedly, in whole or in part to the performance of this Agreement. CONTRACTOR's obligation to defend, indemnify and hold harmless shall include any and all claims, suits and proceedings in which CONTRACTOR (and/or CONTRACTOR's agents and/or employees) is alleged to be an employee of CITY. All obligations under this provision are to be paid by CONTRACTOR as they are

incurred by CITY.

b. Without affecting the rights of CITY under any provision of this Agreement or this Section, CONTRACTOR shall not be required to indemnify and hold harmless CITY as set forth above for liability attributable solely to the fault of CITY, provided such fault is determined by agreement between the parties or the findings of a court of competent jurisdiction.

8A. Indemnification Design Professionals.

8A.01 In the event that CONTRACTOR is a design professional under California Civil Code Section 2782.8 this Section 8A shall apply instead of Section 8. To the fullest extent permitted by California law and in accordance with California Civil Code section 2782.8, CONTRACTOR shall indemnify, and hold harmless the City, its officers, employees, trustees and members ("Indemnified Parties") from any and all actions, assessments, counts, citations, claims, costs, damages, demands, judgments, liabilities (legal, administrative or otherwise), losses, notices, expenses, fines, penalties, proceedings, responsibilities, violations, attorney's and consultants' fees and causes of action including, but not limited to those for, injury to property or persons, including personal injury and/or death ("Claim(s)"), to the extent that the Claim(s) arises out of, pertains to, or relates to the negligence, recklessness, or willful misconduct of CONTRACTOR, its directors, officials, officers, employees and consultants arising out of, connected with, or resulting from the performance of the Services, the Project, or this Agreement. This indemnity excludes liability caused by the negligence or willful misconduct of any of the Indemnified Parties. The cost to indemnify, hold harmless, and defend charged to CONTRACTOR shall not exceed CONTRACTOR'S proportionate percentage of fault.

9. Additional Services, Changes and Deletions.

9.01 In the event CONTRACTOR performs additional or different services than those described herein without the prior written approval of the City Manager and/or City Council of CITY, CONTRACTOR shall not be compensated for such services. CONTRACTOR expressly waives any right to be compensated for services and materials not covered by the scope of this Agreement or authorized by the CITY in writing.

9.02 CONTRACTOR shall promptly advise the City Manager and Finance Director of CITY as soon as reasonably practicable upon gaining knowledge of a condition, event or accumulation of events which may affect the scope and/or cost of Services. All proposed changes, modifications, deletions and/or requests for additional services shall be reduced to writing for review and approval by the CITY and/or City Council.

10. Termination of Agreement.

10.01 Notwithstanding any other provision of this Agreement, CITY, at its sole option, may terminate this Agreement with or without cause, or for no cause, at any time by giving twenty (20) days' written notice to CONTRACTOR.

10.02 In the event of termination, the payment of monies due CONTRACTOR for undisputed Services performed prior to the effective date of such termination shall be paid

within thirty (30) business days after receipt of an invoice as provided in this Agreement. Immediately upon termination, CONTRACTOR agrees to promptly provide and deliver to CITY all original documents, reports, studies, plans, specifications and the like which are in the possession or control of CONTRACTOR and pertain to CITY.

11. Status of CONTRACTOR.

11.01 CONTRACTOR shall perform the Services in CONTRACTOR's own way as an independent contractor, and in pursuit of CONTRACTOR's independent calling, and not as an employee of CITY. However, CONTRACTOR shall regularly confer with CITY's City Manager as provided for in this Agreement.

11.02 CONTRACTOR agrees that it is not entitled to the rights and benefits afforded to CITY's employees, including disability or unemployment insurance, workers' compensation, retirement, CalPERS, medical insurance, sick leave, or any other employment benefit. CONTRACTOR is responsible for providing, at its own expense, disability, unemployment, workers' compensation and other insurance, training, permits, and licenses for itself and its employees and subcontractors.

11.03 CONTRACTOR hereby specifically represents and warrants to CITY that it possesses the qualifications and skills necessary to perform the Services under this Agreement in a competent, professional manner, without the advice or direction of CITY and that the Services to be rendered pursuant to this Agreement shall be performed in accordance with the standards customarily applicable to an experienced and competent professional rendering the same or similar services in the same geographic area where the CITY is located. Further, CONTRACTOR represents and warrants that the individual signing this Agreement on behalf of CONTRACTOR has the full authority to bind CONTRACTOR to this Agreement.

12. Ownership of Documents; Audit.

12.01 All draft and final reports, plans, drawings, studies, maps, photographs, specifications, data, notes, manuals, warranties and all other documents of any kind or nature prepared, developed or obtained by CONTRACTOR in connection with the performance of Services performed for the CITY shall become the sole property of CITY, and CONTRACTOR shall promptly deliver all such materials to CITY upon request. At the CITY's sole discretion, CONTRACTOR may be permitted to retain original documents, and furnish reproductions to CITY upon request, at no cost to CITY.

12.02 Subject to applicable federal and state laws, rules and regulations, CITY shall hold all intellectual property rights to any materials developed pursuant to this Agreement. CONTRACTOR shall not such use data or documents for purposes other than the performance of this Agreement, nor shall CONTRACTOR release, reproduce, distribute, publish, adapt for future use or any other purposes, or otherwise use, any data or other materials first produced in the performance of this Agreement, nor authorize others to do so, without the prior written consent of CITY.

12.03 CONTRACTOR shall retain and maintain, for a period not less than four

years following termination of this Agreement, all-time records, accounting records and vouchers and all other records with respect to all matters concerning Services performed, compensation paid and expenses reimbursed. At any time during normal business hours and as often as CITY may deem necessary, CONTRACTOR shall make available to CITY's agents for examination all of such records and shall permit CITY's agents to audit, examine and reproduce such records.

13. Miscellaneous Provisions.

13.01 This Agreement, which includes all attached exhibits, supersedes any and all previous agreements, either oral or written, between the parties hereto with respect to the rendering of Services by CONTRACTOR for CITY and contains all of the covenants and agreements between the parties with respect to the rendering of such Services in any manner whatsoever. Any modification of this Agreement will be effective only if it is in writing signed by both parties.

13.02 CONTRACTOR shall not assign or otherwise transfer any rights or interest in this Agreement without the prior written consent of CITY. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

13.03 CONTRACTOR shall timely file FPPC Form 700 Conflict of Interest Statements with CITY if required by California law and/or the CITY's conflict of interest policy.

13.04 If any legal action or proceeding, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees and costs, in addition to any other relief to which that party may be entitled.

13.05 This Agreement is made, entered into and shall be performed in the County of Riverside in the State of California and shall in all respects be interpreted, enforced and governed under the laws of the State of California. The parties agree that venue in any litigation between them shall be in Riverside County, California.

13.06 CONTRACTOR covenants that neither it nor any officer or principal of its firm has any interest, nor shall they acquire any interest, either directly or indirectly, which will conflict in any manner or degree with the performance of their Services hereunder. CONTRACTOR further covenants that in the performance of this Agreement, no person having such interest shall be employed by it as an officer, employee, agent, or subcontractor.

13.07 CONTRACTOR has read and is aware of the provisions of Section 1090 et seq. and Section 87100 et seq. of the Government Code relating to conflicts of interest of public officers and employees. CONTRACTOR agrees that they are unaware of any financial or economic interest of any public officer or employee of the CITY relating to this Agreement. It is further understood and agreed that if such a financial interest does exist at the inception of this Agreement, the CITY may immediately terminate this

Agreement by giving notice thereof. CONTRACTOR shall comply with the requirements of Government Code section 87100 et seq. and section 1090 in the performance of and during the term of this Agreement.

13.08 Improper Consideration. CONTRACTOR shall not offer (either directly or through an intermediary) any improper consideration such as, but not limited to, cash, discounts, services, the provision of travel or entertainment, or any items of value to any officer, employee or agent of the CITY in an attempt to secure favorable treatment regarding this Agreement or any contract awarded by CITY. The CITY, by notice, may immediately terminate this Agreement if it determines that any improper consideration as described in the preceding sentence was offered to any officer, employee or agent of the CITY with respect to the proposal and award process of this Agreement or any CITY contract. This prohibition shall apply to any amendment, extension or evaluation process once this Agreement or any CITY contract has been awarded. CONTRACTOR shall immediately report any attempt by any CITY officer, employee or agent to solicit (either directly or through an intermediary) improper consideration from CONTRACTOR.

13.09 Severability. If any portion of this Agreement is declared invalid, illegal or otherwise unenforceable by a court of competent jurisdiction, the entire balance of this Agreement not so affected shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereby have made and executed this Agreement to be effective as of the day and year first above written.

CITY:

CITY OF BEAUMONT

By: _____
David Fenn, Mayor

CONTRACTOR:

Mark Thomas and Company

By: _____

Print Name: _____

Title: _____

ATTEST:

By: _____
Nicole Wheelwright, Deputy City Clerk

APPROVED AS TO FORM:

By: _____
John O. Pinkney, City Attorney

EXHIBIT “A”

PROPOSAL

(insert behind this page)

EXHIBIT “B”

CERTIFICATES OF INSURANCE AND ENDORSEMENTS

(insert behind this page)



November 16, 2023

City of Beaumont
560 E. 6th Street
Beaumont, CA 92223

Project No.: 21-00237

RE: Amendment – State Route 60 / Potrero Blvd Interchange Phase 2

Dear Robert:

Mark Thomas & Company, Inc. is pleased to submit this scope of work to complete the final Plans, Specifications, and Estimates (PS&E) for SR-60/Potrero Blvd Interchange Phase 2.

Attached is our scope of work, cost proposal, and updated rate sheets.

Thank you for the opportunity to provide this amendment for the project. Please call me at 805-701-9427 or email at djohnson@markthomas.com if you need any additional information or have any questions regarding this amendment.

Sincerely,

Darin Johnson, PE
Project Manager /Division Manager
MARK THOMAS

Enclosures: Exhibit A – Scope of Services
Exhibit B – Compensation
Mark Thomas Billable T&M Rates



(949) 477-9000
16795 VON KARMAN AVENUE, SUITE 205
IRVINE, CA 92606

MARKTHOMAS.COM

EXHIBIT A

City of Beaumont – SR-60/Potrero Blvd Interchange Phase 2

Final Plans, Specifications, & Estimates

Mark Thomas will coordinate the following Scope of Work with the entire Project Team to complete the technical reports required to deliver the final plans, specifications and estimates for the Project. Generally, this will include project management, supplemental surveying, environmental revalidation, and final engineering. Mark Thomas will also coordinate all design submittals and QA/QC for the project design. Mark Thomas will serve as the central coordinator for all activities between the consulting team, California Department of Transportation (Caltrans), City staff, RCTC, and other regulatory agencies.

The project received approval of the environmental document on March 1, 2013. The initial construction schedule targeted 2015 to bring in a full interchange to the community, however the final design for Phase 2 was put on hold before final design was completed. Final design of Phase 2 resumed in 2018 and a 95% submittal was made to Caltrans in May 2019. Comments were received by Caltrans in July 2019 and the PS&E was put on hold again. After the 95% submittal, a traffic study was done that determined the WB Direct On-Ramp and the EB Direct On-Ramp could be eliminated, and the interchange would perform acceptably through the design year. This scope of work identifies the effort required to update plans, specs, estimates, reports and supporting documentation.

Assumptions:

- *The WB Loop On-Ramp is the only alignment with any significant changes. All other alignments will remain as designed in the 95% submittal made in July 2019.*
- *Mark Thomas will take the lead in monthly Project Development Team (PDT) meetings and will be responsible for the preparation of meeting agendas and minutes as well as coordination of meeting times and locations with Caltrans, the City of Beaumont (City), and RCTC.*
- *All deliverables will be in electronic format, except where noted.*
- *There will be two 95% and two 100% PS&E submittals and a Final Submittal*

The following scope of work outlines the tasks required to complete these tasks.

TASK 1 - PROJECT MANAGEMENT

1.1 Project Management

Mark Thomas will manage the project team, which includes managing the team, general project coordination, preparing contract paperwork, memo's, letters and e-mail, making phone calls, preparing invoices and monthly progress report and maintaining project files.

1.2 Project Meetings

Mark Thomas will establish a Caltrans Project Development Team (PDT) including members of the design team, City, Caltrans, RCTC and other individuals critical to the project delivery. This scope assumes a total of 14 virtual PDT meetings and 15 focused face-to-face meetings over the anticipated 14-month schedule.

1.3 Project Schedule

Mark Thomas will prepare and maintain a CPM schedule for the project. The CPM schedule will be updated and provided to the City. The CPM schedule will include agency review periods and utility/right of way items and quality control activities. The schedule will be used as a living document throughout the project.

1.4 Quality Assurance/Quality Control

Mark Thomas will complete and document an independent technical review of each major submittal.

TASK 2 – SURVEY, ROW, UTILITIES & ENVIRONMENTAL

2.1 - Utility Coordination

Based on the current understanding of the utility conflicts from Phase I of the project, it is anticipated that utility coordination for Phase II could require approximately 15 months minimum to complete. EPIC is currently reaching out to the utility owners for a timeline.

**Note: Kinder Morgan Energy Partners (KMEP) and Williams Pipeline (formerly Questar) are long lead time utility owners for engineering review of project plans and/or design of relocation plans.*

EPIC will review and complete any outstanding Facility Map Requests (FMRs) and Utility Verification Letters (UVLs) with the utility owners that have not previously provided a response to bring the project utility files current for Phase II. The revised set of project plans will need to be provided to the utility owners for review for correctness of the description and depiction of the utility facilities delineated on the Utility Plan. Per Caltrans standards, utility owners are allotted 30 days response time.

Positive Location (potholing) will be required for underground utility facilities affected by the proposed project improvements; notably KMEP & Williams Pipeline, and potentially, Beaumont Cherry Valley Water District (BCVWD). Some of the potholing operations will require a Caltrans Encroachment Permit to complete. It is the responsibility of the pothole contractor to obtain all necessary State and Local permits.

Deliverables:

- *Pothole Report, sourced from pothole contractor*

EPIC will proceed with revising and issuing Relocation Claim Letter (RCLs) to all affected utility owners with facilities identified within the project limits and begin coordinating the preparation of relocation plans by the utility owners as necessary. EPIC will prepare Notice to Owner (NTOs) letters and Utility Agreements (UAs), as necessary, for those utility owners requiring relocation to accommodate the proposed project improvements. For utility owners not in conflict with the project, a 'No Conflicts' to Owner letters (NCLs) will be issued to close the utility file(s). PRIME will review and approve all relocation plans for compatibility with the proposed project improvements.

Deliverables:

- *RCL liability responses; utility owners allotted 60-120 days response time per Caltrans*
- *Relocation plans, sourced from utility owners; 6-12 months (TYP)*
- *Notice to Owners (NTOs)*
- *Utility Agreements (UAs); as needed*
- *'No Conflicts' to Owner Letter (NCLs); as needed*

EPIC will provide Utility Certification (Liability Certification) packages for all affected utility owners for project ROW certification and assist the project with utility certification. EPIC will also prepare and submit Resident Engineer (RE) files for the Construction Management team.

Deliverables:

- *Utility Certification (Liability) Package per Caltrans standards*
- *RE Utility file(s)*

2.2 – Supplemental Topo/Field Survey

Base mapping was previously updated in 2019 to reflect the construction of Phase I. A budget of two weeks of supplemental survey is assumed to allow for topo updates that may be required due to existing condition changes over the last four years.

Deliverables:

- *Supplemental Topo / Field Survey*

2.3 – Right of Way

The City began to work on right of way after receiving initial PAED and obtained the majority of the right of way needed for the project, but the project was put on hold in late 2014.

In the summer of 2016, the City began working with Caltrans again and brought in consultants to assist in its effort to deliver the project as committed in the project environmental document. In September 2016, the City of Beaumont sought the services of Epic Land Solutions to assist with the remaining tasks associated with right of way.

In June 2017, Epic assisted the City of Beaumont in preparing the Right of Way Certification by replicating and re-signing documents obtained in acquiring the necessary right of way by the City following a loss of possession of the originally executed documents. Below is an analysis of rights previously acquired and rights needed to certify Phase II of the project.

Right of Way Status Analysis and Scope of Work**Carmen Hall, Trustee****Acquired R/W from Certification**

- Dedication – 21977-1, 2

NOTE: The R/W Appraisal Maps call out necessary right of way as 21977-1; however, 21977-1 and 2 were acquired. R/W Appraisal Maps should be updated.

Current Acquisition Status

The City entered into a Possession and Use Agreement in May 2017 which stated that the property owner would grant the City the necessary right of way and allow the City to have immediate possession and right to record the deeds pending payment at a later date. The agreement states that the City has the right to defer payment for up to 12 months following the agreement or until construction commences, whichever occurs first. If the City were not to make payment within the 12-month window, the City would revert ownership back to the property owner within 30 days.

At this time, it is unclear if payment was made to the property owner to finalize the transfer of ownership. This should be confirmed with the City.

This parcel is potentially landlocked based on the construction of a proposed wall. Previously, the City was working on obtaining access from the adjacent parcel owner. Coordination with RCTC and the City will be needed to determine if these rights were obtained. There is a cell site on property that would be impacted if there was no access to the property. Access would also be required for the maintenance of existing utilities.

Scope:

If payment by the City has not been made, it may require the need to re-acquire the permanent rights for the property. In this case, an appraisal would be prepared along with a formal appraisal review report and a new offer to acquire would be presented to the property owner.

Determination of access rights to the parcel need to be determined. If access has not been provided by the adjacent property owner, steps will be required to ensure access can be maintained. This would be achieved by obtaining the rights from adjacent owner or a full purchase of the parcel.

ASM Beaumont LLC**Acquired R/W from Certification**

- ROW Dedication – 21978-1
- ROW Dedication – 21978-2
- Drainage Easement – 21978-3
- Temporary Construction Easement – 21978-4
- ROW Dedication - 21978-5
- Slope Easement – 21978-6

Current Acquisition Status

The City entered into a Possession and Use Agreement in June 2017 which stated that the property owner would grant the City the necessary right of way and allow the City to have immediate possession and right to record the deeds pending payment at a later date. The agreement states that the City has the right to defer payment for up to 12 months following the agreement or until construction commences, whichever occurs first. If the City were to not make payment within the 12-month window, the City would revert ownership back to the property owner.

At this time, it is unclear if payment was made to the property owner to finalize the transfer of ownership. This should be confirmed with the City.

The City acquired a temporary construction easement. The TCE deed states that the TCE commences upon Notice to Proceed provided by the City and shall expire 3 years from that date. Six years have lapsed since the TCE deed was recorded. It is recommended that a new appraisal related to the TCE be prepared and the rights be acquired from the property owner providing a clear start timeline, in line with Caltrans guidelines.

Scope:

The TCE will need to be re-acquired. A new appraisal report and appraisal review will be prepared, and deeds drafted for the TCE area providing a clear start timeline, in line with Caltrans guidelines and a new offer to acquire would be presented to the property owner.

If payment by the City has not been made for the permanent rights, it would require the need to re-acquire these areas. In this case, a valuation for the permanent rights would be included in the appraisal scope that is being prepared for the TCE and a new offer to acquire would be presented to the property owner.

Potrero 40 LLC**Acquired R/W from Certification**

- ROW Dedication – 21979 -1
- Slope Easement – 21979-2
- Drainage Easement – 21979-3
- TCE – 21979-4
- ROW Dedication – 21979-5

NOTE: The R/W Appraisal Maps call out necessary right of way as 21979-1 through 4; however, 21979-5 was also acquired. e.

Current Acquisition Status

The property owner granted the City a TCE in 2014 with an 18-month duration beginning June 30, 2017. This TCE is now expired and will need to be re-acquired.

Scope:

A new appraisal report and appraisal review will be prepared, and deeds drafted for the TCE area providing a clear start timeline, in line with Caltrans guidelines and a new offer to acquire would be presented to the property owner.

David Ricker DBA American Trust Deed Services**Acquired R/W from Certification**

- Slope Easement – 21982-1

NOTE: The R/W Appraisal Maps do not call out necessary right of way for 21982-1; however, it was 21982-1 and 21982-2 that was acquired. R/W Appraisal Maps should be updated.

Current Acquisition Status

Property rights previously acquired.

Scope:

No action needed.

LV Heartland LLC**Acquired R/W from Certification**

- ROW Dedication – 21880-1
- ROW Dedication - 21980-2
- TCE – 21980-4

Current Acquisition Status

In July 2014 parcel Map 34880 was approved by the City which included 5 lettered lots for dedication. In May 2017 the City of Beaumont accepted those parcels at a City Council meeting held on May 2, 2017.

Property rights previously acquired.

Scope:

No action needed.

Trinity Partners LLC**Acquired R/W from Certification**

- ROW Dedication – 21981-1, 2
- ROW Dedication – 21981-3
- ROW Dedication - 21981-4
- Drainage Easement – 21981-5, 6-, 7
- TCE – 21981- 8, 9, 10, 11

Current Acquisition Status

- The property owner executed an Acknowledgement for Donation for the necessary right of way which was executed in June 2017. The TCE deed states that it is effective as of the date of recording and shall expire upon Notice of Completion of the project construction.

Scope:

It is recommended that the TCE be re-acquired. It is recommended that a new appraisal related the TCE area be prepared, and the rights be acquired from the property owner providing a clear start timeline, in line with Caltrans guidelines and a new offer to acquire would be presented to the property owner.

Inter-agency Transfers

It appears from updates Epic has received on the project that there are three locations where rights would need to be transferred between the City and Caltrans.

Scope:

Epic will coordinate with the RCTC, the City of Beaumont and Caltrans to convey the rights necessary for the project.

Acquisition of Additional TCEs and R/W

There are additional TCEs that are required for the project at two locations and right of way may be required from an additional two locations yet to be determined.

Scope:

An appraisal report will be prepared and reviewed by a third-party appraiser. An offer package will be prepared and presented to the property owners to acquire the necessary rights.

Assumptions:

- Assumes 32 client meetings, monthly status report preparation, and related tasks.
- Assumes 7 parcels with 7 unique owners are impacted.
- Assumes 7 appraisals will be prepared.
- Appraisal summary statements will be provided for each appraisal.
- Assumes Client will provide Right of Way document templates. Epic can provide for an additional fee.
- Assumes appraisal reviews will be desk reviews.
- Assumes legal descriptions and plat maps will be provided by others.
- Assumes eminent domain support will include impasse letters, and copies, owner files and diaries sent to the attorney. Additional eminent domain services can be provided for additional fee.
- Assumes 7 partial acquisitions only, no full acquisitions or relocations.
- Assumes no Phase I or Phase II Site Assessments are required from Epic.
- Assumes project has no delays and that scope can be completed within 16 months from NTP.
- Deposition, court testimony and expert witness fees are additional, to be compensated on a time and materials basis.
- This proposal does not include fees for litigation guarantees. If litigation becomes necessary, Epic will obtain a market-competitive price to obtain a litigation guarantee from a third-party title company. The cost of litigation guarantees vary depending on the number required and the value of the property acquisition at the time of litigation. Litigation guarantees will cost a minimum of \$750 per file.
- Appraisal Reports will be completed within 12 weeks of Notice to Proceed (NTP) and the appraiser's receipt of all pertinent documents (e.g., preliminary title reports, appraisal maps, legal descriptions, plat maps, mitigation plans).

2.4 – Right of Way Requirements Mapping

Mark Thomas will prepare a right of way requirements map based upon the interchange design and the existing right of way appraisal map dated 2009 to identify permanent and temporary right of way needed in addition to the right of way that has previously been acquired by the City. Mapping will identify necessary areas for acquisition, existing underlying ownership information and impacts to existing easements as can be determined from available information. Land rights required for utility relocation (as best understood prior to final utility company prepared utility relocation plans) will also be depicted on the right of way requirements mapping. Mapping will be provided in PDF format. At this time, there are 5 TCE's that are anticipated and no permanent right of way requirements beyond what has previously been acquired by the City.

Deliverables:

- *Draft and Final Right of Way Requirements Map.*

2.5 – Right of Way Appraisal Mapping

The scope of this task is to prepare right of way appraisal maps based upon proposed acquisitions determined. The acquisitions do not include the existing right of way the City has previously acquired. It is assumed to include 5 TCE's and no additional permanent right of way beyond what has previously been acquired by the City.

Deliverables:

- *Draft Right of Way Appraisal Map.*

- *Final Right of Way Appraisal Map.*

2.6 – Plats and Legal Descriptions

Up to 5 plats and legal descriptions will be prepared and shall conform to California Land Surveyor's Act requirements. Plats and legal descriptions will be submitted to RCTC and City for review and comment and will be updated once based upon those comments. Additional rounds of review and revision will be performed as supplemental service.

Deliverables:

- *Plat and Legal Descriptions for fee take acquisition and TCE needs (2 hard copies and PDF format)*

2.7 – Environmental Revalidation

The scope of this task is to provide a third Caltrans CEQA/NEPA Environmental Revalidation (herein referred to as Third Caltrans Revalidation) for the project for the removal of direct westbound and/or direct eastbound on-ramps from the project design.

- Prepare draft and final Third Caltrans Revalidation for removal of the direct westbound and/or direct eastbound on-ramps, per Caltrans' request and per the Caltrans Standard Environmental Reference.
- This Third Caltrans Revalidation will be prepared based on the approved environmental document (3/1/2013) and the second Revalidation approved on November 20, 2020.
- New Biological Delineation and Biological Resources Review (see Task 2.9).

Deliverables:

- *Draft third Caltrans Revalidation for City review/approval.*
- *Draft and Final third Caltrans Revalidation document for Caltrans review/approval.*

2.8 – Environmental Regulatory Permit Modifications

The scope of this task is to obtain permitting approval (USACE 404 Nationwide Permit, RWQCB 401 Certification, and CDFW 1602 Agreement) for impacts to jurisdictional waters. The project was previously permitted under the 2017 Nationwide Permit Program (expired March 18, 2022). Pending what a new Biology Report indicates, there is a possibility of reducing the amount of compensatory mitigation fees required by the Project associated with the permanent removal of the direct eastbound and westbound on-ramps.

- Prepare permit applications (404/401), amendment (1602), and submit to regulatory agencies.
- Coordination with the regulatory agencies.

Deliverables:

- *Draft permit modification amendment requests.*

2.9 – Jurisdictional Delineation and Biological Resources Verification

Under contract to Moffatt & Nichol, SWCA proposes the following tasks to be conducted to evaluate current site conditions for aquatic and biological resources within the Phase 2 project area of the State Route (SR) 60 Potrero Interchange Project (Phase 2). Phase 1 work for the project has been completed but certain previous permits expired. Phase 2 work includes incorporation of a design revision by removal of the prior planned ramps that were previously authorized. This scope of work is limited to review within Phase 2 (120 acres). Coordination time with Moffatt and Nichol is also included below to discuss project revisions, impacts, and ensure the best approach for environmental planning and permitting needs. In summary, updated site condition information is needed.

2.9.1 Delineation Conditions Review

2.9.1.1 Desktop Search & Field Conditions Review

SWCA wetland scientists will conduct an updated desktop review of U.S. Geologic Survey National Hydrography Dataset, U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory, and aerial imagery to assess whether information may have changed. Moffatt and Nichol will provide SWCA the previous delineation report (and spatial data) which will be reviewed to understand prior jurisdictional waters previously considered.

Two SWCA delineators will conduct a field review by comparing site conditions to previously delineated aquatic resources and noting differences in conditions. Delineators will collect up to 4 wetland determination sampling plots to evaluate and/or confirm wetland conditions in comparison to previous conditions. SWCA has estimated 3 days of field work by two people. SWCA will use a tablet and Field Maps application to record observed changes. A full updated delineation is not within the scope of work because it is not yet known the extent to which site conditions may have changed since the last delineation report. Evaluation of biological conditions would occur concurrently as described in Task 2.9.2 below.

2.9.2 Delineation Conditions Memo

SWCA will prepare a Delineation Conditions Memo for the 120-acre Phase 2 area describing if site conditions have changed, and if so, at what locations. We will provide written descriptions of each drainage and/or aquatic feature and a map showing the location of any feature changes. Current Waters of the United States regulations will be considered during field review to indicate potential jurisdictional status.

2.9.2 Biological Resources Conditions Review

2.9.2.1 Desktop and Field Conditions Review

SWCA biologists will conduct an updated desktop review of special status species by searching USFWS Information for Planning and Consultation (IPaC), California Natural Diversity Database, California National Plant Society other available desktop data, and aerial imagery to assess whether information may have changed. Moffatt and Nichol provided SWCA the previous biological resources report (and associated spatial data) which will be reviewed to understand prior resources previously considered.

Once completed, our biologists will conduct a field survey of the 120-acre Phase 2 area. We will record current changes to biological conditions, vegetation alliances as appropriate, and update flora and fauna lists if needed.

2.9.2.2 Biological Resource Memo

SWCA will prepare a Biological Resources memo reflecting biological resource conditions in the Phase 2 project area. The memo will include updated desktop dataset data, field observations, maps, a description of conditions, a summary of potential changes in conditions compared to the prior biological resources assessment and aerial imagery, and summary of potential considerations associated with anticipated permit needs.

2.9.3 Coordination

SWCA will coordinate with Moffatt and Nichol up to 6 hours to discuss project revisions, impacts, and approach.

Assumptions:

- The Iteris Draft traffic study (dated December 29, 2022) provided to M&N will include all traffic information needed for Caltrans, and no additional traffic analysis will be needed.
- Project design changes will remain within the current right-of-way and project footprint/study areas analyzed in the original environmental document and subsequent Environmental Revalidations. A shift outside of these areas will trigger the need for a more robust analysis and likely require additional authority to augment the analysis.

- No additional environmental technical studies/memos or technical study updates/amendments/addendums will be needed. If any are determined necessary, a new scope and fee will be prepared.
- This proposal assumes one round of Mark Thomas/City review of the draft third Caltrans NEPA Environmental Revalidation before Caltrans submittal and one round of Caltrans review before Caltrans approval. Additional rounds of review may require additional authority.
- The fee includes up-to 12 staff hours for conference calls with the Team and Caltrans. Unused hours will not be billed. Additional meeting attendance may require additional authority. No in-person meetings have been scoped to reduce costs.
- To reduce M&N fees, Mark Thomas will provide the new impact calculations to M&N based on the revised CAD and overlaid with the jurisdictional waters boundaries.
- This proposal is good for 90 days and assumes the estimated schedule below. Project delays outside of M&N's control that deviate more than 6 months from the estimated schedule may require an updated proposal.
- All submittals will be electronic to reduce production costs.

TASK 3 – ENGINEERING SUPPORT

3.1 – Supplemental Project Report

The Project Report was prepared and approved in March 2013. A Supplemental Project Report will be prepared documenting the removal of the WB Direct On-Ramp and the EB Direct On-Ramp. It is assumed that the Supplemental Project Report will be a minimal document of approximately 20 – 25 pages that will summarize the project changes.

Deliverables:

- *Supplemental Project Report*

3.2 – Supplemental Design Standard Decision Document

Design Standard Decision Documents (DSDD) were prepared and approved during the previous design phases. It is assumed there are no new features identified at this time that do not meet current Caltrans Design Standards, and it is assumed a Supplemental DSDD will need to be prepared documenting the removal of the two direct on-ramps and the non-standard features associated with those two ramps.

Deliverables:

- *Supplemental Design Standard Decision Document*

3.3 - Drainage Report

Mark Thomas will update the drainage report and submit it to the City, and Caltrans for review. The update will include removal and/or updating of drainage systems impacted by the removal of the two direct on-ramps.

Deliverables:

- *Drainage Report*

3.4 - Storm Water Data Report

Mark Thomas will update the Storm Water Data Report (SWDR) for the PS&E phase. The report will be submitted to the City, and Caltrans for approval.

Deliverables:

- *Storm Water Data Report*

3.5 – Traffic Management Plan (TMP)

Mark Thomas will update the Transportation Management Plan (TMP) for the project. The TMP will conform to Caltrans TMP Guidelines by addressing project strategies and approaches to reduce traffic impacts of construction through Public Information, Motorist Information, Incident Management Strategies, Construction Strategies and Alternative Route Strategies. The TMP will include calculations for lane closures and preparation of lane closure charts. Mark Thomas will update the TMP for the 95% project completion milestones. The TMP checklist will be updated at the 100% and RTL milestones and the final report at the 95% stage will be reproduced with the updated TMP checklist attached. This scope of work assumes that PIMS hourly traffic count data is available within the project limits. This scope assumes that a separate lane closure report will not be required, and all lane closure information will be contained in the TMP. The scope excludes conducting traffic counts, although counts can be conducted as an additional out of scope service.

Deliverables:

- *Traffic Management Plan*

3.6 – Geotechnical Design & Materials Report

Terracon Consultants, Inc. (Terracon), under subcontract with Mark Thomas, will provide geotechnical design services to support the update of plans, specifications and cost estimates. Terracon previously prepared a Foundation Report for design and construction of the existing bridge. Two of the borings performed for that investigation (A-10-001 and A-10-002) were advanced very near the alignment of the proposed new retaining wall No. 5. Therefore, Terracon plans to use those borings for our analysis of the proposed wall. Terracon also previously prepared a Geotechnical Design Report that included subsurface information for the five sign locations, which have not changed. Additional exploratory borings and laboratory testing are not included in our scope of services. If additional borings are required by Caltrans, this will require a modification to our fee.

Data from previous field and laboratory programs, along with as-built information provided to Terracon, will be evaluated by a professional engineer. The engineer will develop a geotechnical site characterization, perform the engineering calculations necessary to evaluate foundation alternatives, and develop appropriate geotechnical engineering design criteria for the retaining wall. If required, Terracon will also confirm that foundation design assumptions for overhead signs in the new Standard Plans are applicable to the five originally planned overhead signs. A Preliminary foundation report (PFR) will be prepared during the wall type selection. The PFR will be prepared using the existing subsurface information and available data. After wall type selection, a Foundation Report (FR) will be prepared with final design level recommendations expanding on preliminary recommendations provided in the PFR. Log of Test boring sheets from our previous bridge foundation report will also be included in the FR for reference. Terracon will review the new Caltrans Standard Plans for the five overhead signs and confirm that the soil conditions described in our GDR are consistent with the Standard Plan assumptions.

The retaining wall deliverables will follow the Caltrans Foundation Report for Earth Retaining Systems guidelines, dated January 2021, as applicable:

Deliverables:

- *Preliminary Foundation Report*
- *Foundation Report*
- *Overhead Sign Geotechnical Memorandum*

Assumptions:

- *Field exploration (borings) or laboratory testing are not included in this scope of work.*
- *“As-built” Log-of-Test Boring (LOTB) sheets from our previous report will be included, however, drafting/creating new LOTB is not included in our scope.*
- *Preparation of supplemental reports and letters, unless specified in the above scope of work, are not included in our fee estimate.*

4.0 – PLANS, SPECS, & ESTIMATE (PS&E)

The PS&E package will be prepared in conformance with Caltrans design and drafting standards. PS&E packages will be submitted at First 100% Submittal (Task 4), Second 100% Submittal (Task 5), and Final (Task 6) stages of completion as described below. The total plan package will be developed over a series of submittals which are described below with the following plan sheets comprising the final plan package:

Roadway Plans

Mark Thomas will prepare Roadway Plans to current City and Caltrans standards.

It is anticipated that the following roadway sheets will be prepared.

Description	Estimated Number of Sheets
Title Sheet	1
Typical Cross Sections	7
Key Map	1
Project Control	1
Layouts	10
Profile and Superelevation	13
Construction Details	21
Erosion Control	11
Contour Grading	9
Drainage Plans, Profiles, Quantities and Details	65
Sanitary Sewer Plans, Profiles, and Details	4
Utility Plans	10
Construction Area Signs	1
Motorist Information Plans, Details and Quantities	3
Stage Construction and Traffic Handling Plans	32
Pavement Delineation Plans, Quantities and Details	17

Sign Plans, Quantities and Details	24
Summary of Quantities	5
Planting and Irrigation Plans	25
Electrical Plans, Details and Quantities	22
Total Estimated Roadway Plan Sheets	282 sheets

Structure Plans

Mark Thomas will prepare Structure Plans for San Timeteo Creek Br (Widen), Retaining Wall #1, Retaining Wall #4, and Retaining Wall #5.

Assumptions

- *It is assumed San Timeteo Creek Br (Widen) PS&E will be updated based on most recent Caltrans comments, and updated Caltrans criteria.*
- *It is assumed Retaining Wall #1 PS&E will be updated based on most recent Caltrans comments, and updated Caltrans criteria.*
- *The location of the edge of shoulder in front of Retaining Wall #4 will move closer to the mainline due to the removal of the EB Direct On-Ramp. If a wall is still required after the geometric changes, it is assumed the location of the wall will remain in the current location to provide the addition of a future EB Direct On-Ramp if required at some point in the future.*
- *Retaining Wall #5 will be a new wall designed under the existing Potrero Blvd Overcrossing to provide for the design of the realigned WB Loop On-Ramp.*

It is anticipated that the following structure sheets will be prepared.

Description	Estimated Number of Sheets
Retaining Wall No. 1 General Plan	2
Retaining Wall No. 4 General Plan	1
Retaining Wall No. 5 General Plan	1
Retaining Wall Details	6
Retaining Wall Log of Test Borings	1
General Plan	1
Index to Plans	1
Foundation Plan	1
Bridge Removal Details	1
Abutment Layout	2
Abutment Details	1
Pier Layout	1
Typical Section	1
Slab Reinforcement Details	2
Log of Test Borings	5
Total Estimated Structure Plan Sheets	27 Sheets

Freeway Interchange Improvement Plans

Freeway interchange improvement plans will follow Caltrans plan format. Typical cross sections and layouts will be provided. Construction details will be required for pavement elevation conforms and vertical control.

Drainage Plans

Culverts, ditches, inlets, and other drainage features will be shown on the drainage plans. Drainage systems will be numbered with letters assigned to individual drainage items. Drainage profiles will be on separate sheets, followed by drainage details and drainage quantities. Details will be required for any City or County standards, including manholes.

Erosion Control Plans

Erosion control plans including planting requirements for biostrips and bioswales within the project limits will be prepared. Erosion control plans will be prepared in conformance with current Caltrans requirements.

Utility Plans

Utility plans will be prepared which depict mapped utility facilities at the time of the start of construction. Utility facilities to be relocated by the contractor will be shown, while facilities to be relocated by others will be shown. Any utility facilities that will be relocated prior to construction will be shown as an existing condition.

Traffic Handling/Stage Construction Plans

Traffic handling plans will be prepared for stage construction. This scope assumes a total of two stages. These plans, which will include temporary signing, assume that existing pavement grades will be maintained.

Planting and Irrigation Plans

Planting and Irrigation plans will be prepared showing landscaping required for the interchange plans.

Electrical Plans

Electrical plans will be prepared including sign illumination, closed circuit television system, ramp metering, interconnect conduit and cable, and signals. The electrical PS&E will include permanent electrical systems.

Specifications

Mark Thomas will prepare specifications for the project. The special provisions will follow Caltrans Standard Special Provisions (SSPs) and Standard Plans. It is understood that RCTC will Advertise, Award and Administered the project.

Construction Cost Estimates

Mark Thomas will prepare an itemized engineer's estimate at all submittal stages of the project. The format will be similar to the Caltrans Basic Engineering Estimating System (BEES) format. The unit costs will be determined by reviewing similar recent project bid summaries, recent similar Caltrans Contract Cost Data book, the California Highway Construction Cost Index information and reviewing the Caltrans ESC site for unit costs.

Contract Plan Preparation

Plans will be prepared for each bid package and submitted at the 95% Submittal, 100% Submittal and Final stages. Plan submittals will be in electronic PDF format.

6.4 – Resident Engineers (RE) File

Mark Thomas will prepare and compile the Resident Engineers (RE) file prior to RTL. RE file will include critical project information including quantity calculation back-up, environmental commitments, environmental documentation, environmental permits, project correspondence, and design notes to the RE.

6.5 – Ready To List – (RTL) File

Mark Thomas will prepare the Ready to List Certification Form and compile the required documents.

7.0 – CONSTRUCTION SUPPORT**7.1 – Bid Support**

Mark Thomas will assist RCTC during the bidding process; this scope assumes that RCTC will advertise, award, and administer the construction contract. The work may include, but not limited to, answering bid inquiries from prospective bidders, attending pre-bid meetings, and preparing addenda to the PS&E documents during the advertisement period.

7.2 – Construction Support

Mark Thomas will provide construction support. The scope will include:

- Participate in progress/field meetings.
- Address technical questions related to the plans, specifications, and design intent.
- Address Requests for Information (RFIs).
- Assist in reviewing submittals such as shop drawings, samples of construction material, and product data as required in the construction documents. MT's review and action shall only be for conformance with the design concept of the Project and with the information given in the construction documents. MT's review of any Contractor prepared drawings shall not relieve the Contractor from their sole responsibility for dimensions, quantities, calculations, weights, fabrication processes, construction means and methods, and coordination of trades or safety factors related to construction.
- Assist in reviewing/preparation CCOs including engineering analysis. MT's review and action shall be for conformance with the design concept of the Project and with appropriate construction specifications and details.
- Provide adjustments and revisions to design, based upon unanticipated and/or unknown field conditions encountered during the course of construction.

7.3 – Record Drawings

Mark Thomas will prepare record drawings from contractor and construction as-built drawings and markups.

EXHIBIT B - COST PROPOSAL FOR PROJECT SCOPE: City of Beaumont: SR-60 / Potrero Boulevard Interchange - Phase 2

<div><div><div></div><div></div><div></div></div><div>MARK THOMAS</div></div>																								SUBS						TOTAL COST	
		Sr. Engineering Manager	Engineering Manager	Sr. Technical Lead	Sr. Project Manager	Technical Lead	Project Manager	Sr. Technical Engineer	Sr. Project Engineer	Project Engineer	Sr. Technician	Design Engineer II	Design Engineer I	Survey Division Manager	Survey Manager I	Project Surveyor II	Survey Technician III	LAUD Division Manager	LAUD Project Manager	Sr. Landscape Architect	Landscape Designer II	Sr. Project Accountant	Sr. Project Coordinator	Total Hours	Total MT Cost	Epic Land Solutions (Utilities and ROW)	Moffat & Nichol (Environmental)	Terracon (Geotechnical)	CLSsurvey (Supplemental Survey)		J. Smith & T. Muli (Drainage)
1.0 PROJECT MANAGEMENT																															
1.1	General Project Management	260		80		120																36	36	532	\$156,156	-	4,800	-	-	-	\$160,956
1.2	Project Meetings	80		20		142		60			60						6	12	12					392	\$91,810	-	3,500	-	-	-	\$95,310
1.3	Project Schedule	64				40			68															172	\$44,032	-	-	-	-	-	\$44,032
1.4	Quality Assurance/Quality Control	80				60		60	80								12							292	\$70,628	-	-	-	-	-	\$70,628
Subtotal Phase 1		484	0	100	0	362	0	120	0	148	0	60	0	0	0	0	18	12	12	0	36	36	1388	\$362,626	\$0	\$8,300	\$0	\$0	\$0	\$0	\$370,926
2.0 SURVEY, ROW, UTILITIES & ENVIRONMENTAL																															
2.1	Utility Coordination																							0	\$0	27,963	-	-	-	-	\$27,963
2.2	Supplemental Topo/Field Survey																							0	\$0	-	-	-	29,000	-	\$29,000
2.3	Right of Way																							0	\$0	141,598	-	-	-	-	\$141,598
2.4	Right of Way Requirements Mapping			4		24			32		24		4											88	\$16,900	-	-	-	-	-	\$16,900
2.5	Right of Way Appraisal Mapping			4		24							4	16	24	48								120	\$22,076	-	-	-	-	-	\$22,076
2.6	Plats and Legal Descriptions			4									8	24	36	100								172	\$29,324	-	-	-	-	-	\$29,324
2.7	Environmental Revalidation																							0	\$0	-	33,000	-	-	-	\$33,000
2.8	Environmental Regulatory Permit Modifications																							0	\$0	-	29,000	-	-	-	\$29,000
2.9	Jurisdictional Delineation and Biological Resources Verification																							0	\$0	-	22,000	-	-	-	\$22,000
Subtotal Phase 2		0	0	12	0	48	0	0	32	0	24	0	0	16	40	60	148	0	0	0	0	0	0	380	\$68,300	\$169,561	\$84,000	\$0	\$29,000	\$0	\$350,861
3.0 ENGINEERING SUPPORT																															
3.1	Supplemental Project Report			24		60					80													164	\$30,560	-	-	-	-	-	\$30,560
3.2	Supp Design Standard Decision Document			16		40				24	48													128	\$23,096	-	-	-	-	-	\$23,096
3.3	Drainage Report			24		40					60	40												164	\$28,040	-	-	-	-	10,000	\$38,040
3.4	StormWater Data Report (SWDR)								24			40	16											80	\$11,984	-	-	-	-	-	\$11,984
3.5	Traffic Management Plan (TMP)								32			40	16											88	\$13,472	-	-	-	-	-	\$13,472
3.6	Geotechnical FR and GDR																							0	\$0	-	-	30,000	-	-	\$30,000
Subtotal Phase 3		0	0	64	0	140	0	0	56	0	24	268	72	0	0	0	0	0	0	0	0	0	0	624	\$107,152	\$0	\$0	\$30,000	\$0	\$10,000	\$147,152
4.0 95% PLANS, SPECIFICATIONS & ESTIMATE (PS&E)																															
4.1	Roadway Plans			40		184		585			484	476	597											2366	\$365,213	-	-	-	-	-	\$365,213
4.2	Roadway Quantities and Estimate					24			64			32	24											144	\$24,344	-	-	-	-	-	\$24,344
4.3	Roadway Specifications					24						32												96	\$17,120	-	-	-	-	-	\$17,120
4.4	Structures Plans		60	80	64		100		100		200	160												764	\$149,020	-	-	-	-	-	\$149,020
4.5	Structures Quantities and Estimate				32				20		40	40												132	\$23,680	-	-	-	-	-	\$23,680
4.6	Structures Specifications				20				20			40												80	\$14,700	-	-	-	-	-	\$14,700
4.7	Landscape Plans																	16	80	140				236	\$32,796	-	-	-	-	-	\$32,796
4.8	Landscape Quantities and Estimate																		24					24	\$3,912	-	-	-	-	-	\$3,912
4.9	Landscape Specifications																			2	8	24		34	\$4,534	-	-	-	-	-	\$4,534
4.10	nSP Approval Requests					60			60															120	\$24,000	-	-	-	-	-	\$24,000
Subtotal Phase 4		0	60	120	116	292	100	585	304	0	724	780	621	0	0	0	0	0	18	112	164	0	0	3996	\$659,319	\$0	\$0	\$0	\$0	\$0	\$659,319
5.0 100% PLANS, SPECIFICATIONS & ESTIMATE (PS&E)																															
5.1	Roadway Plans			25		125		357			290	286	358											1441	\$223,609	-	-	-	-	-	\$223,609
5.2	Roadway Quantities and Estimate					16			64			24	24											128	\$21,496	-	-	-	-	-	\$21,496
5.3	Roadway Specifications					12			32			24												68	\$11,928	-	-	-	-	-	\$11,928
5.4	Structures Plans		20	40	56		40		60		80	60												356	\$71,660	-	-	-	-	-	\$71,660
5.5	Structures Quantities and Estimate				20						20	20												60	\$11,040	-	-	-	-	-	\$11,040
5.6	Structures Specifications				20						20	20												60	\$11,040	-	-	-	-	-	\$11,040
5.7	Landscape Plans																														

MARK THOMAS & COMPANY, INC. RATE SCHEDULE

EXPIRES JUNE 30, 2024

Engineering

Intern	\$50 - \$90
Technician	\$68 - \$138
Design Engineer I	\$89 - \$156
Design Engineer II	\$112 - \$189
Sr. Technician	\$118 - \$189
Civil Engineering Designer	\$118 - \$215
Project Engineer	\$148 - \$198
Sr. Project Engineer	\$166 - \$228
Sr. Technical Engineer	\$166 - \$228
Technical Lead	\$183 - \$270
Sr. Technical Lead	\$222 - \$338
Design Manager	\$299 - \$374
Engineering Manager	\$311 - \$361
Sr. Engineering Manager	\$331 - \$472

Construction Management

Office Technician	\$65 - \$107
Office Engineer	\$112 - \$215
* Asst. Resident Engineer	\$163 - \$299
* Inspector - CM	\$126 - \$333
Project Controls/Scheduler	\$157 - \$296
Resident Engineer	\$213 - \$325
Sr. Resident Engineer	\$266 - \$358
Area Manager - CM	\$311 - \$472

Planning

Planner I	\$83 - \$116
Planner II	\$92 - \$159
Sr. Planner	\$112 - \$189

Landscape Architecture/Urban Design

Landscape Intern	\$50 - \$90
Landscape Designer I	\$80 - \$119
Landscape Designer II	\$98 - \$150
Landscape Architect	\$112 - \$202
Sr. Landscape Architect	\$121 - \$224

Grant Writing

Funding Specialist	\$112 - \$221
Sr. Funding Specialist	\$154 - \$238
Funding Manager	\$260 - \$342

Surveying

Survey Technician I-III	\$56 - \$179
Lead Survey Technician	\$121 - \$195
Survey Specialist I-III	\$104 - \$275
Asst Surveyor I-III	\$104 - \$185
Project Surveyor I-III	\$153 - \$277
* Chief of Party	\$163 - \$238
* Instrumentperson	\$151 - \$211
* Chainperson	\$142 - \$200
* Apprentice	\$83 - \$159
* 2-Person Crew	\$306 - \$438
* 3-Person Crew	\$392 - \$484
* Utility Locator	\$129 - \$208
* 2-person Utility Locate	\$266 - \$426

Project Management & Oversight

Project Manager	\$183 - \$270
Sr. Project Manager	\$222 - \$338
Survey Manager I-II	\$203 - \$293
Division Manager	\$251 - \$423
Principal	\$408 - \$488

Project Support

Technical/Sr. Technical Writer	\$62 - \$182
Project/Sr. Project Assistant	\$71 - \$140
Project/Sr. Project Coordinator	\$98 - \$179
Graphic/Sr. Graphic Designer	\$104 - \$195
Project/Sr. Project Accountant	\$106 - \$189
Sr. Graphic Manager	\$148 - \$218
Project Accountant Manager	\$163 - \$228

District Management

* Inspector - Apprentice	\$62 - \$111
* Inspector/Sr. Inspector	\$101 - \$163
Assistant/Associate Sanitary Engineer	\$142 - \$215
Sanitary/Sr. Sanitary Project Engineer	\$169 - \$293
Operations/Deputy District Manager	\$231 - \$351
District Manager-Engineer	\$325 - \$384

Special Services

Expert Witness	\$494
Strategic Consulting	\$494

Reimbursables including, but not limited to; reproductions, delivery and filing fees; outside consultant fees; and survey field expenses will be billed at *Cost Plus 5%*. **Mileage** will be billed per *current IRS Rate*.

Additional promotional steps exist within various rate categories.

This rate schedule expires June 30, 2024; rates are subject to escalation with new hourly rate schedule as of July 1, 2024.

** These charge rates are subject to Prevailing Wage laws and Union contract.*



Staff Report

TO: City Council
FROM: Julie Van Hook, Public Information Officer
DATE December 19, 2023
SUBJECT: Adoption of an Updated Strategic Communications Plan

Description The Strategic Communications Plan is a proactive approach serving as a roadmap for engagement and aligning messaging with the goals and mission of the City of Beaumont (City). By design, it enhances consistency, builds trust, and ensures information reaches the right audience at the right time.

Background and Analysis:

Preparation began as part of the Public Information Officer's onboarding process. Onboarding consisted of participating in various meetings with council, department executives, staff who performed similar functions, and feedback from the community gathered from meetings, public comment, and social media.

An assessment was conducted on current communication strategies, including any changes to objectives and tactics. Various methods, such as surveys and stakeholder feedback, were used to gather information and in the development of this plan. The City's goals and audiences were reviewed for relevance, clarity, and measurement.

Messages and channels of information were evaluated. Messages should be tailored to each audience, consistent, credible, and compelling across all platforms and materials. Channels were reviewed for preferences, accessibility, and advantages/disadvantages. With adjustments to communication citywide, messages and channels can be optimized for impact and reach.

Monitoring and elevating communication results, data, and feedback will be a natural step in all messaging. As the city continues to evolve and technology continues to advance, communication will adapt as needed.

Fiscal Impact:

The cost to prepare this staff report was approximately \$100.00.

Recommended Action:

Review, discuss and adopt the Strategic Communications Plan.

Attachments:

- A. 2023-2026 Strategic Communications Plan



2023-2026

CITY OF **BEAUMONT**
COMMUNICATIONS PLAN

City of Beaumont Strategic Communications Plan

City of Beaumont Mission Statement

The City of Beaumont is committed to providing core services to the community that ensure it remains a desirable place to live, work and play. Through responsible and professional leadership and in partnership with local agencies to achieve common goals and leverage area resources, the city will strive to improve the quality of life for all residents living and working in the community.

Public Information Office Mission Statement

Be the best source of information about the City of Beaumont by creating and sharing effective messages and compelling stories that foster positive engagement and connection with all stakeholders.

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Executive Summary

The 2023-2026 Strategic Communications Plan is a living document intended to adapt and enhance as the city continues to evolve. As technology advances and platforms for citizen engagement continue to change, this plan is expected to change to meet the needs of the community. The plan, as it is adopted today, is simply a snapshot of the city's current communication goals and objectives for a unified and cohesive strategy to best serve the City of Beaumont's community and stakeholders.

The plan outlines the overall communication philosophy, structure, audience, and platforms.

Why We Have a Plan

Communication is a basic obligation and essential to an open and transparent government. Communicating with residents, businesses, and visitors is vital to fostering trust and the overall success of the city. Through consistent and engaging communication, the City of Beaumont can grow informed community participation, enhance pride and overall quality of life for its residents.

Communications Team

Everyone who represents the city in an official capacity can be seen as a communicator. It is important to create a unified structure defining messaging and the process for all communication to ensure reliability with and for the city's stakeholders. The success of the plan is dependent upon everyone's understanding and participation.

For the purpose of this plan, the city defines its core communicators as follows:

- Mayor and City Council
- City Manager
- Deputy City Manager
- Chief of Police (and designee)
- Public Information Officer
- Executive Team
- Recreation Manager
- Police Services Manager
- City Clerk
- City Treasurer
- City Boards, Commissions, and Committees
- Other Council-Appointed Officials

Target Audience

A key component of any communication plan is identifying and knowing the audience.

The external stakeholders are:

- Residents
- Visitors
- Businesses
- Community organizations
- Sister cities
- Schools
- Regional influencers
- Media

The internal stakeholders are:

- Employees
- City Council
- City Clerk
- City Treasurer
- City boards, commissioners and committees

Background

This plan is a revision of the adopted 2018 City of Beaumont Strategic Communications Plan. Updating the city-wide strategic communication plan will advance the City of Beaumont's Strategic Plan, Level 3, *Target #1 Goal #4*, to increase public communication, education and strategy. This plan incorporates relationship building and public communication strategy.

Past Plans & Guides

- Original Strategic Communications Plan – Established in 2018, containing initial goals and strategies for an unspecified timeframe.
- Style Guide – Developed in 2019, containing guidelines and standards for both graphic and language perspectives. This guide is active.

Communication Structure

- Public and Internal Communication
 - Goal 1: Accurately and timely communicate information regarding the city's programs and services through a unified and layered framework for maximum reach.
 - Objective 1: Regularly communicate city council decisions and actions
 - Objective 2: Make information about city programs and services readily available and easy to understand
 - Objective 3: Increase awareness, interest, participation, and engagement from the community and businesses
 - Objective 4: Increase employee awareness and build organizational knowledge
- Crisis Communication
 - Goal 1: Enable seamless communication during times of crisis
 - Objective 1: Assess and implement a readiness campaign for crisis communication
- Media Relations
 - Goal 1: Proactively build relationships with journalists and editors
 - Objective 1: Provide proactive news and public service announcements for widespread coverage
 - Objective 2: Provide timely and accurate responses to media inquiries and requests

Current Communication Methods

Advertising

Advertisements are limited to events, programs, and service-related information. The purpose of advertising is to advance the quality of life for its residents and the economic vitality of the city. This includes promoting businesses, incentive programs and community events.

Communication training and assistance

City employees who manage social media accounts should receive basic and ongoing training as needed. Future training will be provided on an as-needed basis to keep employees abreast of current and emerging trends.

Digital Communications

The dominant form of communication currently consists of a variety of digital platforms and local media coverage. Below is a list of communication methods currently used:

Websites

- beaumontca.gov –Official City website
- beaumontcabusiness.gov –Economic Development website (2023)
- bmt parks.com – Parks and Recreation website (2023)
- BeaumontPD.org – Police Department website (2016)

Email subscriptions

- City of Beaumont’s news and events calendar – a calendar for all types of events including public meetings and sponsored community city events
- Beaumontca.gov Notify Me –Subscriptions to various calendars and news:
 - Construction Updates
 - Council Agenda
 - Economic Development Committee
 - Election Central
 - Finance and Audit Committee
 - Misc. Public Meetings
 - Planning Commission Agenda
 - Stewart Park Renovation
 - City Spotlight
 - News and Notices
- Beaumontca.gov Alert Center – For safety alerts
- Beaumontca.gov Calendar – For city events
- Beaumontca.gov Newsflash – Citywide spotlight

Guides

- City Magazine and Recreational Guide: Quarterly online publication featuring city news, recreational information and events. Printed and mailed publications to commence for the Winter 2024 edition.

Message Boards

- Available within city facilities and outside city hall for public consumption.

TV Channel

- PEG Channel is featured on Frontier, Channel 32, broadcasting city council meetings, special programming, and upcoming events.

YouTube Channel

- Features live and recorded public meetings and showcases other programming. Subscribers can like the channel to follow.

Mobile App

- City of Beaumont's Mobile App is an engagement tool for residents to connect electronically to request service, contact information, access news, and view events. The Transit App is used by travelers using city transportation for real time GPS locations, arrival times, ETAs, and assistance with planning connected trips.

Social media outlets

- [City of Beaumont City Hall Facebook](#)
- [City of Beaumont X](#)
- [City of Beaumont Instagram](#)
- [City of Beaumont LinkedIn](#)
- [City of Beaumont Nextdoor](#)
- [City of Beaumont Youtube](#)
- [City of Beaumont TikTok](#)
- [Police Department Facebook](#)
- [Police Department X](#)
- [Police Department Instagram](#)
- [Police Department Nextdoor](#)
- Police Department Neighbors Portal by Ring (No url available)
- [Parks and Recreation Facebook](#)
- [Parks and Recreation Instagram](#)
- [Transit Facebook](#)

Graphic Identity Manual

In 2018, the city updated its logo and developed a graphic identity found in its Brand Style Guide. The guide offers best practices to facilitate standards and ensure consistency in visual and written communication regarding its logo, font, color scheme, and graphics.

Media Relations

A positive working relationship with news media from local and regional outlets is vital to successfully communicating city-related information. The goal of effective media relations is to publish frequently, factually, and professionally. All media inquiries should be responded to promptly whenever possible.

Print publications

With a shift in how society consumes information, the cost versus effectiveness of print publications is reviewed on a case-by-case basis. In most cases, distributing communication digitally is the most cost-effective and predominant method used by the city. Each department produces its own print publications on a smaller scale, including flyers, cards, posters, and brochures to name a few.

However, to maintain a layered and widespread approach the city will utilize local print media, Annual Report, and begin to print its City Magazine for public consumption.

Public Relations

The city continues to establish good and transparent relationships with all its residents, business owners, and visitors through various platforms described throughout the plan.

The city monitors and coordinates responses regarding general inquiries and/or complaints received through a variety of channels.

The city oversees its Public, Educational, and Governmental Access (PEG) Channel through Frontier. Locally, residents can access programming centered on government programs, activities, upcoming events, and services through PSAs, features, and graphic images.

The city utilizes several ways to generate content for distribution including event calendars, internal/employee communication, and social media strategies.

Current Communication Tools

The city invests in a variety of tools including software, video, technology services, and platforms to support effective communication. The primary tools utilized by the city include:

- CivicPlus – website management platform
- Hootsuite – social media scheduling and analytics
- Constant Contact – subscription platform for email announcements
- Grammarly – subscription tool for plain language, grammar, and spelling
- Canva – subscription for graphic creation
- Archive Social – archives all social account activities for public records requests
- Variety of other tools for various projects

PUBLIC AND INTERNAL COMMUNICATION		
Goal 1: Accurately and timely communicate information regarding the city’s programs and services through a unified and layered framework for maximum reach.		
Objective 1: Regularly communicate city council decisions and actions		
Strategy 1: Provide consistent and regular updates on city government decisions and actions		
TACTIC 1: Provide timely recap messages on social media	ONGOING	
TACTIC 2: Launch monthly mayor’s newsletter	FEB 2024	
TACTIC 3: Distribute regular news releases on major council actions such as on development, major infrastructure projects, and community affairs	ONGOING	

PUBLIC AND INTERNAL COMMUNICATION		
Goal 1: Accurately and timely communicate information regarding the city’s programs and services through a unified and layered framework for maximum reach.		
Objective 2: Make information about city programs and services readily available and easy to understand		
Strategy 1: Provide and regularly update the city’s website to ensure its accessible, user-friendly, and informative		
TACTIC 1: Work with Civic Plus to analyze the website layout and make improvements to address areas to optimize engagement and information sharing	JAN 2024	New website calendar in Jan 2024
TACTIC 2: Ensure staff can regularly update and maintain their department pages	ONGOING	
TACTIC 3: Verify all written materials are published in plain language and centralized for ease	ONGOING	For review planned in Jan 2024
TACTIC 4: Work with website vendor for add-on tools to manage content and ADA accessibility	FEB 2024	

PUBLIC AND INTERNAL COMMUNICATION		
Goal 1: Accurately and timely communicate information regarding the city’s programs and services through a unified and layered framework for maximum reach.		
Objective 3: Increase awareness, interest, participation, and engagement from the community and businesses		
Strategy 1: Monitor communication and adapt to communication preferences. Utilize cross-functioning communication methods for maximum reach		
TACTIC 1: Evaluate the PEG Channel. Update regularly and streamline special events as another method of communication	JAN 2024	
TACTIC 2: Utilize different avenues to market and advertise city events and programs such as billboards, in-person meetings, surveys, banners, etc.	ONGOING	Published twice at the local movie theater. Exploring options for billboard usage.
TACTIC 3: Produce print and digital publications for citywide distribution (city magazine, annual report, etc.)	JAN 2024	
TACTIC 4: Development of strategic outreach campaigns for upcoming construction projects	JAN 2024	Preliminary discussion in place.
TACTIC 5: Develop an Annual Report reflecting the city’s achievements for legislative and community outreach	SPRING 2024	
TACTIC 6: Monitor and engage in official city social media outlets	ONGOING	
TACTIC 7: Highlight department activities with high community impact including Police, Fire, Public Works, and Community Services	ONGOING	
TACTIC 8: Regularly assess the effectiveness of various platforms and channels for effectiveness	ONGOING	

PUBLIC AND INTERNAL COMMUNICATION		
Goal 1: Accurately and timely communicate information regarding the city’s programs and services through a unified and layered framework for maximum reach.		
Objective 3: Increase awareness, interest, participation, and engagement from the community and businesses		
Strategy 2: Continue to stay abreast of new and emerging communication trends, strategies, and practices		
TACTIC 1: Maintain professional memberships such as with the California Public Information Officer’s (CAPIO) Association, PRSA, and ICMA	ONGOING	Attend Annual Meeting in May 2024
TACTIC 2: Identify new ways to communicate, best practices, training, and tools through participation in statewide, regional, and local programs	ONGOING	
TACTIC 3: Identify and implement new or more effective ways to communicate with the community	ONGOING	

PUBLIC AND INTERNAL COMMUNICATION		
Goal 1: Accurately and timely communicate information regarding the city’s programs and services through a unified and layered framework for maximum reach.		
Objective 3: Increase awareness, interest, participation, and engagement from the community and businesses		
Strategy 3: Conduct audits and prepare effective messaging		
TACTIC 1: Prepare a content calendar and track performance, reoccurring events, and activities	FEB 2024	
TACTIC 2: Utilize social media management platform to analyze reach, and schedule releases of information during optimal times	ONGOING	Need to on-board all social media contributors to platform.
TACTIC 3: Develop and maintain one voice messaging strategy and talking points	ONGOING	
TACTIC 4: Analyze results from outreach campaigns to evaluate effectiveness and areas of opportunity	SPRING 2024	Transportation and construction projects

PUBLIC AND INTERNAL COMMUNICATION		
Goal 1: Accurately and timely communicate information regarding the city’s programs and services through a unified and layered framework for maximum reach.		
Objective 4: Increase employee awareness, build organizational knowledge, and camaraderie		
Strategy 1: Launch new platforms to foster engagement and share information		
TACTIC 1: Launch internal monthly newsletter highlighting council actions, events, program and project statuses, and employee spotlights	ONGOING	Published November 2024, and monthly thereafter
TACTIC 2: Develop an intranet landing page to serve as the main hub for information	WINTER 2024	Partnership with IT
TACTIC 3: Launch a committee to help plan for celebratory events such as birthdays, holidays, and annual employee recognition ceremony	SPRING 2024	Partnership with HR

PUBLIC AND INTERNAL COMMUNICATION		
Goal 1: Accurately and timely communicate information regarding the city’s programs and services through a unified and layered framework for maximum reach.		
Objective 4: Increase employee awareness and build organizational knowledge		
Strategy 2: Partner with other departments to develop communication objectives, goals, and structure		
TACTIC 1: Define processes, structure and roles related to the release of communication	SPRING 2024	
TACTIC 2: Work with other departments to review communication efforts, goals, and structure. Discuss best practices and emerging trends	SPRING 2024	

CRISIS COMMUNICATION		
Goal 1: Enable seamless and real time information sharing during times of disruption		
Objective 1: Assess and implement a readiness campaign for crisis communication		
Strategy 1: Identify protocols, tools, and training to improve our communication during crisis situations		
TACTIC 1: Implement a city-wide program with push notifications for cross-utilization for traffic and construction updates	WINTER 2024	
TACTIC 2: Develop local crisis communication plan	FALL 2024	

MEDIA RELATIONS		
Goal 1: Proactively build relationships with journalists and editors		
Objective 1: Provide proactive news and public service announcements to achieve coverage		
Strategy 1: Regularly distribute releases, photos, and video content related to city programs, services, events, and actions		
TACTIC 1: Maintain a regular distribution list of media contacts for print and broadcast media	ONGOING	
TACTIC 2: Promote city resources for information about programs and services to media for access	ONGOING	

MEDIA RELATIONS		
Goal: Proactively build relationships with journalists and editors		
Objective 1: Provide proactive news and public service announcements to achieve coverage		
Strategy 2: Continue to foster proactive communication within the organization regarding possible emerging issues.		
TACTIC 1: Utilize executive team meetings as an internal forum to exchange information about items of potential media interest	ONGOING	
TACTIC 2: Reach out to department heads and attend department meetings on upcoming programs, events, activities, and needs of promotion or potential media interest	ONGOING	OCT 2023 began attending the Public Works Department meeting

MEDIA RELATIONS		
Goal: Maintain positive working relationships with media		
Objective 2: Provide timely and accurate responses to media inquiries and requests for information		
Strategy 1: Regularly review media inquiries and respond accordingly		
TACTIC 1: Respond to media inquiries within 24-48 hours, or sooner	ONGOING	
TACTIC 2: Centralize media interactions through PIO	ONGOING	
TACTIC 3: Coordinate responses from subject matter experts within the city	ONGOING	
TACTIC 4: Review media publications for accuracy, and make suggestions to correct the record, if needed	ONGOING	2023 – Initiated check-ins with local media to ensure accurate coverage

MEDIA RELATIONS		
Goal: Maintain positive working relationships with members of media		
Objective 2: Provide timely and accurate responses to media inquiries and requests for information		
Strategy 2: Foster good working relationships locally and regionally		
TACTIC 1: Provide tips, stories and publish ads with local media	ONGOING	Oct 2023 – Published full page transportation graphic Nov 2023 – New resident letter from former Mayor Julio Martinez
TACTIC 2: Identify opportunities for broadcast and televised media coverage	ONGOING	Oct 2023 – ABC 7 live broadcast showing of Shadow Creek Park
TACTIC 3: Reach out to local media to discuss special events, meeting coverage and general information	ONGOING	
TACTIC 4: Assess opportunities to host media events, when appropriate	ONGOING	

Appendix B – Digital Strategy

The digital strategy is a plan to utilize digital channels and tools to communicate with the public and achieve goals as outlined in the plan. This strategy should be used as a guide for content and frequency for sharing on a per-platform basis that can be managed by existing staff.

Our Voice

- Professional
- Accurate
- Authentic
- Good-natured and fun

Digital Strategy Matrix

Digital Channel	Message	Frequency
Main Website	<ul style="list-style-type: none"> Services, programs, facilities, and event information News, notices, and updates 	Weekly
PEG Channel	<ul style="list-style-type: none"> Council, board, and commission coverage PSAs, event, and service information 	Weekly meeting coverage
Internal Newsletter	<ul style="list-style-type: none"> Staff highlights, event coverage, contests, and reminders 	Monthly
Facebook	<ul style="list-style-type: none"> News, alerts, updates, events, and goodwill messaging 	5-10 posts/wk
Instagram	<ul style="list-style-type: none"> Showcase images of community events & updates 	7-12 post/week
X	<ul style="list-style-type: none"> Newsworthy information 	2-4 posts/wk
LinkedIn	<ul style="list-style-type: none"> Agency & employee success Recruitment messages 	3-6 posts/mo
Nextdoor	<ul style="list-style-type: none"> Trash and recycling reminders Major communication campaigns Targeted traffic/road closure alerts Invitation to join meetings, volunteer, etc. 	6 posts/mo
YouTube	<ul style="list-style-type: none"> Program PSAs & public meetings coverage 	5/mo
City Magazine/Rec Guide	<ul style="list-style-type: none"> City highlights, programs & services 	Quarterly
Constant Contact	<ul style="list-style-type: none"> Opt-in service for updates on events & news 	As needed

Appendix C – Placeholder Crisis Communication Plan

Under development. The expected completion and addition to the Plan is Fall 2024.

DRAFT



Staff Report

TO: City Council
FROM: Christina Taylor, Deputy City Manager
DATE December 19, 2023
SUBJECT: Discussion and Direction on the Community Benefit Fee in the Policy on Land Use and Sensitive Receptors (PLUS)

Description Discuss and provide direction to staff on formalizing the Community Benefit Fee in the PLUS

Background and Analysis:

Throughout 2022, staff and the Land Use Subcommittee worked together to prepare a draft policy for analysis of industrial developments. Staff worked with the Land Use Subcommittee on a draft policy which was presented to City Council on August 3, 2022. At that meeting, staff received feedback from City Council as well as interested parties.

Staff continued to work with stakeholders, with the primary concern related to the 1,000 feet separation between dock doors and sensitive receptors. On September 6, 2022, staff presented the policy with the additional information requested and additional points of discussion in a redline format. On October 4, 2022, Council held discussion and adopted the Policy. Staff subsequently formalized the policy, clearing the redlines and incorporating Council's comments.

Part of the PLUS adoption process was discussion on the Community Benefit Fee. Currently the policy states the following:

2. Warehouse/distribution, logistics, e-commerce and other similar types of industrial development typically produce some community impacts related to the construction and operation of these facilities. The applicant for any new project will be requested to participate in the community benefit fee, which would be utilized to further off-set potential air quality impacts to the community and provide a community benefit above and beyond any CEQA related mitigation measures. The fee would be based on a nexus study and subject to the requirements of California Government Code sections 66000- 66025 (the "Mitigation Fee Act"), and Assembly Bill (AB) 1600. The fee will be collected on a one-time basis. Funds collected through the fee program will be subject

to designation for use by the City Council and will generally be used for projects that directly benefit the impacted community wherein the project is located.

After further research and discussion, staff is recommending the following changes:

- Change from Community Benefit Fee to Community Benefit Program
- Removal of reference to a fee based on a nexus study. Instead, participation in the Community Benefit Program will be negotiated on a per-project basis.
- Funds collected through the program can be used for projects directly benefiting the community.

Attachment A to this report shows the PLUS including in redline the changes recommended by staff.

Fiscal Impact:

The cost to prepare this staff report is approximately \$150.

Recommended Action:

Direct staff to amend the PLUS language as presented.

Attachments:

- A. Policy on Land Use and Sensitive Receptors

Policy on Land Use and Sensitive Receptors



Purpose

For the past decade, the City of Beaumont was one of the fastest growing cities in the region. The City's proximity to Los Angeles, Orange and San Diego counties, the availability of affordable land and high quality of life have all contributed to making Beaumont an attractive place to live and work. The continuing rate of growth in Beaumont and in the larger region exceeds the capacity of the City's financial resources to meet the needs for transportation infrastructure. Warehousing, logistics, e-commerce and distribution are established sectors of the Inland Empire economy and are increasing in the City of Beaumont. These uses contribute to local job growth and continue to expand based on trends in e-commerce. Due to the City's location, providing direct access to I-10, SR-60 and SR79, it is anticipated that strong demand for growth in the logistics industry will continue.

The City recognizes construction and operations of logistics, warehouses and other similar types of projects in close proximity to sensitive land uses or sensitive receptors, negatively affects quality of life. ***Sensitive receptors generally include residences, schools, parks, playgrounds, community centers, assisted living, day care centers, nursing homes, hospitals, and similar uses.*** The City of Beaumont has all of these types of sensitive receptors and additionally has several active-55+ communities.


This policy is intended to provide a guide through which logistics, warehouses and similar projects can be planned in a way that lessens their impact on the community and the environment. This policy will aid in minimizing potential impacts to sensitive receptors by acknowledging the City's existing General Plan and zoning which provides location and standards for development of these types of projects and California Environmental Quality Act (CEQA) project analysis. This policy does not exempt a project from preparation of the appropriate environmental review and application of any necessary measures that may arise as a result. This policy provides criteria which shall be implemented to supplement project-level mitigation measures, to further reduce impacts related to logistics, warehousing and any project of similar size or type of development.

The application of this policy is intended to be included in the evaluation of and conditions of approval for individual development projects. This will provide standards for which applicants and the public can look to and will provide an opportunity for City staff to monitor individual conditions of approval. The policies are organized into specific categories, to address potential quality of life issues from initial design to construction and operations.

Applicability

The policy guidelines apply to new projects submitted after the policy approval date and will be implemented during the development review process.

This policy applies to logistics, warehouse and similar projects that include any building larger than 100,000 square feet in size or type. It is intended to provide a general guidance that will be appropriate for most industrial or logistics, warehouse or similar projects. Project-level review under CEQA applies to any project,




regardless of square footage and may include any technical reports including, but not limited to noise, greenhouse gas, air quality, and traffic. The Planning Department shall use this policy to review projects and in instances where a project does not conform to the policy shall document findings to be considered by the Planning Commission and City Council.

Analysis

1. An “Air Quality” study shall be prepared in accordance with CEQA and the South Coast Air Quality Management District (SCAQMD) guidelines which includes both project specific and cumulative impact analysis.
2. A “Health Risk Assessment” shall be prepared in accordance with CEQA and the South Coast Air Quality Management District (SCAQMD) guidelines when a proposed project meeting the criteria of this policy is located within 1,000 feet of a sensitive receptor.
3. A “Noise Impact Analysis” shall be prepared in accordance with CEQA guidelines to assess potential impacts to the neighboring properties and surrounding community.
4. A “Construction Traffic Control Plan” shall be prepared, reviewed and approved prior to issuance of a grading permit, which details the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations.
5. A “Traffic Study” or “Traffic Impact Analysis” shall be prepared in accordance with CEQA, analyzing both Vehicle Miles Traveled (VMT) and Level of Service (LOS) C as allowed by the City’s General Plan. The study shall identify improvements and fair share costs for the project.
6. A stacking or queuing study shall be provided as part of the project review. The study shall identify the necessary on-site queuing area so vehicle and truck traffic waiting to access the site shall not extend into the public right-of-way.
7. A “Water Supply Assessment” shall be prepared as part of the environmental review process.
8. A “Sewer Study” shall be prepared as part of the project review process.
9. An “Economic Impact Study” shall be prepared as part of the project review process. At a minimum, the study shall provide a cost for service analysis, estimate of revenue generated, anticipated property tax revenue and any other information necessary to provide a comprehensive evaluation of the fiscal impacts to the City.
10. An “Energy Efficiency Plan” shall be prepared as part of the project review process which shows how the project will encourage efficiency above and beyond Title 24 requirements.

Construction Phase

1. During construction of the project, all copy of current California registration for each piece of construction equipment accessing the site shall be provided to the City. If equipment is not registered in



California proof of CARB-Compliant engines or newer as identified by the most current CARB engine standards shall be provided.

2. Construction contractors shall locate or park all stationary construction equipment away from sensitive receptors nearest the project site.
3. The surrounding streets shall be swept on a daily basis to remove any construction related debris and dirt.
4. Dust control measures meeting SCAQMD standards shall be implemented for all land disturbance and construction activity.
5. All Water Quality requirements and best practices shall be adhered to throughout the construction phase.
6. Construction contractors shall prohibit truck drivers from idling more than five (5) minutes and require operators to turn off engines when not in use, in compliance with the California Air Resources Board regulations.
7. During construction, a City representative shall conduct an on-site inspection with a project representative to verify compliance with these policies, and to identify other opportunities to reduce construction impacts.

Siting and Design

1. Truck bays and loading docks shall be a minimum of 1,000 feet, from the property line of the sensitive receptor to the nearest dock door using a direct straight-line method. This distance may be reduced if the site design includes berms or other similar features to appropriately shield and buffer the sensitive receptors from the active truck operations areas. Dock doors shall not be visible from surrounding residential properties or the public right-of-way. Other setbacks appropriate to the site's zoning classification shall be incorporated in the design.
2. Projects shall be designed to provide adequate on-site parking for commercial trucks and passenger vehicles and on-site queuing for trucks not visible from sensitive receptors. Commercial trucks shall not be parked in the public right-of-way or nearby residential areas. Queuing shall not extend into the public right-of-way.
3. Truck driveways shall be placed on streets that do not front sensitive receptors.
4. Sites shall clearly mark entry and exit points for trucks and service vehicles.
5. Facility operators shall establish specific truck routes between the facility and regular destinations, identifying the most direct routes to the nearest highway/freeway and prohibit traveling near sensitive receptors or through residential neighborhoods. The truck route should be submitted as part of the entitlement package.

- 
6. Separate entry and exit points for trucks and passenger vehicles shall be provided to minimize vehicle/truck conflict.
 7. Sites shall be densely screened with landscaping along all bordering streets and adjacent sensitive receptors, with trees spaced no further apart than 25 feet on center. Trees utilized in landscape screening shall be a minimum of 36-inch box. A permanent maintenance mechanism shall be approved as part of the entitlement process to assure that the landscaping remains in place and functional in accordance with the approved landscaping plan.
 8. A “wing-wall” shall be installed perpendicular to the loading dock areas to further reduce truck or operational noise and to serve as an aesthetic screening feature for the loading area when adjacent to sensitive receptors.
 9. All project lighting shall comply with the City’s “Dark Sky Ordinance”, Beaumont Municipal Code Chapter 8.50 Outdoor Lighting. Lighting shall be shielded and directed down to the interior of the site and not spill over onto adjacent properties.
 10. Project facilities shall install electrical panels and conduit to facilitate future electrical connections, to eliminate idling of main and auxiliary engines during the loading and unloading process. At all cold storage facilities electrical connections shall be provided to each dock.
 11. Facility construction and operational noise shall comply with Beaumont Municipal Code Chapter 9.02 Noise Control.
 12. Sites shall be designed to significantly minimize aesthetic impact and structures shall have a neutral palette, blending in with the surrounding environment.
 13. Any mechanical or structural equipment or components located on the exterior of the building shall be screened from view and enclosed to protect the equipment and deter vandalism.

Operation

1. Facility operators shall prohibit truck drivers from idling more than five (5) minutes and require operators to turn off engines when not in use, in compliance with the California Air Resources Board regulations.
2. Facility operators shall coordinate with CARB and SCAQMD to obtain the latest information about regional air quality concentrations, health risks, and trucking regulations.
3. On-site equipment shall be compliant with CARB and SCAQMD regulations.
4. Facility operators shall require all drivers to park and perform any maintenance of trucks in designated on-site areas and not within the surrounding community or on public streets.
5. Facility operators for sites that exceed 250 employees shall establish a rideshare program, in accordance with AQMD rule 2202, with the intent of discouraging single-occupancy vehicle trips and promote alternate modes of transportation, such as carpooling and transit where feasible.


6. A minimum of 5% or as required by the Cal Green Code, whichever is greater of employee parking spaces shall be designated and infrastructure installed and operational for electric or other alternative fueled vehicles.
7. Externally announcing public address (PA) system are prohibited with the exception of emergency notifications.
8. Facility operational noise shall comply with Beaumont Municipal Code Chapter 9.02 Noise Control. Any ongoing operational noise shall be evaluated through the CEQA process.

Wayfinding

1. Wayfinding signs shall be posted in the appropriate locations that trucks should not idle for more than five (5) minutes and that truck drivers should turn off their engines when not in use.
2. Wayfinding signage shall be posted in the appropriate locations that clearly show the designated entry and exit points for trucks, service vehicles and passenger vehicles.
3. Signs stating parking and maintenance of all trucks is to be conducted within designated areas and not within the surrounding community or on public streets shall be posted in the appropriate locations.
4. Signs should be posted in the appropriate locations and handouts should be provided that show the locations of nearest food options, fueling, truck maintenance services, and other similar convenience services, if these services are not available onsite. The facility operator shall also email this information to drivers expected to visit the site, 24 hours in advance of their arrival.
5. Each facility shall designate a point of contact responsible for implementing the measures described herein and/or in the project conditions of approval and mitigation measures. Contact information should be provided to the City and updated annually, and signs should be posted in visible locations providing the contact information for the point of contact to the surrounding community. These signs shall also identify the website and contact information for the South Coast Air Quality Management District.
6. Signage shall comply with the City's Sign Ordinance, Beaumont Municipal Code Chapter 17.07 Signage, which may be amended from time to time.

Community Benefit

1. Applicants for proposed projects meeting the criteria for this policy shall engage in meaningful and transparent community outreach to engage the existing community in determining issues of concern. The applicant shall make a quantifiable effort to address concerns through site design and other means during the project entitlement process. Suggested outreach efforts include but are not limited to, hosting community meetings, making presentations at Homeowner's Association meetings, and Planning Commission workshops.
2. Warehouse/distribution, logistics, e-commerce and other similar types of industrial development typically produce some community impacts related to the construction and operation of these facilities. The



applicant for any new project will be requested to participate in the community benefit ~~fee program~~, which ~~would will~~ be utilized to further off-set ~~potential air quality~~ impacts to the community and provide a community benefit above and beyond any CEQA related mitigation measures. ~~The fee Program participation would will be based on a nexus study and subject to the requirements of California Government Code sections 66000–66025 (the “Mitigation Fee Act”), and Assembly Bill (AB) 1600. The fee will be collected on a one-time basis negotiated on a per-project basis. Funds collected through the fee program~~ will be subject to designation for use by the City Council and will generally be used for projects that directly benefit the impacted community ~~wherein the project is located.~~



Staff Report

TO: City Council
FROM: Nicole Wheelwright, Deputy City Clerk
DATE December 19, 2023
SUBJECT: Mayoral Appointments to Various Boards, Commissions and Committees

Description Annual Appointments of City Council Members to City and outside agency boards, commissions and committees.

Background and Analysis:

As part of an annual reorganization, it is the Mayor's discretion to appoint City Council members to various boards, commissions and committees. The following entities require representatives from the City Council.

- Riverside Transit Agency
- Transportation Now
- Riverside County Transportation Commission
- Western Riverside County Regional Conservation Authority
- Beaumont Cherry Valley Parks and Recreation District
- Beaumont Cherry Valley Water District
- Beaumont Unified School District
- Legislative Liaison
- Collaborative Agency
- City Manager and Mayor's Breakfast
- Eastern Riverside County Interoperable Communications Authority
- Southern California Association of Governments
- League of California Cities
- Memorial Committee
- Finance and Audit Committee
- Economic Development Committee
- Western Riverside Council of Governments
- Water Re-Use Ad-Hoc 2x2 Committee
- Passcom
- Beaumont Basin Watermaster Board
- Memorial Ad-Hoc Committee

- Youth Council
- Policy on Land Use (PLUS) Committee
- Cherry Festival Liaison
- San Gorgonio Pass Regional Water Alliance
- San Gorgonio Pass Water Agency
- Beaumont Library District
- Parks and Recreation Committee
- San Gorgonio Integrated Regional Water Management Region Stakeholder Advisory Committee
- HR Sub-Committee

Fiscal Impact:

Staff estimates the cost to prepare this staff report to be \$195.

Recommended Action:

Mayoral appointments of City Council members to various boards, commissions and committees.

Attachments:

- A. List of boards, commissions and committees.

***Provides Stipend**

Boards and Assigned Electeds

Riverside Transit Agency *

A collaboration of cities within the County of Riverside to discuss transportation within the County.

[Representative -](#)

[Alternate Representative -](#)

Meets the fourth Thursday of the month @ 2:00pm

1825 Third Street, Board Room, Riverside

Transportation Now *

Regional meeting of Transit providers and community advocates to discuss regional transit issues

[Representative -](#)

[Alternate Representative -](#)

Meets the first Thursday of the month @ 12 noon

550 E 6th St, City Hall, Beaumont

Riverside County Transportation Commission*

Oversees transportation capital projects in the Western Riverside County.

[Representative -](#)

[Alternate Representative -](#)

Meets the Second Wednesday of the month at 9:30am

4080 Lemon Street, First Floor

Western Riverside County Regional Conservation Authority *

A joint powers authority for the purpose of acquiring, administering, operating and maintaining land and facilities for ecosystem conservation

[Board Member -](#)

[Alternate Board Member -](#)

Meets the first Monday of the month at 12:30pm

4080 Lemon Street, First Floor

Beaumont Cherry Valley Parks and Recreation District

Operates parks and recreation centers in the Beaumont/Cherry Valley Area

[Liaison -](#)

[Alternate Liaison -](#)

Meets the second Wednesday of the month at 5:00pm

390 W. Oak Valley Pkwy, Beaumont

Beaumont Cherry Valley Water District

Water distribution for the Beaumont, Cherry Valley and a portion of Calimesa

[Liaison -](#)

[Alternate Liaison -](#)

Meets the second Wednesday of the month at 7:00pm

560 Magnolia Ave, Beaumont

Beaumont Unified School District

Meeting for the Board of Trustees to discuss topics within the district.

[Liaison -](#)

[Alternate Liaison -](#)

Meets the second and fourth Tuesday of the month at 6:30pm

350 W. Brookside Ave, Beaumont

Legislative Liaison

Representation of Beaumont at Sacramento and Washington DC events.

[Representative -](#)

[Alternate Representative –](#)

Collaborative Agency

A joint meeting between agencies within the City to collaborate on events and issues, initially started as an emergency operations agency.

[Representative -](#)

[Alternate Representative –](#)

Meets the first Wednesday every two months at 5:00 p.m.

City Manager and Mayor's Breakfast

A joint meeting between the Mayors and City Managers of Banning, Beaumont, Morongo, Calimesa and Riverside County Supervisor.

[Mayor Fenn Representative](#)

City Manager, Elizabeth Gibbs – Representative

Meets the first Thursday of the month at 7:00am

Eastern Riverside County Interoperable Communications Authority (ERICA)

Joint Powers authority of cities regarding radio communications

[Representative –](#)

Kari Mendoza – Board Member *Meets on the even months at 2:00*

68700 Avenida Lalo Guerrero, City Hall, Cathedral City

Southern California Association of Governments*

Joint Powers Authority under State Law to address regional issues

[Representative -](#)

[Alternate -](#)

Meets on the first Thursday of the month

818 West 7th Street, 12th Floor, Los Angeles

League of California Cities

Association of California City Officials to combine resources and information to influence policy

[Voting Delegate -](#)

[Alternate -](#)

Rotating locations

Memorial Committee

Committee to oversee the City memorials (i.e Police and Fire Memorial, Veteran's Memorial)

[Committee Member -](#)

[Alternate Committee Member –](#)

Meets on an as-needed basis

550 E 6th St, City Hall, Beaumont

Finance and Audit Committee

Promotes enhanced fiscal responsibility, accountability, integrity and transparency.

[Committee Member/Council Member -](#)

[Committee Member/Council Member -](#)

Meets the fourth Monday on a quarterly basis at 6:00pm

550 E 6th St, City Hall, Beaumont

Economic Development Committee

Evaluate and provide advice and recommendations to the City Council concerning Economic Development matters.

[Committee Member/Council Member -](#)

[Committee Member/Council Member -](#)

Meets the second Wednesday of the month at 4:00pm

550 E 6th St, City Hall, Beaumont

Western Riverside Council of Governments*

Comprised of cities in Riverside County to discuss regional issues

[Committee Member/Council Member -](#)

[Alternate Member/Council Member -](#)

Meets the first Monday of the month at 2:00pm

4080 Lemon St, County of Riverside Administrative Building, Riverside

Water Re-Use Ad-Hoc 2x2 Committee

Collaborative meeting with the Beaumont Cherry Valley Water District to discuss logistics of re-use water from the Treatment Plant

[Committee Member/Council Member -](#)

[Committee Member/Council Member -](#)

BCVWD Board Member

BCVWD Board Member

Meets on an as needed basis

550 E 6th ST., City Hall, Beaumont

Passcom

[Board Member -](#)

[Alternate Board Member -](#)

Meets on the 2nd Tuesday of the month at 8:30am

Four Seasons Meeting Room at Main Clubhouse

Beaumont Basin Watermaster Board

[Liaison -](#)

Meets on the 1st Wednesday of even months at 10:00 am

560 Magnolia Ave. Beaumont

Memorial Ad-Hoc Committee

[Council Member -](#)

[Alternate -](#)

Meets as needed

550 E 6th Street Beaumont City Hall

Youth Council

[Council Member -](#)

[Alternate –](#)

Meets on the 2nd Tuesday of each month (September – June) at 4:00pm

550 E 6th Street Beaumont City Hall

Policy on Land Use (PLUS) Committee

Council Member -

Council Member –

Meets as needed

550 E 6th Street Beaumont City Hall

Cherry Festival

To be a point of contact for the Cherry Festival Assoc and attend meetings as necessary

Liaison –

Alternate -

Meets on the first Wednesday of each month (weekly in May)

1310 Oak Valley Parkway (CRC)

San Gorgonio Pass Regional Water Alliance

Collaborative committee to manage water resources on a regional scale

Liaison -

Meets the fourth Wednesday every other month at 5:00pm

99 East Ramsey St., Banning

San Gorgonio Pass Water Agency

Board of elected directors to discuss regional water needs

Liaison –

Meets the second and fourth Monday of each month at 1:30 p.m.

1210 Beaumont Ave

Beaumont Library District

To be the point of contact for the Board of Trustees and attend meetings as necessary

Liaison –

Alternate –

Meets on the fourth Thursday of each month at 6:30 p.m.

125 E. 8th Street

Parks and Recreation Committee

To discuss the Parks Master Plan and park uses throughout the City

[Council Member -](#)

[Alternate –](#)

Meets on the fourth Monday on a quarterly basis at 4:00 p.m.

550 E 6th St, City Hall, Beaumont

San Gorgonio Integrated Regional Water Management Region Stakeholder Advisory Committee

To inform the San Gorgonio Water Management Group of regional needs, goals and strategies

[Council Member -](#)

[Alternate –](#)

Meets on Wednesdays at 2:00 p.m.

99 E. Ramsey, Banning City Hall

HR Sub-Committee

Meets on an as-needed basis for employee MOU negotiations.

[Council Member -](#)

[Council Member -](#)

Meets at City Hall



Staff Report

TO: City Council
FROM: Robert Vestal, Public Works Director
DATE December 19, 2023
SUBJECT: Utility Undergrounding Discussion

Description Discuss amending Beaumont Municipal Code (BMC) to establish a Utility Undergrounding Requirements section.

Background and Analysis:

The BMC has two sections that discuss undergrounding of utilities: Chapter 12.16 - Utility Undergrounding and Chapter 17.04.100 – Utilities.

Chapter 12.16- “Utility Undergrounding” provides the City the ability to create Underground Utility Districts, levy an assessment of the cost to underground the existing utilities against the property owners, and perform the undergrounding of utilities within the district. There are currently four Utility Undergrounding Districts.

- Resolution 1978-35: District 101 -Area near Highland Springs and Sixth Street
- Resolution 1989-01: District 89-1 - Area along Sixth Street, between American and Allegheny
- Resolution 1998-27: Along an 880 feet portion of Brookside Avenue and 1,940 feet portion of Beaumont Avenue
- Resolution 2005-31: District 2 - Beaumont Avenue between Eighth Street and I-10 FWY

Chapter 17.04.100 – “Utilities” establishes the requirements of new and existing utilities associated with the development of a project. 17.04.100(B) specifically identifies undergrounding of utility lines having 16 kilovolts or less. However, Chapter 17.04.100 does not explicitly state that existing poles must be undergrounded which provides opportunity for challenges. Additionally, Chapter 17.04.100 is located in the Zoning section of the BMC.

City staff recommends the following changes to the BMC:

1. Chapter 12.16- “Utility Undergrounding” be renamed to “Utility Undergrounding Districts” to more clearly reflect its application.
2. Add Chapter 12.18 – Utility Undergrounding Requirements to incorporate the City’s policies requiring the conversion of existing overhead utilities into new underground systems as a condition related to the City’s approval for land use and development applications and permits.
3. Amend the Zoning Code Section 17.04.100 – “Utilities” to clarify the City’s requirements applicable to both the undergrounding of existing overhead utilities and the installation of new underground utility systems as a condition related to approvals for land use development applicants.

Proposed Chapter 12.18 – Utility Undergrounding Requirements

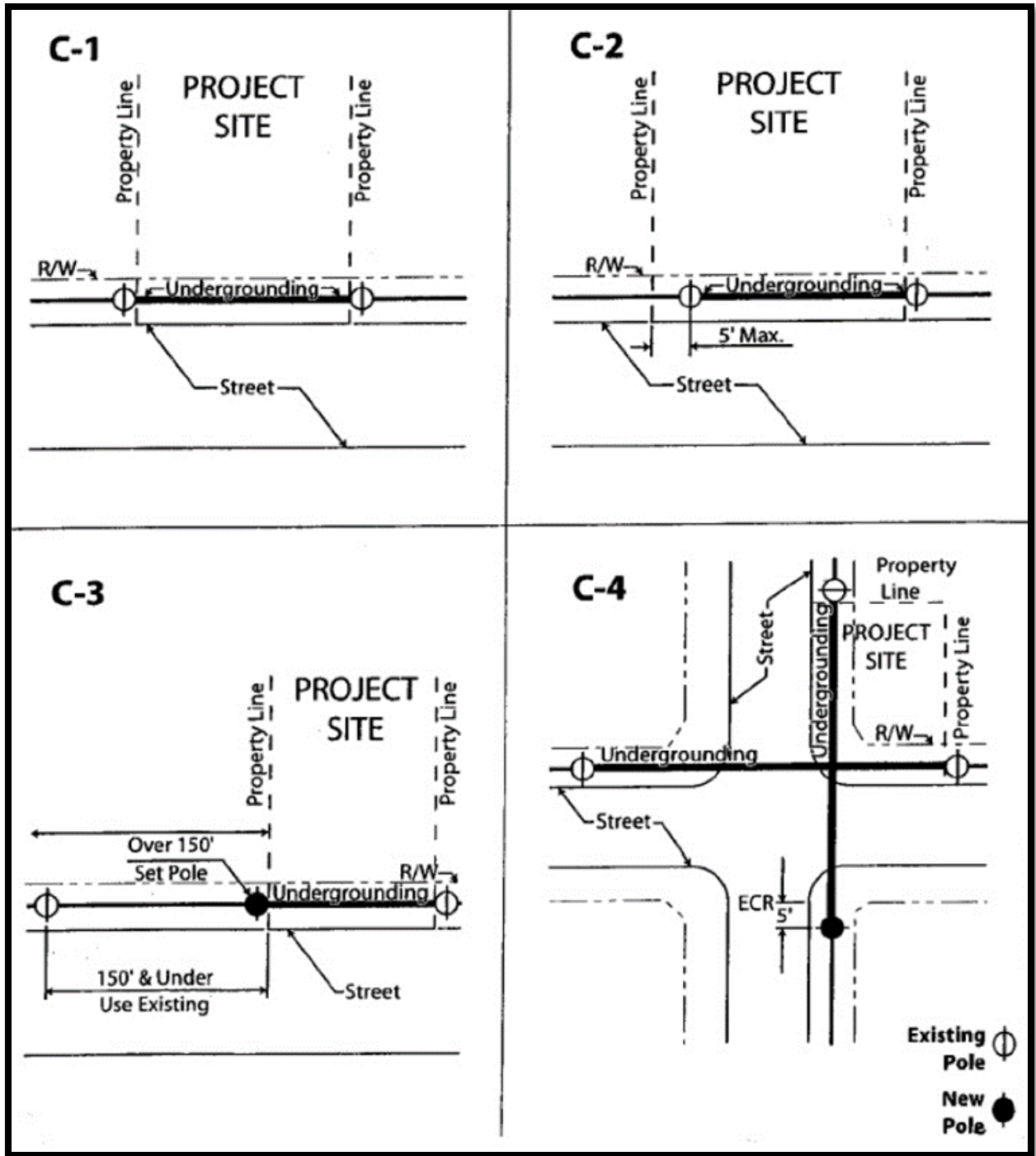
Chapter 12.18 – “Utility Undergrounding Requirements” will establish uniform provisions for the regulation of requiring conversions of existing overhead utility systems into new underground systems. The chapter will be divided accordingly:

- 12.18.010 – Purpose and Authority
- 12.18.020 – Definitions
- 12.18.030 – Requirements to underground existing overhead utility lines
- 12.18.040 – Application to Developments and Improvements
- 12.18.050 – Utility Assessment Form
- 12.18.060 – Exempted Utility Devices
- 12.18.070 – Exempted Developments or Improvements
- 12.18.080 – Waiver
- 12.18.090 – Appeals

Requirements

The requirement to underground existing overhead utilities will be imposed on each and every permit required from the City for development or improvement of private property. Existing overhead utility lines located on, extending across, or located adjacent to private property, including those overhead utility lines located along the perimeter of private property within public rights-of-way of City streets bordering private property, shall be placed underground into new underground systems. Existing overhead utility lines shall be placed underground on the property subject to the development or improvement as follows:

- A. Except as otherwise provided in this subsection, the existing overhead utility lines shall be placed into a new underground system located along the entire frontage of the subject property from boundary line to boundary line as depicted in Figure C-1;
- B. Whenever a utility pole is located on the frontage of the subject property and within five feet of its boundary line, existing utility pole may remain to be used as a riser with the existing overhead utility lines placed underground into a new underground system located along the frontage of the property from boundary line to the existing utility pole except for that distance of five feet or less between the utility pole and the other boundary line as depicted in Figure C-2;
- C. Whenever an existing utility pole is located within one hundred fifty (150) feet of a boundary line of the subject property, the existing overhead utility lines shall be placed into a new underground system located along the entire frontage of the subject property from boundary line to boundary line and from one of the boundary lines to the existing utility pole as depicted in Figure C-3. Whenever a utility pole is located more than one hundred fifty (150) feet from a boundary line of the subject property, a new utility pole may be installed at one boundary line of the subject property and the existing overhead utility lines shall be placed into a new underground system along the entire frontage of the subject property from one boundary line to the newly installed utility pole as depicted in Figure C-3;
- D. In the event that the subject property is located on a corner where two streets intersect, the existing overhead utility lines shall be placed into a new underground system extending across one or both of the streets to the next existing utility pole provided that the utility pole is within one hundred fifty (150) feet of one of the boundary lines of the subject property as depicted in Figure C-4.



Exemptions

The following existing overhead utility lines shall be exempted from the requirement to be placed underground as otherwise required in this chapter:

- A. Existing overhead utility lines operated at voltages in excess of thirty-four thousand five hundred volts (> 34.5 kV);
- B. In residential in-fill areas where property is to be developed for residential purposes where existing overhead utility lines are located along or near the rear property lot lines of the subject property to be developed and where those existing overhead utility lines provide service to adjoining residential properties that are not the subject of the development or improvement;
- C. Appurtenances and associated equipment including, but not limited to, surface mounted transformers and switches, pedestal mounted terminal boxes and meter cabinets which may be left in place above ground;
- D. Improvements to an existing commercial or industrial building where the improvement increases the building footprint or total square footage by less than 300 square feet, ref BMC 17.11.050(A);
- E. Improvements to an existing residential building where the improvement increases the building footprint or total square footage by less than twenty-five percent (25%), ref BMC 17.11.050(A).
- F. Whenever the owner or developer of a subject property is required to underground existing overhead utility lines but the length of the property frontage is less than three hundred (300) feet, the City may allow the owner or developer to pay a fee to the City that is equal to the unit cost of placing the existing overhead utility lines underground multiplied by the length over which the undergrounding is required

34.5kV Threshold

Current BMC Chapter 12.16- "Utility Undergrounding" has an exemption from undergrounding utility lines that exceed 34.5 kilovolts (kV). Chapter 17.04.100 – "Utilities" has an exemption from undergrounding utility lines that exceed 16 kV. City staff conducted a survey of twenty-eight surrounding cities' kV exemptions. Twelve cities use approximately 34.5 kV. Only Beaumont and Rialto have lower kV exemptions. The remaining cities do not list the kV. The following table shows the results of the survey:

<u>City</u>	<u>Code Section</u>	<u>kV Requirement</u>	<u>Waiver?</u>
Banning	17.24.170	<33 kV	No
Beaumont	17.04.100	<=16 kV	No

<u>City</u>	<u>Code Section</u>	<u>kV Requirement</u>	<u>Waiver?</u>
Calimesa	17.15.140	<=34.5 kV	Yes - City Engineer
Cathedral City	8.30.050	Not specified	No
Chino	13.32	<=34.5 kV	Listed exceptions
Coachella	16.28.150	Not specified	Yes - City Council
Corona	15.60	<34 kV	Yes - City Council
Fontana	27-50 to 27-54	<36 kV	Listed exceptions
Hemet	82-172	<=34.5 kV	Yes - City Engineer
Highland	16.40.380	<=34.5 kV	Listed exceptions
Indio	156.106	Not specified	Yes - PW Director
La Quinta	13.24.110	Not specified	Yes - City Manager
Menifee	9.23	Not specified	Yes - varies
Moreno Valley	9.14.130	<115 kV	Yes - City Engineer
Norco	13.08	<40 kV	Yes -City Council
Ontario	7-7	<=34.5 kV	Listed exceptions
Palm Desert	12.16.020, 25.40.120	<=16 kV	Listed exceptions
Palm Springs	8.04.402, 9.60.030	<35 kV ; <=33 kV	Yes - City Engineer
Perris	19.02.070	Not specified	No
Pomona	62-31	Not specified	Listed exceptions
Rancho Cucamonga	16.36.090	PUC exempted	Yes - City Council
Rancho Mirage	12.16.010	Not specified	No
Redlands	17.17.020	Not specified	Yes - Approving Body
Rialto	15.32	<=16 kV	Yes - varies
Temecula	15.04.090	<34 kV	Yes - Planning Commission
San Bernardino	19.30.110	<33 kV	Listed exceptions
San Jacinto	15.32	<66 kV	Listed exceptions
Yucaipa	83.041120	Not specified	If <4 poles removed

Waiver

If an owner or developer who is the applicant of a land use or development application believes that the undergrounding requirement is impractical and will cause practical difficulties and unnecessary hardship due to certain topographical conditions, street configurations, underground obstacles, soil, water or other natural conditions which would make the placement of existing overhead utilities into new underground systems unreasonable, the owner or developer shall provide such notice of intent to pursue a waiver with the Utility Assessment Form required by Section 12.18.050. The burden is

imposed on the owner or developer to provide sufficient justification for a waiver to be considered by the City Council. The waiver, if requested, shall be considered prior to the time the approval authority considers the land use or development application. If such waiver is granted, the City may require the owner or developer to pay an in lieu fee.

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$1,500.

Recommended Action:

Direct staff to advertise for a public hearing and proceed with amending the Beaumont Municipal Code;

Establish an exemption to undergrounding utilities in excess of 34.5 kV;

Establish an exemption to undergrounding utilities for parcels having a project width less than 300 feet and require an in-lieu fee for future undergrounding via Capital Improvement Program (CIP); and,

Establish a waiver process for applicants to petition City Council to pay in-lieu fees for otherwise non-exempt projects.

Attachments:

- A. Draft Ordinance Amending the Beaumont Municipal Code

DRAFT ORDINANCE NO. XXXX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF BEAUMONT, CALIFORNIA AMENDING THE
TITLE OF CHAPTER 12.16, ADDING CHAPTER
12.18 AND AMENDING CHAPTER 17.04 OF THE CITY
OF BEAUMONT MUNICIPAL CODE CONCERNING
REQUIREMENTS FOR UNDERGROUNDING OF
EXISTING OVERHEAD UTILITIES APPLICABLE TO
DISCRETIONARY APPROVALS RELATED TO LAND USE
AND DEVELOPMENT**

WHEREAS, the City has implemented policies requiring the conversion of existing overhead utilities into underground systems for many years as a condition related to approvals for land use and development applications; and

WHEREAS, the City's consistent practice to implement policies requiring the undergrounding of existing utility poles, overhead utility lines and related transmission devices serves the public health, safety and welfare in the following respects:

- a) Undergrounding of existing overhead utilities eliminates potential hazards to life and property in the event of emergencies or disasters such as earthquakes, fires, floods, hazardous or toxic waste releases, rains, and riots;
- b) Undergrounding of existing overhead utilities facilitates the delivery of emergency services to persons and property located adjacent to the public right-of-way;
- c) Undergrounding of existing overhead utilities improves or increases the accessibility of the public right-of-way for such public uses as pedestrian travel, ease of deliveries to adjacent property, and landscaping treatments;
- d) Undergrounding of existing overhead utilities eliminates the threat of downed powerlines and the resulting fires that can be caused by high winds.

WHEREAS, the City Council desires to clarify the provisions related to and applicability of undergrounding of existing overhead utilities on approvals of applications and permits related to land use and development as identified in the Beaumont Municipal Code; and

WHEREAS, the City has proposed to amend the title of Chapter 12.16 to more clearly reflect its application to "Utility Undergrounding Districts;" and

WHEREAS, the City has proposed to add Chapter 12.18 "Utility Undergrounding Requirements" to incorporate the City's policies requiring the conversion of existing overhead utilities into new underground systems as a condition related to the City's approvals for land use and development applications and permits; and

WHEREAS, the City has proposed to amend the City's Zoning Code in Section 17.04.100 "Utilities" to clarify the City's requirements applicable to both the undergrounding of existing overhead utilities and the installation of new underground utility systems as a condition related to approvals for land use and development applications; and

WHEREAS, duly noticed public hearing to consider the amendment to the City's Zoning Code was conducted on this matter as required by law by the Planning Commission on XXXX; and

WHEREAS, the Planning Commission recommends that the City Council approve the proposed amendment to Section 17.04.100 of the Zoning Code; and

WHEREAS, following the Planning Commission's recommendation, the City Council has approved the amendment to Section 17.04.100 of the Zoning Code in addition to the amendments of and additions to Title 12 of the Municipal Code; and

WHEREAS, duly noticed public hearing was conducted on this matter as required by law by the City Council on XXXX; and

WHEREAS, the City Council of the City of Beaumont has reviewed the reasons for the amendments and additions to the Municipal Code as described above.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BEAUMONT DOES ORDAIN AS FOLLOWS:

SECTION 1: The amendment of the title to Chapter 12.16 of the Beaumont Municipal Code to read: "Utility Undergrounding Districts" is hereby approved.

SECTION 2: The City Council hereby amends Title 12 to include Chapter 12.18 entitled "Utility Undergrounding Requirements" to the Beaumont Municipal Code, to read as specifically set forth in Exhibit "A", which Exhibit is attached hereto and made a part hereof.

SECTION 3: The City Council hereby finds that the amendment to the City's Zoning Code in Section 17.04.100 "Utilities" is consistent with the adopted policies in the Beaumont Municipal Code and the General Plan of the City of Beaumont.

SECTION 4: The City Council hereby amends Section 17.04.100 "Utilities" to the Beaumont Municipal Code, to read as specifically set forth in Exhibit "B", which Exhibit is attached hereto and made a part hereof.

SECTION 5: The City Council finds that the actions contemplated by this Ordinance are exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15060 (b)(3), CEQA review is not required because there is no possibility that this Ordinance may have a significant effect upon the environment and the proposed text amendments constitute a minor alteration in a land use limitation under CEQA Guidelines Section 15305, and such a land use limitation is a permissible exercise of the City's zoning powers.

SECTION 6: The City Council hereby declares that if any provision, section, paragraph, sentence, or word of this Ordinance is rendered or declared to be invalid or unconstitutional by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, such invalidity shall not affect the other provisions, sections, paragraphs, sentences or

words of this Ordinance, and to this end the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance enforced.

SECTION 7: The Mayor shall sign and the City Clerk shall certify to the passage of this Ordinance and cause the same or a summary thereof to be published within 15 days after adoption in accordance with Government Code Section 36933. This Ordinance shall take effect 30 days after adoption in accordance with Government Code Section 36937.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Beaumont, California, approves these amendments to the Beaumont Municipal Code.

MOVED AND PASSED upon first reading and ordered posted at a regular meeting of the City Council of the City of Beaumont, California, held on the XX day of XXXXX, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

MOVED, PASSED AND ADOPTED upon second reading at a regular meeting of the City Council of the City of Beaumont, California, held on the XX day of XXXXX, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

David Fenn, Mayor

Attest: _____
Nicole Wheelwright, Deputy City Clerk

Approved as to form:

John O. Pinkney, City Attorney

EXHIBIT “A”

Chapter 12.16 UTILITY UNDERGROUNDING *DISTRICTS*

Chapter 12.18 “Utility Undergrounding Requirements”

12.18.010 – Purpose and authority.

This chapter establishes uniform provisions for the regulations requiring conversion of existing overhead utility systems into new underground systems applicable to approvals granted by the City in accordance with Title 17 and other applicable codes relating to land use and development applications requested for development of private property. It is the intent of this code to clarify the City’s requirements for undergrounding of existing overhead utilities on and adjacent to property subject to land use and development applications, and that furthers the City Council’s legislative purpose to protect the public health, safety and welfare through the absence of utility poles, overhead utility lines and related transmission devices in the following respects:

- a) Undergrounding of existing overhead utilities eliminates potential hazards to life and property in the event of emergencies or disasters such as earthquakes, fires, floods, hazardous or toxic waste releases, rains, and riots;*
- b) Undergrounding of existing overhead utilities facilitates the delivery of emergency services to persons and property located adjacent to the public right-of-way;*
- c) Undergrounding of existing overhead utilities improves or increases the accessibility of the public right-of-way for such public uses as pedestrian travel, ease of deliveries to adjacent property, and landscaping treatments;*
- d) Undergrounding of existing overhead utilities eliminates the threat of downed powerlines and the resulting fires that can be caused by high winds.*

12.18.020 – Definitions.

Whenever in this chapter the words or phrases defined in this section are used, they shall have the respective meanings assigned to them in the following definitions.

- A. “Development” means a project receiving City approvals related to land use and development in accordance with Title 17 of the Beaumont Municipal Code or related codes requiring City permits to allow for the improvement to private property; construction of new or expansion of existing residential, commercial or industrial buildings; residential subdivisions; and other projects requiring City land use and development permits.*
- B. “Improvement” means any addition or modification to an existing building on private property subject to City land use and development permits.*
- C. “Permit” means any permit required to be issued by the City, or any of its officials, as a prerequisite to the development or improvement of private property within the City, including, but not limited to, any building permit, conditional use permit, grading permit, occupancy permit, site approval, subdivision approval or variance.*
- D. “Utility line” means any utility line necessary, convenient or required for the*

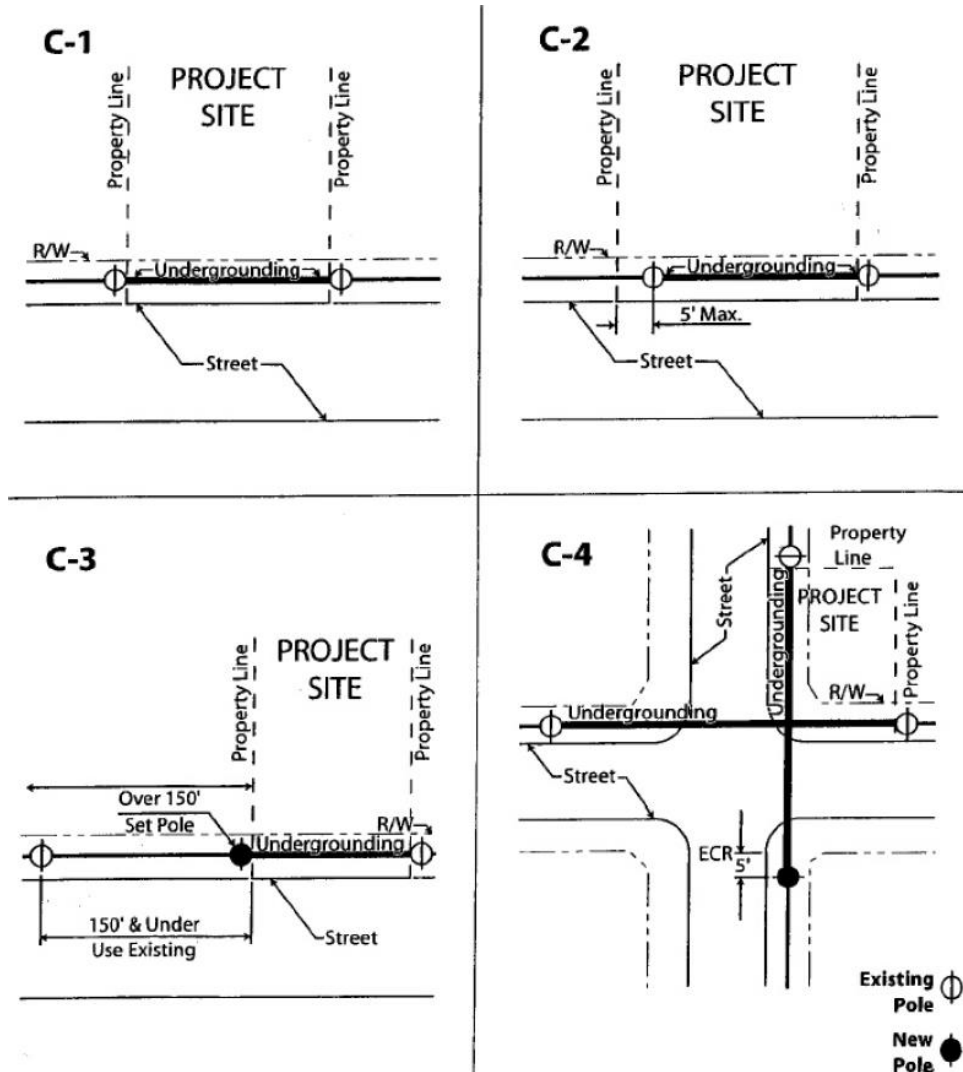
transmission of energy or transmission of any communication signal to or from any property within the City, including cable television, electrical, telephone and other energy or communication devices such as lines, poles, transformers and related devices.

12.18.030 – Requirement to underground existing overhead utility lines.

- A. *Existing overhead utility lines located on, extending across, or located adjacent to private property, including those overhead utility lines located along the perimeter of private property within public rights-of-way of City streets bordering private property, shall be placed underground into new underground systems as required pursuant to this chapter.*
- B. *The requirement to place underground existing overhead utility lines shall be imposed on each and every permit required from the City for the development or improvement of private property within the City as required pursuant to this chapter.*
- C. *The requirement to underground existing overhead utility lines shall be performed by the owner or developer of the property seeking its development or improvement, or any construction thereon, at the owner's or developer's sole expense. The owner or developer shall arrange for the placement of existing overhead utility lines into a new underground system with the applicable utility company including the processing of any applications, payment of any fees or expenses, the submission and approval of any plans and the coordination of said undergrounding with the City Engineer where such undergrounding is located within public rights-of-way.*
- D. *Existing overhead utility lines shall be placed underground on the property subject to the development or improvement as follows:*
 - a. *Except as otherwise provided in this subsection, the existing overhead utility lines shall be placed into a new underground system located along the entire frontage of the subject property from boundary line to boundary line as depicted in Figure C-1.*
 - b. *Whenever a utility pole is located on the frontage of the subject property and within five feet of its boundary line, existing utility pole may remain to be used as a riser with the existing overhead utility lines placed underground into a new underground system located along the frontage of the property from boundary line to the existing utility pole except for that distance of five feet or less between the utility pole and the other boundary line as depicted in Figure C-2.*
 - c. *Whenever an existing utility pole is located within one hundred fifty (150) feet of a boundary line of the subject property, the existing overhead utility lines shall be placed into a new underground system located along the entire frontage of the subject property from boundary line to boundary line and from one of the boundary lines to the existing utility pole as depicted in Figure C-3. Whenever a utility pole is located more than one hundred fifty (150) feet from a boundary line of the subject property, a new utility pole may be installed at one boundary line of the subject property and the*

existing overhead utility lines shall be placed into a new underground system along the entire frontage of the subject property from one boundary line to the newly installed utility pole as depicted in Figure C-3.

- d. In the event that the subject property is located on a corner where two streets intersect, the existing overhead utility lines shall be placed into a new underground system extending across one or both of the streets to the next existing utility pole provided that the utility pole is within one hundred fifty (150) feet of one of the boundary lines of the subject property as depicted in Figure C-4.



- E. No certificate of occupancy or final approval shall be issued for any property whose development or improvement requires the undergrounding of existing overhead utility lines unless and until compliance with this chapter shall have been accomplished to the satisfaction of the City.

12.18.040 – Application to developments and improvements.

The requirement to place underground existing overhead utility lines created and imposed by this chapter shall apply to private property within the City whose owner or developer requires a permit from the City for development of the property for residential, commercial, or industrial purposes, unless otherwise exempt in accordance with Section 12.18.070.

12.18.050 – Utility assessment form.

- A. Upon an application for any permit from the City to develop or improve private property, the owner or developer shall submit a utility assessment form without which the permit application shall be incomplete and ineligible for action by the City. The utility assessment form shall require the following information:*
- 1. The name, address and telephone number of the developer and owner;*
 - 2. The location of the property and its legal description;*
 - 3. The nature of the proposed development or improvement;*
 - 4. A statement from each applicable utility company serving the property containing a general description of the existing overhead utility lines to be placed underground and an estimated cost thereof. In the absence of a cost estimate provided by the applicable utility company, the owner or developer shall provide an estimate prepared by its utility consultant using most current data available.*
 - 5. If applicable, a statement by the owner or developer indicating its intent to pursue deferral of the obligation in accordance with section 12.18.070(G).*
 - 6. If applicable, a statement by the owner or developer indicating its intent to pursue waiver of the obligation in accordance with section 12.18.080.*
 - 7. Any other information required by the City to implement the purposes and requirements of this chapter.*
- B. The City shall review the utility assessment form in order to identify the existing overhead utility lines required for placement underground unless otherwise exempted in accordance with Section 12.18.060. However, the presumption shall be that all existing overhead utility lines shall be placed underground, unless the City has received and approved the utility assessment form that identifies the circumstances where an exemption pursuant to Section 12.18.060 applies.*
- C. The approval or issuance of any permit to develop or improve private property shall be conditioned by the City with a requirement to underground each existing overhead utility line required to be placed into a new underground system.*

12.18.060 – Exempted utility devices.

The following existing overhead utility lines shall be exempted from the requirement to placed underground as otherwise required in this chapter:

- A. Existing overhead utility lines operated at voltages in excess of thirty-four thousand five hundred volts (> 34.5 kV);*
- B. In residential in-fill areas where property is to be developed for residential purposes where existing overhead utility lines are located along or near the rear property lot lines of the subject property to be developed and where those existing overhead utility lines provide service to adjoining residential properties that are not the subject of the development or improvement;*
- C. Appurtenances and associated equipment including, but not limited to, surface mounted transformers and switches, pedestal mounted terminal boxes and meter cabinets which may be left in place above ground.*

12.18.070 – Exempted developments or improvements.

The City hereby exempts from the provisions of this chapter the following developments or improvements of private property meeting any one of the following criteria:

- A. Interior tenant improvements and conditional use permits for which construction is not required; or*
- B. Exterior upgrading or repair of existing improvements, including but not limited to, reproofing, additions of awnings, landscaping, equipment screening, repainting and application of other exterior finishes; or*
- C. Additions of functional equipment to any existing improvements, including but not limited to, air conditioners, antennae, block walls and fences, cooling towers, enclosure of outdoor storage areas, loading docks, satellite dishes, silos and water tanks; or*
- D. The development of a new single family residence on a property where the adjacent properties are serviced by existing overhead utility lines provided that the utility lines to connect the proposed single family residence shall be placed underground to the proposed single family residence.*
- E. Improvements to an existing commercial or industrial building where the improvement increases the building footprint or total square footage by less than 300 square feet.*
- F. Improvements to an existing residential building where the improvement increases the building footprint or total square footage by less than twenty-five percent (25%).*
- G. Whenever the owner or developer of a subject property is required to underground existing overhead utility lines under this chapter but the length of the project frontage is less than three hundred (300) feet, the City may allow the owner or developer to pay a fee*

to the City that is equal to the unit cost of placing the existing overhead utility lines underground multiplied by the length over which the undergrounding is required, not to exceed three hundred (300) feet, in lieu of such undergrounding. The unit price for undergrounding any utility lines shall be based upon the most recent unit price for undergrounding utility lines as established by the applicable utility company that would otherwise be responsible for placing the existing overhead utility lines underground. The owner or developer shall obtain a written statement of the unit price for undergrounding the required utility lines from the applicable utility companies serving the subject property and submit it to the City for determination of the amount of the in lieu fee. The burden is imposed on the owner or developer of the subject property to disclose at the time of application their intent to pursue an in lieu fee, with such intent to be incorporated into the City's permit approval associated with the development or improvement.

12.18.080 – Waiver.

If an owner or developer who is the applicant of a land use or development application subject to the provisions of this chapter believes that the undergrounding requirement is impractical and will cause practical difficulties and unnecessary hardship due to certain topographical conditions, street configurations, underground obstacles, soil, water or other natural conditions which would make the placement of existing overhead utilities into new underground systems unreasonable, the owner or developer shall provide such notice of intent to pursue a waiver with the Utility Assessment Form required by Section 12.18.050. The burden is imposed on the owner or developer to provide sufficient justification for a waiver to be considered by the City Council. The waiver, if requested, shall be considered prior to the time the approval authority considers the land use or development application. If such waiver is granted, the City may require the owner or developer to pay an in lieu fee in accordance with section 12.18.070(G).

12.18.090 – Appeals.

An owner or developer of private property subject to the provisions of this chapter is afforded the right to appeal a decision made by the applicable approval authority where the land use or development application was approved with the imposition of requirements to place underground existing overhead utility lines. The right to appeal excludes approvals of land use or development applications granted by the City Council, as the opportunity to pursue a waiver of the obligation to underground existing overhead utility lines occurred during the City Council's consideration of the land use or development application in question.

The following appeal procedures shall be followed:

- A. *Appeal of City Official's Decision. Decisions of the applicable City Official, granted by the City Official in accordance with Title 17 and other applicable codes relating to land use and development applications, may be appealed to the Planning Commission. All such appeals shall be filed in writing with the Secretary of the Planning Commission.*

- B. Persons Eligible to File an Appeal. Any person may appeal a decision or action of the applicable City Official, in accordance with the terms of this chapter.*
- C. Time Limit for Filing an Appeal. All appeals must be filed within 15 calendar days of the date of the approval of the land use or development application. If the 15th day occurs on a holiday or weekend, the appeal period shall be extended to the next City workday. No appeal shall be accepted after the appeal period has expired.*
- D. Appeals Form. All appeals must be submitted in writing on the appropriate form provided by the City. The appeal must specifically state the grounds for the appeal and instances in which the review body erred in requiring the undergrounding of existing overhead utilities pursuant to this chapter.*
- E. Payment of Fees. A fee shall be paid concurrent with filing of the appeal in accordance with the fee schedule established by resolution of the City Council.*
- F. Scheduling of Public Hearing. Within 15 days upon receipt of an appeal, the City Clerk shall set the matter for public hearing. The hearing shall be noticed as provided for in Section 17.42 of the Beaumont Municipal Code.*
- G. Findings. All actions to affirm, reverse, or modify in whole or part any decision of the applicable City Official or Planning Commission shall be made with supporting findings for the affirmation, reversal, or modification.*

EXHIBIT “B”

17.04.100 - Utilities.

The following performance standards with respect to the provision of utilities and infrastructure are outlined in this Section to ensure the service demands of existing and future development are met.

- A. *Provision of **New Utility Service and Connections**.* The developer or owner of a property *proposing to improve or otherwise develop the property in accordance with the provisions of Title 17 “Zoning” of this Municipal Code, or such other codes and regulations applicable to development of property,* shall be responsible for *furnishing and installing all required* utility service *and* connections, in cooperation with *and as required by* the *applicable* utility company.
- B. *~~Undergrounding of~~ Utility Lines **Required**.* In order to protect the public safety and improve the appearance and functioning of the community, all **new** electrical distribution lines of ~~16~~ **34.5** kilovolts or less, *and all new* telephone, cable television, and similar wires that provide customer services shall be installed **within** underground **systems**, except for:
1. Utility poles within six feet of the rear lot line used for terminating underground facilities.
 2. Temporary utilities while construction is ongoing.
 3. Risers and poles as provided by developer or owner.
 4. Meter boxes, terminal boxes, and similar equipment.
 5. Transformers, except that all transformers shall be located in vaults.
 6. Infill development in R-SF Zones where existing overhead lines serve the area, subject to the approval of the Director of Community Development.
- C. ***Undergrounding of Existing Utility Lines Required. In order to protect the public safety and improve the appearance and functioning of the community, all existing electrical distribution lines of 34.5 kilovolts or less, and all existing telephone, cable television, and similar wires located on or adjacent to property being developed shall be converted to new underground systems in accordance with the provisions of Chapter 12.18 “Utility Undergrounding Requirements” of the Beaumont Municipal Code.***
- D. *Electrical Disturbance.* No activity shall be permitted if it causes electrical disturbance that affects the operation of equipment located beyond the property line. Radio, television, and microwave transmitters shall be suitably wired, shielded, and controlled so that they do not emit electrical waves or impulses that may affect other electronic devices or equipment.



BILLING DEPARTMENT
accounting@sbemp.com

REPLY TO:
Palm Springs, California

December 4, 2023

CITY OF BEAUMONT PROFESSIONAL SERVICES THRU: 11/30/2023

REVISED TOTAL DUE: \$122,806.51

Sincerely,
SBEMP, LLP

By: Accounting Department

SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

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Telephone 760-322-2275
Facsimile 760-322-2107

December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*240 PB LLC

Professional services through: 11/30/2023:

Invoice # 83723

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$6,718.44

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December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Baker

Professional services through: 11/30/2023:

Invoice # 83724

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$3,441.50

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December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Blackwell

Professional services through: 11/30/2023:

Invoice # 83725

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$11,493.35

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December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*BlackwellCPRA

Professional services through: 11/30/2023:

Invoice # 83726

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$6,105.00

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December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Cazares&Rosa

Professional services through: 11/30/2023:

Invoice # 83727

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$4,087.75

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December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Deryke

Professional services through: 11/30/2023:

Invoice # 83728

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$7,401.35

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December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Iloputaife

Professional services through: 11/30/2023:

Invoice # 83730

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$3,721.10

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December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Murphy

Professional services through: 11/30/2023:

Invoice # 83731

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$3,667.95

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Facsimile 760-322-2107

December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Perez

Professional services through: 11/30/2023:

Invoice # 83732

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$852.50

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Facsimile 760-322-2107

December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Police Dept

Professional services through: 11/30/2023:

Invoice # 83733

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$8,575.20

SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

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New Jersey
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New York
T (212) 829-4399

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1800 E Tahquitz Canyon Way
Palm Springs, CA 92262
Fed. ID #33-0833010
Telephone 760-322-2275
Facsimile 760-322-2107

December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Salenga

Professional services through: 11/30/2023:

Invoice # 83734

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$2,605.10

SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

Palm Springs, CA
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Indian Wells, CA
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December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Urban Logic

Professional services through: 11/30/2023:

Invoice # 83742

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$34,374.95

SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

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Facsimile 760-322-2107

December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Webb

Professional services through: 11/30/2023:

Invoice # 83737

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$1,115.50

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December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Wright

Professional services through: 11/30/2023:

Invoice # 83738

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$2,265.82

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Facsimile 760-322-2107

December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont-Labor&Employ

Professional services through: 11/30/2023:

Invoice # 83739

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$2,581.20

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December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont-OverRetainer

Professional services through: 11/30/2023:

Invoice # 84292

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$16,299.80

SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

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Facsimile 760-322-2107

December 4, 2023

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont-Retainer

Professional services through: 11/30/2023:

Invoice # 83741

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$7,500.00

SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

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		Beginning Fund Balance	FY 2024 Estimated Revenues	November Activity	FYTD 2024 Actual Revenues	%	FY 2024 Budgeted Expenditures	November Activity	FYTD 2024 Actual Expenditures	%	T/D Ending Fund Balance
PROPRIETARY/ENTERPRISE FUNDS											
840	Community Facilities District	(202,817,899.71)	18,442,029.00	-	263,904.45	1%	18,442,029.00	-	1,309,998.59	0%	(203,863,993.85)
860	Evidence	2,472.14	-	-	243.66		-	-	25.00		2,690.80
TOTALS		<u>(202,815,427.57)</u>	<u>18,442,029.00</u>	<u>-</u>	<u>264,148.11</u>	<u>1%</u>	<u>18,442,029.00</u>	<u>-</u>	<u>1,310,023.59</u>	<u>7%</u>	<u>(203,861,303.05)</u>

*Beginning Balances are not final until the prior fiscal year audit is complete.

	Beginning Fund Balance	FY 2024 Budgeted Revenues	November Activity	FYTD 2024 Actual Receipts	%	FY 2024 Budgeted Expenditures	November Activity	FYTD 2024 Actual Disbursements	%	T/D Ending Fund Balance
GOVERNMENTAL FUNDS										
100 GENERAL FUND	35,456,303.91	67,789,803.00	1,120,007.18	11,439,747.94	17%	70,006,721.00	3,631,037.39	18,179,531.13	26%	28,716,520.72
120 SELF INSURANCE	6,329,219.38	-	-	184,113.30	0%	-	-	68,400.94	0%	6,444,931.74
200 GAS TAX	-	1,566,996.00	-	682,438.17	44%	1,566,996.00	-	391,774.00	25%	290,664.17
201 SB1	2,329,870.55	1,353,950.00	128,962.91	474,906.09	35%	2,018,738.00	-	-	0%	2,804,776.64
202 MEASURE A	2,895,980.53	743,600.00	80,865.39	248,182.62	33%	2,264,528.00	-	-	0%	3,144,163.15
205 AQMD	267,785.11	72,300.00	-	2,008.27	3%	90,000.00	86,834.10	86,834.10	0%	182,959.28
210 PEG	35,711.17	19,238.00	-	3,954.11	21%	14,630.00	-	4,566.70	31%	35,098.58
215 CDBG/GRANTS	(407,984.19)	4,120,150.00	-	1,737.91	0%	4,918,281.00	3727.5	621,766.38	13%	(1,028,012.66)
220 COPS	523,785.60	159,459.00	8,333.33	20,594.81	13%	171,992.00	100,824.00	115,906.73	67%	428,473.68
225 ASSET SEIZURES (STATE)	294,397.72	-	-	382.99	0%	-	-	25.00	0%	294,755.71
230 ASSET SEIZURES (FEDERAL)	59,719.24	-	37,049.25	37,454.11	0%	-	-	-	0%	97,173.35
240 OTHER FUNDS	409,241.73	52,839.00	1,635.00	25,812.23	49%	144,970.00	4,577.50	18,031.48	12%	417,022.48
250 CFD-ADMIN	1,329,821.12	1,802,415.00	-	10,390.75	1%	1,854,890.00	71,312.88	116,313.12	6%	1,223,898.75
255 CFD-MAINT SVCS	70,092.92	3,950,426.00	-	490.29	0%	4,851,993.00	-	35,280.60	1%	35,302.61
260 CFD-PUBLIC SAFETY	197,521.59	1,086,506.00	-	1,481.32	0%	1,086,506.00	-	-	0%	199,002.91
500 GENERAL CAPITAL PROJECTS	39,101,617.32	106,745,732.00	92,200.00	3,283,187.44	3%	109,578,732.00	4,220,167.71	8,483,648.86	8%	33,901,155.90
510 CFD CAPITAL PROJECTS	13,214,314.25	1,058,869.00	-	99,101.42	0%	10,487,937.00	-	226,645.98	0%	13,086,769.69
550 DIF	6,728.22	-	-	50.46	0%	-	-	-	0%	6,778.68
552 BASIC SERVICES DIF	1,703,433.15	238,218.00	-	57,768.89	24%	698,664.00	-	42,404.26	0%	1,718,797.78
554 GENERAL PLAN DIF	231,129.48	27,953.00	-	7,102.61	25%	-	-	-	0%	238,232.09
555 RECREATIONAL FACILITIES DIF	2,500,479.58	391,556.00	-	84,526.30	22%	900,000.00	-	-	0%	2,585,005.88
556 TRAFFIC IMPACT DIF	1,371,765.82	174,068.00	-	35,499.15	20%	984,378.00	92,200.00	92,200.00	9%	1,315,064.97
558 RAILROAD CROSSING DIF	2,809,846.12	195,490.00	-	48,032.84	25%	773,561.00	-	5,251.75	0%	2,852,627.21
559 POLICE FACILITIES DIF	1,874,579.00	282,666.00	-	66,528.97	24%	1,515,854.00	-	8,151.36	0%	1,932,956.61
560 FIRE STATION DIF	5,799,822.34	354,691.00	-	84,640.86	24%	4,400,000.00	-	-	0%	5,884,463.20
562 ROAD AND BRIDGE DIF	12,090,362.68	1,388,471.00	-	331,539.30	24%	11,341,021.00	-	(1,352.50)	0%	12,423,254.48
566 EMERGENCY PREPAREDNESS DIF	806,387.02	344,446.00	-	71,093.64	21%	-	-	-	0%	877,480.66
567 COMMUNITY PARK DIF	2,981,755.80	624,440.00	-	85,215.40	14%	914,828.00	-	-	0%	3,066,971.20
568 REGIONAL PARK DIF	1,977,512.20	-	-	14,830.45	0%	1,871,479.00	-	5,924.00	0%	1,986,418.65
569 NEIGHBORHOOD PARK DIF	3,770,090.08	756,574.00	-	104,337.04	14%	1,349,000.00	-	-	0%	3,874,427.12
570 PASS THROUGH DIF	6,882,593.93	-	-	104,337.04	0%	9,758,000.00	-	755,937.76	0%	6,230,993.21
850 Beaumont Financing Authority	35,953,179.63	3,080,846.00	-	42,986.51	1%	3,080,846.00	-	-	0%	35,996,166.14
855 Beaumont Public Improvement Authority	47,777,680.32	3,023,346.00	-	120.53	0%	3,023,346.00	-	-	0%	47,777,800.85
TOTALS	140,031,289.44	195,300,856.00		17,507,149.68	9%	249,667,891.00		29,257,241.65	12%	129,037,135.23

	Beginning Fund Balance	FY 2024 Estimated Revenues	November Activity	FYTD 2024 Actual Revenues	%	FY 2024 Budgeted Expenditures	November Activity	FYTD 2024 Actual Expenditures	%	T/D Ending Fund Balance
PROPRIETARY/ENTERPRISE FUNDS										
564 RECYCLED WATER DIF	4,119,073.25	442,851.00		178,156.28	40%	3,972,634.00	-	2,873.75	0%	4,294,355.78
600 INTERNAL SERVICE FUND	8,359,174.89	1,814,483.00		335,822.90	19%	7,014,037.00	384,054.02	1,021,489.58	15%	7,673,508.21
700 WASTEWATER	7,574,329.71	13,422,801.00	2,335,385.10	4,620,050.46	34%	13,726,359.00	624,713.85	2,897,497.50	21%	9,296,882.67
705 WASTEWATER DIF	9,714,063.78	2,172,351.00	-	627,208.97	29%	9,435,221.00		-	0%	10,341,272.75
710 WASTEWATER CAPITAL PRO	107,266,694.48	24,277,012.00	-	287,912.43	1%	24,548,883.00	80,743.46	127,144.43	1%	107,427,462.48
750 TRANSIT	(75,904.84)	2,993,669.00	58,209.88	1,188,156.52	40%	2,993,669.00	229,417.40	1,046,694.91	35%	65,556.77
755 Transit GASB 68 Fund	512,421.35	-	-	-	0%	-	-	-	0%	512,421.35
760 TRANSIT CAPITAL PROJECTS	2,515,106.61	14,151,692.00	118,854.88	94,866.28	1%	14,151,692.00	-	124,014.74	1%	2,485,958.15
TOTALS	139,984,959.23	59,274,859.00	2,512,449.86	7,332,173.84	12%	75,842,495.00	1,318,928.73	5,219,714.91	7%	142,097,418.16