



City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223  
Attn: Jennifer Ustation, Finance Director

May 8, 2025

**Re: Community Facilities District No. 2016-3 Series 2 Reimbursement Request**

Tri Pointe Homes IE-SD Inc. a California Corporation, is requesting reimbursement for the following City verified facilities and DIF Fees:

- Tournament Hills Storm Drain = \$1,180,538.35
- Cherry Avenue Soft Costs = \$1,158,156.53
- 17D DIF Fees = \$3,549,942.02

Total Facilities and DIF Fees = \$5,888,636.90

**Total Payment Request = \$5,888,636.70**

Please wire the funds to:

**[PLEASE SEE ATTCHED WIRE INSTRUCTIONS]**

Backup documentation supporting this reimbursement request is included herein. If you have any questions or require additional information, please do not hesitate to contact Jeff Chambers at 949) 677-1080.

Kind Regards,

TRI POINTE HOMES IE-SD Inc. A CALIFORNIA CORPORATION

A handwritten signature in blue ink, appearing to read "Michael C. Taylor".

Michael C. Taylor  
Division President

**From:** Robert Vestal  
**To:** Michael Heishman  
**Cc:** Jennifer Ustation  
**Subject:** Re: Sundance CFD 2016-3 Series 2 Facility Audit  
**Date:** Wednesday, April 2, 2025 5:21:09 PM  
**Attachments:** image001.png  
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Michael,

I approve the \$1,180,538.35.

Sincerely,  
ROBERT L. VESTAL  
*Director of Public Works | City Engineer*

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**From:** Michael Heishman <Michael.Heishman@TriPointeHomes.com>  
**Sent:** Wednesday, April 2, 2025 2:17 PM  
**To:** Robert Vestal <rvestal@beaumontca.gov>  
**Cc:** Jennifer Ustation <justation@beaumontca.gov>  
**Subject:** RE: Sundance CFD 2016-3 Series 2 Facility Audit

Robert,

Any update on this facility review?

 **Michael Heishman**  
DIRECTOR OF LAND DEVELOPMENT

E Michael.Heishman@TriPointeHomes.com  
M 951.496.6148  
W [TriPointeHomes.com](https://www.TriPointeHomes.com)  
A 1250 Corona Pointe Court, Suite 600 Corona, CA 92879



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**From:** Michael Heishman  
**Sent:** Thursday, March 27, 2025 3:24 PM  
**To:** Robert Vestal <rvestal@beaumontca.gov>  
**Cc:** Jennifer Ustation <justation@beaumontca.gov>  
**Subject:** RE: Sundance CFD 2016-3 Series 2 Facility Audit

Bonds sold yesterday so we are going to want to submit for reimbursement soon.

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**From:** Robert Vestal <rvestal@beaumontca.gov>  
**Sent:** Thursday, March 27, 2025 2:57 PM  
**To:** Michael Heishman <Michael.Heishman@TriPointeHomes.com>  
**Cc:** Jennifer Ustation <justation@beaumontca.gov>  
**Subject:** Re: Sundance CFD 2016-3 Series 2 Facility Audit

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Michael,

I will review Monday or Tuesday of next week. Is there a deadline you are trying to meet?

IA 8C, 8D, 8E, 8F, 17C, 17D, 2016-2, 2016-3

Existing Construction Proceeds

			January 2018 COB Verified	June 2018 UFI Verified	Dec 2018 COB Verified	Bond	Previous Pymt Bond Proceeds	Requ #	Paid Out 1/11/2018	Requ #	Paid 2018A Bonds	Requ #	Paid 2019A Bonds	City Verified Less Paid	Requested Reimbursement for 17D (11/4/24)	Remaining to be Reimbursed	
8th Street	Soft costs, street, storm drain, sewer, dry utilities	8C		1,925,482.12						2017-005	1,925,482.12			-			
8th Street	Offsite sewer	8C		368,278.00						2017-005	368,278.05			(0.05)			
Loop St (PA 16/17)	Soft costs	8C		306,653.00						2017-005	306,653.45			(0.45)			
Loop St (PA 16/17)	Hard costs	8C	1,961,895.73					2017-001	1,850,934.79	010	110,960.94			-			
Xenia Ave	Soft costs	8C		218,611.00						2017-005	218,610.75			0.25			
Xenia Ave	Hard costs	8C	484,283.14							010	484,283.14			-			
PA 18/22 Entry	Soft costs, street, sewer, dry utilities	8C		1,384,731.00						2017-005	1,384,731.27			(0.27)			
Starlight Ave	Soft costs, street, storm drain, sewer, dry utilities	8C		7,207,786.00						2017-005	7,207,785.86			0.14			
Major Streets & Detention Basins	Grading	8C		9,827,147.42						2017-005	3,934,083.36			-			
										010	5,893,064.06						
Cougar Way	Soft costs, street, curb/gutter, sidewalk, storm drain and dry utilities	8D		3,289,945.00						2017-006	2,349,956.04			939,988.96	939,988.96		
PA 35/38 Entry	Soft costs, street, sidewalk, sewer and dry utilities	8D		863,909.56						2017-006	863,902.56			7.00			
Oak Valley Pkwy	Soft costs, street, sidewalk, storm drain and dry utilities	8D		3,616,697.00						2017-006	3,616,697.21			(0.21)			
PA 42/43 Entry	Soft costs, street, curb/gutter, storm sewer and dry utilities	8D		492,211.48						2017-006	492,218.65			(7.17)			
PA 1/4 Entry	Soft costs, street curb/gutter, sidewalk and sewer	8C/8D		1,058,441.00						2017-005	1,058,441.04			(0.04)			
Cherry Ave*	Soft costs, street, curb/gutter, storm drain and dry utilities	8C/8D	(938,616.08)	4,980,946.00										4,042,329.92		4,042,329.92	
Cherry Ave*	Storm drain and paving	8C/8D	938,616.08					2017-001	938,616.08					-			
Highland Springs Ave	Soft costs, street, curb/gutter, storm drain and dry utilities	8C/8D		1,716,036.00										1,716,036.00	1,716,036.00		
Champions Dr	Soft costs, street and dry utilities	17C		838,706.71						2017-007	838,706.71			-			
Desert Lawn Dr	Soft costs, street and dry utilities	17C		500,324.88						2017-007	500,324.88			-			
Desert Lawn Dr	Acquisition	17C				2011A	1,700,214.00							(1,700,214.00)			
Desert Lawn Dr	Acquisition	17C				2011A	599,785.66							(599,785.66)			
Tournament Hills	Storm Drain	17C		8,247,882.40						2017-007	6,986,251.31			-			
										010	1,261,631.09						
Oak Valley Parkway	Soft costs, street, curb/gutter and dry utilities	17C/17D		1,631,473.00										1,631,473.00	1,631,473.00		
Oak Valley Parkway	Sundance Ph II Acqu	8A				2004C	345,491.91							(345,491.91)			
Oak Valley Parkway	Sundance Ph II Acqu	8B				2006B	1,740,446.00							(1,740,446.00)			
Tournament Hills	Sewer	17C/17D		802,381.00										802,381.00	802,381.00		
San Timoteo Sewer	Lift Station		4,351,427.75			below	3,573,207.00	below	602,469.23	010	175,751.52			0.00			
Gabion Rock		17C/17D		1,325,069.00										1,325,069.00	1,325,069.00		
Concrete Arch Culvert		17C/17D		1,037,468.00										1,037,468.00	1,037,468.00		
Oak Valley Parkway		17C			534,921.08					011	534,921.08			-			
Cherry	8th to Antonell Court	8E			30,507.25					011	30,507.25			-			
Highland Ave		8E			431,297.08					011	431,297.08			-			
Cherry Ave ***	Soft Costs				1,158,156.53									1,158,156.53		1,158,156.53	
			6,797,606.62	51,640,179.57	2,154,881.94				7,959,144.57	3,392,020.10	40,974,539.42				8,610,572.49	7,452,415.96	5,200,486.45

\* May represent duplicate costs (Verified-subtracted to remove duplication).

\*\*\* Not Verified costs yet

Part of reimbursement request for 2016-3 (Series 2)

2009B	873,207.00	2017-002	2,872.46
2011A	24,736.21	2017-003	599,596.77
2011A	2,092,111.73		
2011A	583,152.06		
	<u>3,573,207.00</u>		<u>602,469.23</u>

Paid out several years ago. The substantiation was not included in paperwork submitted in 2018

