



CITY OF CORONA

Annual Report



Fiscal Year 2026

Community Facilities District No. 2003-2
(Highlands Collection)

Table of Contents

Sections

1	Bond Profile	1
2	Fund Information	1
3	Special Tax Information	2
4	Payment History	2

Tables

2-1	Fund Balances	1
3-1	Assigned Special Tax Rates	2
3-2	Special Tax Breakdown	2
4-1	Delinquency Summary	3

Appendices

Appendix A – Boundary Map

Appendix B – Debt Service Schedule

Community Facilities District No. 2003-2
(Highlands Collection)
2020 Special Tax Refunding Bond

1. Bond Profile

Project Description

The Community Facilities District No. 2003-2 ("CFD No. 2003-2" or the "District") was formed to finance the costs of constructing and acquiring certain public facilities. The Authorized Facilities financed are: street and signal improvements; storm drain improvements; water and sewer improvements; landscape improvements; park and open space improvements; and other public facilities.

Location

The CFD No. 2003-2 comprises approximately 112 gross acres located in the southern portion of the City of Corona (the "City"). The District consists of five residential neighborhoods: Citrus Highlands is located south of Ontario Avenue, east of Taylor Avenue, and west of Main Street; Fieldstone Collection-Magnolia Street is located south of Magnolia Avenue and east of Garretson Avenue; Fieldstone Collection-Main Street is located south of Ontario Avenue and west of Main Street; Fieldstone Collection-Lincoln Avenue is located east of Lincoln Avenue and south of Highgrove Street; and Montara is located at the northwest corner of Lincoln and Ontario Avenue.

2020 Special Tax Refunding Bonds

The CFD No. 2003-2 2020 Special Tax Refunding Bond (the "2020 Bond") refunded the outstanding 2005 and 2006 Special Tax Bonds, previously issued. The 2020 Bond was issued in the principal amount of \$5,200,000, with an interest rate of 2.48%, on January 15, 2020. Interest is payable semi-annually on March 1 and September 1. The date for the final maturity of the 2020 Bond is September 1, 2034. The principal amount of the 2020 Bond outstanding as of September 30, 2025, was \$3,195,000.

2. Fund Information

The Fund Balances for CFD No. 2003-2 as of June 30, 2025, are shown in the following table:

Table 2-1
Fund Balances

Account	Balance
RESERVE- W/FISCAL AGENT	\$108,224.94
PRINCIPAL- W/FISCAL AGENT	\$0.00
INTEREST- W/FISCAL AGENT	\$4,598.77
ADMIN EXP- W/FISCAL AGENT	\$0.00
SPECIAL- W/FISCAL AGENT	\$506,103.29
SURPLUS- W/FISCAL AGENT	\$217.24
Total	\$619,144.24

Reserve Requirement

The Reserve Fund must be maintained at the Reserve Requirement which is defined as \$104,863.00. **As of June 30, 2025, the Reserve Fund was \$108,224.94 and the Reserve Requirement was \$104,863.00.**

3. Special Tax Information

Special Tax

A Special Tax is collected each year to pay the principal and interest obligations on the 2020 Bond. The amount collected each year is determined by the Special Tax formula and can vary from year to year but shall not exceed the maximum authorized (or permitted) Special Tax rates. The amount levied for Fiscal Year 2026 tax year is \$431,647.88. The Assigned Special Tax rates for Fiscal Year 2026 are as follows:

*Table 3-1
Assigned Special Tax Rates*

Classification	Assigned Special Tax Rate
Developed Residential (3,250 sq. ft. or less)	\$3,077.00
Developed Residential (3,251 to 3,400 sq. ft.)	\$3,248.00
Developed Residential (3,401 to 3,700 sq. ft.)	\$3,312.00
Developed Residential (3,701 to 3,850 sq. ft.)	\$3,404.00
Developed Residential (3,851 to 4,000 sq. ft.)	\$3,449.00
Developed Residential (4,001 sq. ft. or greater)	\$3,555.00
Undeveloped or Non-Residential Property (Acre)	\$15,062.00

*Table 3-2
Special Tax Breakdown*

Classification	Parcels	Levied Amount	Assigned Special Tax	% of Assigned Special Tax
Developed Residential (3,250 sq. ft. or less)	55	\$68,398.00	\$169,235.00	40.42%
Developed Residential (3,251 to 3,400 sq. ft.)	26	\$34,130.72	\$84,448.00	40.42%
Developed Residential (3,401 to 3,700 sq. ft.)	72	\$96,377.76	\$238,464.00	40.42%
Developed Residential (3,701 to 3,850 sq. ft.)	6	\$8,254.56	\$20,424.00	40.42%
Developed Residential (3,851 to 4,000 sq. ft.)	59	\$82,243.64	\$203,491.00	40.42%
Developed Residential (4,001 sq. ft. or greater)	99	\$142,243.20	\$351,945.00	40.42%
Totals	317	\$431,647.88	\$1,068,007.00	40.42%

Termination of Special Tax

For each Fiscal Year that any Bonds are outstanding, the Special Tax shall be levied on all Assessor's Parcels of Taxable Property. If any delinquent Special Taxes remain uncollected prior to or after all outstanding Bonds are retired, the Special Tax may be levied to the extent necessary, up to the applicable Maximum Special Tax, to make up the deficiency resulting from such delinquent Special Taxes, but not later than the 2043-44 Fiscal Year.

4. Payment History

Delinquencies are calculated through June 2025 and may reflect parcels that may already be on a payment plan.

Delinquency Rate for Fiscal Year 2025

As of June 2025, the delinquency rate of CFD No. 2003-2 for Fiscal Year 2025 is 0.93%

Information Concerning Delinquent Parcels

CFD No. 2003-2 delinquency information as of June 2025 is illustrated below:

*Table 4-1
Delinquency Summary*

Fiscal Year	Levied		Delinquency		
	Parcels	Amount	Parcels	Amount	% Del.
2021	317	\$459,137.26	0	\$0.00	0.00%
2022	317	\$449,540.34	0	\$0.00	0.00%
2023	317	\$446,255.08	0	\$0.00	0.00%
2024	317	\$442,030.68	0	\$0.00	0.00%
2025	317	\$444,736.58	5	\$4,138.62	0.93%
Total		\$2,241,699.94	5	\$4,138.62	0.18%

Foreclosure Covenant

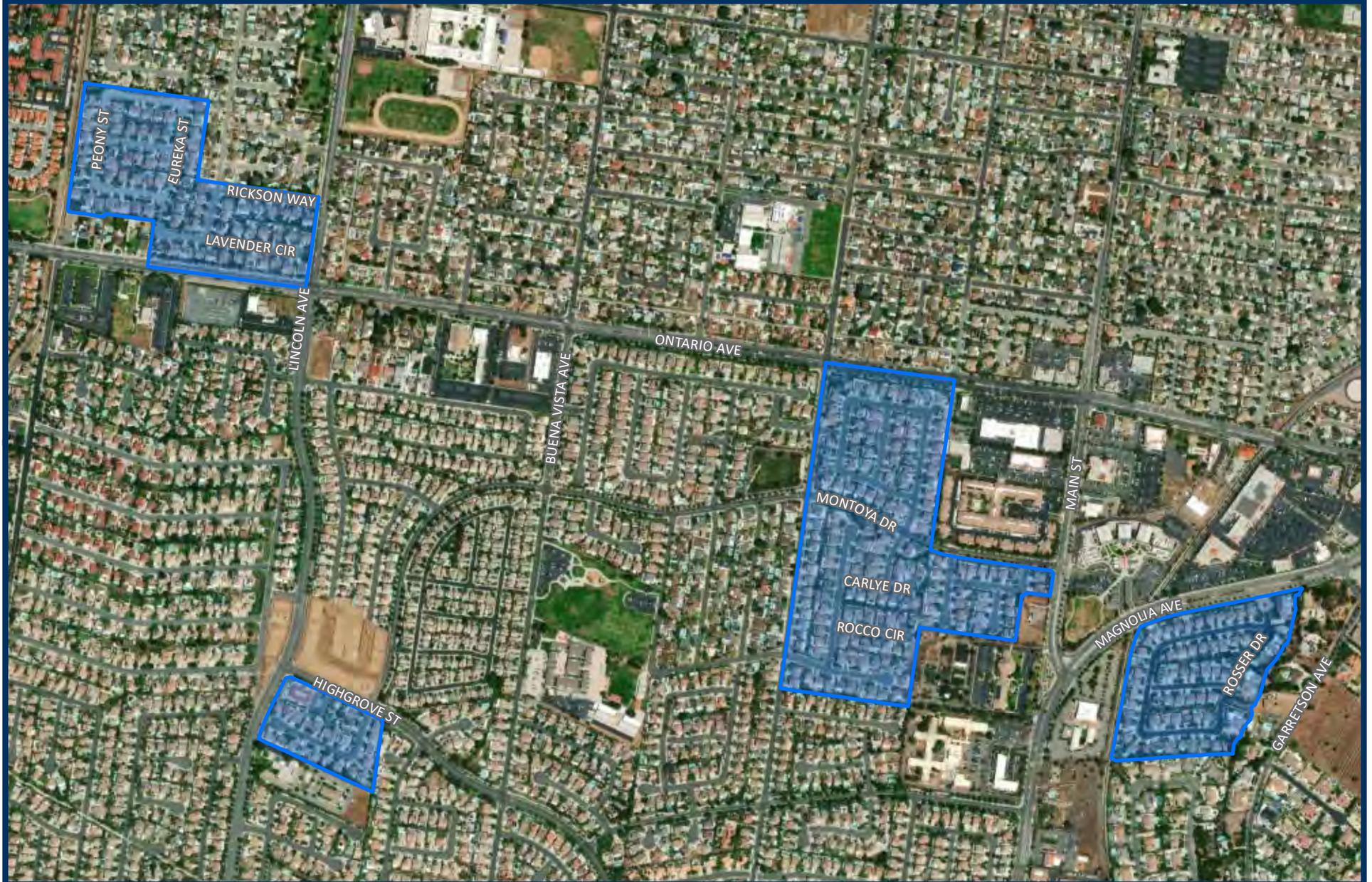
The City hereby covenants with and for the benefit of the Owner of the Bond as follows: (i) it will order, and cause to be commenced, judicial foreclosure proceedings against properties in the District with delinquent Special Taxes in excess of \$5,000 by the October 1 following the close of the Fiscal Year in which such Special Taxes were due, and (ii) if the amount on deposit in the Reserve Fund is less than the Reserve Requirement it will commence judicial foreclosure proceedings against all properties in the District with delinquent Special Taxes by the October 1 following the close of each Fiscal Year in which it receives Special Taxes in an amount which is less than ninety-five percent (95%) of the total Special Taxes levied, and diligently pursue to completion such foreclosure proceedings.

There are no foreclosure actions at this time.



Appendix A:

Boundary Map





Appendix B:

Debt Service Schedule

CITY OF CORONA
CFD 2003-2 (HIGHLANDS COLLECTION)
2020 Special Tax Refunding Bonds



Issued

01/15/2020

<i>Date</i>	<i>Coupon Rate</i>	<i>Principal</i>	<i>Principal Outstanding</i>	<i>Semi-Annual Interest</i>	<i>Semi-Annual Debt Service</i>	<i>Annual Debt Service</i>
03/01/2020			\$ 5,200,000.00	\$ 16,478.23	\$ 16,478.23	
09/01/2020	2.480%	\$ 455,000.00	\$ 4,745,000.00	\$ 64,480.00	\$ 519,480.00	\$ 535,958.23
03/01/2021			\$ 4,745,000.00	\$ 58,838.00	\$ 58,838.00	
09/01/2021	2.480%	\$ 295,000.00	\$ 4,450,000.00	\$ 58,838.00	\$ 353,838.00	\$ 412,676.00
03/01/2022			\$ 4,450,000.00	\$ 55,180.00	\$ 55,180.00	
09/01/2022	2.480%	\$ 305,000.00	\$ 4,145,000.00	\$ 55,180.00	\$ 360,180.00	\$ 415,360.00
03/01/2023			\$ 4,145,000.00	\$ 51,398.00	\$ 51,398.00	
09/01/2023	2.480%	\$ 310,000.00	\$ 3,835,000.00	\$ 51,398.00	\$ 361,398.00	\$ 412,796.00
03/01/2024			\$ 3,835,000.00	\$ 47,554.00	\$ 47,554.00	
09/01/2024	2.480%	\$ 310,000.00	\$ 3,525,000.00	\$ 47,554.00	\$ 357,554.00	\$ 405,108.00
03/01/2025			\$ 3,525,000.00	\$ 43,710.00	\$ 43,710.00	
09/01/2025	2.480%	\$ 330,000.00	\$ 3,195,000.00	\$ 43,710.00	\$ 373,710.00	\$ 417,420.00
03/01/2026			\$ 3,195,000.00	\$ 39,618.00	\$ 39,618.00	
09/01/2026	2.480%	\$ 325,000.00	\$ 2,870,000.00	\$ 39,618.00	\$ 364,618.00	\$ 404,236.00
03/01/2027			\$ 2,870,000.00	\$ 35,588.00	\$ 35,588.00	
09/01/2027	2.480%	\$ 335,000.00	\$ 2,535,000.00	\$ 35,588.00	\$ 370,588.00	\$ 406,176.00
03/01/2028			\$ 2,535,000.00	\$ 31,434.00	\$ 31,434.00	
09/01/2028	2.480%	\$ 330,000.00	\$ 2,205,000.00	\$ 31,434.00	\$ 361,434.00	\$ 392,868.00
03/01/2029			\$ 2,205,000.00	\$ 27,342.00	\$ 27,342.00	
09/01/2029	2.480%	\$ 345,000.00	\$ 1,860,000.00	\$ 27,342.00	\$ 372,342.00	\$ 399,684.00
03/01/2030			\$ 1,860,000.00	\$ 23,064.00	\$ 23,064.00	
09/01/2030	2.480%	\$ 350,000.00	\$ 1,510,000.00	\$ 23,064.00	\$ 373,064.00	\$ 396,128.00
03/01/2031			\$ 1,510,000.00	\$ 18,724.00	\$ 18,724.00	
09/01/2031	2.480%	\$ 360,000.00	\$ 1,150,000.00	\$ 18,724.00	\$ 378,724.00	\$ 397,448.00
03/01/2032			\$ 1,150,000.00	\$ 14,260.00	\$ 14,260.00	
09/01/2032	2.480%	\$ 370,000.00	\$ 780,000.00	\$ 14,260.00	\$ 384,260.00	\$ 398,520.00
03/01/2033			\$ 780,000.00	\$ 9,672.00	\$ 9,672.00	
09/01/2033	2.480%	\$ 390,000.00	\$ 390,000.00	\$ 9,672.00	\$ 399,672.00	\$ 409,344.00
03/01/2034			\$ 390,000.00	\$ 4,836.00	\$ 4,836.00	
09/01/2034	2.480%	\$ 390,000.00	\$ 0.00	\$ 4,836.00	\$ 394,836.00	\$ 399,672.00
Total		\$ 5,200,000.00		\$ 1,003,394.23	\$ 6,203,394.23	\$ 6,203,394.23



S P I C E R

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