



CITY OF CORONA

Annual Continuing Disclosure Report



Fiscal Year 2025

Community Facilities District No. 2002-1
(Dos Lagos)
2017 Special Tax Refunding Bonds

March 2026

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City of Corona
Community Facilities District No. 2002-1 (Dos Lagos)
2017 Special Tax Refunding Bonds
(CUSIP 219680)

<u>Maturity Date</u> <u>September 1</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>CUSIP Suffix</u>
2017	\$295,000	3.000%	BN4
2018	\$520,000	3.000%	BP9
2019	\$560,000	4.000%	BQ7
2020	\$600,000	4.000%	BR5
2021	\$625,000	4.000%	BS3
2022	\$650,000	4.000%	BT1
2023	\$675,000	5.000%	BU8
2024	\$710,000	5.000%	BV6
2025	\$750,000	5.000%	BW4
2026	\$780,000	5.000%	BX2
2027	\$825,000	5.000%	BY0
2028	\$865,000	3.500%	BZ7
2029	\$895,000	5.000%	CA1
2030	\$940,000	3.625%	CB9
2031	\$870,000	4.000%	CC7
2032	\$915,000	5.000%	CD5

\$1,980,000 5.000% Term Bond due September 1, 2034 CUSIP: CF0

This Annual Continuing Disclosure Report (the "Report") for Community Facilities District No. 2002-1, 2017 Special Tax Refunding Bonds (the "Bonds") of the City of Corona (the "City"), has been prepared by Spicer Consulting Group, LLC. using data as of June 30, 2025, unless noted otherwise. The information referenced by parenthesis complies with the various sections required from the Form of Continuing Disclosure Agreement for the Bonds. If you have any questions regarding the information provided in this report, please contact the City's Special Tax Consultant, Spicer Consulting Group, LLC., at (866) 504-2067.

Community Facilities District No. 2002-1
(Dos Lagos)
2017 Special Tax Refunding Bonds

Project Description

The Community Facilities District No. 2002-1 (the “District” or “CFD No. 2002-1”) was formed to finance the costs of constructing and acquiring certain public facilities. The Authorized Facilities are: water; reclaimed water and sewer system master plan improvements; drainage and flood control master plan improvements; Temescal Canyon Road and Weirick Road improvements; qualified undergrounding of utilities; master plan signals; landscaping and irrigation of street improvements; public improvements within Westside Area (Tract 32538); and I-15 at Weirick Road northbound and southbound ramps.

Location

The District consists of approximately 543 acres and is located in the southeastern portion of the City on both sides of Temescal Canyon Road between Cajalco Road and Dos Lagos Drive, east of the Interstate 15 Freeway. The District is a mixed-use master planned community known as “Dos Lagos,” consisting of residential, commercial, business park/office, research and development/light industrial, golf course and recreational and entertainment uses.

2017 Special Tax Refunding Bonds (Sections 4b (i)(iii)(v))

The 2017 Special Tax Refunding Bonds in the amount of \$13,455,000 were issued January 26, 2017, with interest rates ranging from 3.00% to 5.00%. Interest is payable semi-annually on March 1 and September 1. The date for the final maturity of the Bonds is September 1, 2034. The principal amount of the Bonds outstanding as of September 2, 2025, was \$8,070,000.

There were no changes to the Rate and Method of Apportionment during Fiscal Year 2025.

There were no collections of any Backup Special Tax during Fiscal Year 2025.

There were no events which reduced the taxable acreage or the moratorium of future building in Fiscal Year 2025.

A Special Tax is levied each year to pay the principal and interest obligations on the Bonds of the District. The amount levied 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 the 2026 tax year was \$1,149,064.28.

The Special Taxes applied for the 2026 tax year are:

*Table 2-1
Assigned Special Taxes for Land Use Classes of Developed Property*

Land Use Category	Parcels	Special Tax Levied	Assigned Tax	% of Assigned Tax
Residential Property				
Single Family Detached (Greater than or equal to 3,400 Sq. Ft.)	48	\$119,961.60	\$300,465.70	39.93%
Single Family Detached (3,000 - 3,399 Sq. Ft.)	0	\$0.00	\$0.00	0.00%
Single Family Detached (2,700 - 2,999 Sq. Ft.)	0	\$0.00	\$0.00	0.00%
Single Family Detached (2,400 - 2,699 Sq. Ft.)	62	\$134,315.56	\$336,417.30	39.93%
Single Family Detached (2,150 - 2,399 Sq. Ft.)	40	\$77,215.20	\$193,399.03	39.93%
Single Family Detached (1,900 - 2,149 Sq. Ft.)	24	\$38,050.56	\$95,305.10	39.93%
Single Family Detached (1,700 - 1,899 Sq. Ft.)	48	\$69,420.48	\$173,877.24	39.93%
Single Family Detached (Less than 1,700 Sq. Ft.)	27	\$37,742.22	\$94,532.11	39.93%
Single Family Attached (Greater than or equal to 1,950 Sq. Ft.)	0	\$0.00	\$0.00	0.00%
Single Family Attached (1,800 - 1,949 Sq. Ft.)	43	\$61,148.58	\$153,158.08	39.93%
Single Family Attached (1,650 - 1,799 Sq. Ft.)	81	\$107,833.68	\$270,091.74	39.93%
Single Family Attached (1,500 - 1649 Sq. Ft.)	0	\$0.00	\$0.00	0.00%
Single Family Attached (Less than 1,500 Sq. Ft.)	0	\$0.00	\$0.00	0.00%
Single Family Attached Senior Housing (Greater than or equal to 1,750 Sq. Ft.)	14	\$9,403.80	\$23,553.45	39.93%
Single Family Attached Senior Housing (1,350 - 1,749 Sq. Ft.)	32	\$20,913.28	\$52,381.43	39.93%
Single Family Attached Senior Housing (1,050 - 1,349 Sq. Ft.)	28	\$16,774.24	\$42,014.27	39.93%
Single Family Attached Senior Housing (850 - 1,049 Sq. Ft.)	18	\$9,585.00	\$24,008.15	39.93%
Single Family Attached Senior Housing (Less than 850 Sq. Ft.)	0	\$0.00	\$0.00	0.00%
Apartment Property				
Live Work Property (per Square Foot)	7	\$446,700.08	\$1,118,837.49	39.93%
Total	472	\$1,149,064.28	\$2,878,041.10	39.93%

Assessed Value-to-Lien Ratio and Percentages by Taxpayer and Land Development Status (Table 5) (Section 4b (iv))

Please see Appendix A for updated Table 5.

Delinquencies are calculated through June 2025 and may reflect parcels that may already be on a payment plan. The delinquency summary table below provides an overview of delinquency rates on June 30 for previous years.

*Table 3-1
Delinquency Summary (Table 8) (Section 4b (vi))*

Fiscal Year	Special Tax Levy	Delinquency as of Fiscal Year End				Current Delinquency		
		Parcels	Parcels Del.	Amount	Del. Rate	Parcels Del.	Amount	Del. Rate
2021	\$1,175,015.58	470	6	\$6,989.36	0.59%	0	\$0.00	0.00%
2022	\$1,175,145.42	470	5	\$31,478.94	2.68%	1	\$2,261.60	0.19%
2023	\$1,176,149.46	470	7	\$57,542.44	4.89%	2	\$51,927.85	4.42%
2024	\$1,177,417.72	470	2	\$3,022.36	0.26%	1	\$2,265.98	0.19%
2025	\$1,158,448.06	470	3	\$53,132.98	4.59%	3	\$53,132.98	4.59%
Total	\$5,862,176.24			\$152,166.08	2.59%	3	\$109,588.41	1.87%

Prepayments of Special Tax (Section 4b (iii))

There were no prepayments of the Special Tax for the prior Fiscal Year.

Foreclosure Covenant

Pursuant to Section 53356.1 of the California Government Code, the City covenants for the benefit of the Owners of the Bonds as follows:

- (A) With respect to parcels of property in the District that are Residential Property or Live-Work Property (as such terms are defined in the Rates and Method of Apportionment of Special Tax), the City (i) 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 are due, and (ii) if the amount on the 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.
- (B) With respect to parcels of property in the District that are Apartment Property, Business Park/Office Property, Commercial Property, Golf Course Property, Hotel Property, Light Industrial Property, Mixed Use Property, Non-Residential Property, or Other Non-Residential Property (as such terms are defined in the Rates and Method of Apportionment of Special Tax), within sixty (60) days after each Interest Payment Date the City will cause to be commenced, as provided in the Agreement, and (unless delinquent Special Taxes are paid) diligently prosecute to judgment, an action in the superior court to foreclose the lien of any Special Taxes, or any installments thereof, which were not paid by the statutory delinquency date (i.e., December 10 or April 10). In furtherance of the foregoing covenant, within Five (5) Business Days after each Interest Payment Date, the Finance Director, or a designee, shall review the most recent Fixed Charge Unpaid List received from the Auditor-Controller of the County of Riverside regarding unpaid property taxes to determine if there are any delinquent installments of Special Taxes levied on property in the District. If there are any such delinquent Special Tax installments, the Finance Director, or a designee, shall notify the City Attorney of such delinquencies and, within the previously mentioned sixty (60) days, the City Attorney shall commence, or cause to be commenced, and diligently prosecute such a superior court foreclosure action or actions to collect such delinquent Special Taxes.

Foreclosure Actions (Section 4b (vi))

There are no foreclosure actions at this time.

Table 4-1
Fund Balances as of September 2, 2025 (Section 4b (ii))

Fund Name	Balances
BOND PROCEEDS FUND	\$0.00
SPECIAL TAX FUND	\$508,579.19
ADMIN EXPENSE FUND	\$0.00
BOND FUND	\$0.00
PRINCIPAL ACCOUNT	\$0.00
INTEREST ACCOUNT	\$123,685.21
RESERVE FUND	\$1,169,525.95
COI FUND	\$0.00
SPECIAL TAX PREPAYMENTS ACCOUNT	\$0.00
REBATE FUND	\$0.00
Total	\$1,801,790.35

Reserve Account

The Fiscal Agent Agreement defines the Reserve Requirement as of the date of any calculation the lesser of (i) 10% of the proceeds of the sale of the Bonds, (ii) Maximum Annual Debt Service on the Bonds, or (iii) 125% of average Annual Debt Service on the Bonds, as determined by the City. Subject to the limits on the maximum annual Special Tax which may be levied in the District. **As of September 2, 2025, the Reserve Fund was \$1,169,525.95 and the Reserve Requirement was \$1,154,900.00.**

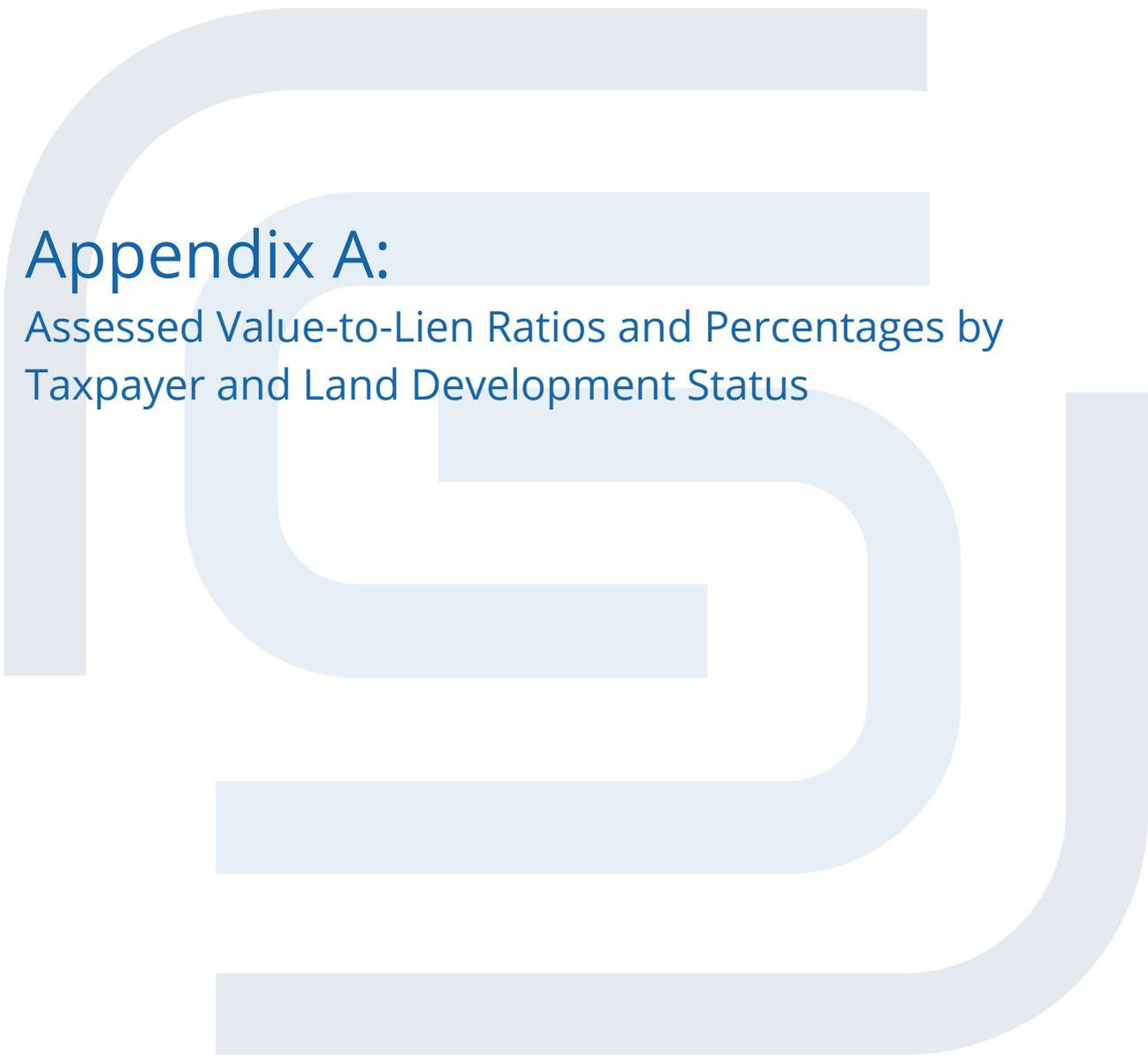
Financial Statements (Section 4a)

PLEASE NOTE: The City of Corona Fiscal Year ending June 30, 2025, Annual Comprehensive Financial Report (ACFR) is submitted to the Municipal Securities Rulemaking Board using EMMA (Electronic Municipal Market Access) under separate cover and is incorporated herein by reference.

The following events as set forth in Rule 15c2-12 promulgated by the Securities and Exchange Commission are considered material by the District. (*Section 5*)

- | | | |
|-----|--|----------------|
| 1. | Principal and interest payment delinquencies. | Not Applicable |
| 2. | Unscheduled draws on debt service reserves reflecting financial difficulties. | Not Applicable |
| 3. | Unscheduled draws on credit enhancements reflecting financial difficulties. | Not Applicable |
| 4. | Substitution of credit or liquidity providers, or their failure to perform. | Not Applicable |
| 5. | Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability or Notices of Proposed Issue (IRS Form 5701 TEB). | Not Applicable |
| 6. | Tender offers. | Not Applicable |
| 7. | Defeasances. | Not Applicable |
| 8. | Rating changes. | Not Applicable |
| 9. | Bankruptcy, insolvency, receivership or similar proceedings. | Not Applicable |
| 10. | Unless described in Clause 5, other notices or determinations by the Internal Revenue Service with respect to the tax status of the Bonds or other events affecting the tax status of the Bonds. | Not Applicable |
| 11. | Modifications to the rights of Bondholders. | Not Applicable |
| 12. | Optional, unscheduled or contingent Bond Calls. | Not Applicable |
| 13. | Release, substitution or sale of property securing repayment of the Bonds. | Not Applicable |
| 14. | Non-payment related defaults. | Not Applicable |
| 15. | The consummation of a merger, consolidation or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, 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. | Not Applicable |
| 16. | Appointment of a successor or additional trustee or the change of the name of a trustee. | Not Applicable |

Notice for Listed Events described in Section 5(7) and Section 5(3) of the Disclosure Certificate need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to Owners of affected Bonds pursuant to the Fiscal Agent Agreement.



Appendix A:

Assessed Value-to-Lien Ratios and Percentages by
Taxpayer and Land Development Status

Assessed Value-to-Lien Ratios and Percentages by Taxpayer and Land Development Status (Table 5) (Section 4b (iv))

Taxpayer	Land Use	Special Tax	% of Special Tax	Maximum Tax	% of Maximum Tax	2017 Bonds	Imp. Area No. 1 Bonds	Total Overlapping Debt	Assessed Value ¹	Value-to-Lien Ratio
Developed										
Individual Homeowner	465 Dwelling Units	\$702,364.20	61.12%	\$1,865,445.74	34.61%	\$4,932,778.08	\$0.00	\$4,932,778.08	\$240,308,118.00	48.72:1
Bravo Whiskey Prop	373,143 SF Commercial	\$0.00	0.00%	\$501,389.03	9.30%	\$0.00	\$3,455,484.77	\$3,455,484.77	\$48,523,725.00	14.04:1
Dos Lagos Office	151,672 SF Office	\$0.00	0.00%	\$263,682.61	4.89%	\$0.00	\$602,351.71	\$602,351.71	\$62,986,121.00	104.57:1
Encanto Apartment Homes	337,730 SF Apartments	\$171,672.84	14.94%	\$955,028.28	17.72%	\$1,205,676.52	\$0.00	\$1,205,676.52	\$83,832,005.00	69.53:1
Fu Bang Group Corp	50 Live-Work DU	\$48,615.64	4.23%	\$134,891.00	2.50%	\$341,432.78	\$0.00	\$341,432.78	\$35,998,881.00	105.43:1
Heritage Inn of Corona	104 Room Hotel	\$0.00	0.00%	\$63,051.72	1.17%	\$0.00	\$52,627.86	\$52,627.86	\$12,812,865.00	243.46:1
Heritage Inn 2 of Corona	100 Room Hotel	\$0.00	0.00%	\$60,626.65	1.12%	\$0.00	\$50,603.73	\$50,603.73	\$21,252,687.00	419.98:1
Montecito Apartment Homes	107,159 SF Apartments	\$54,470.40	4.74%	\$337,227.50	6.26%	\$382,551.38	\$0.00	\$382,551.38	\$23,582,449.00	61.65:1
Terrano Apartment Homes	284,842 SF Apartments	\$148,538.46	12.93%	\$744,598.32	13.82%	\$1,043,201.32	\$0.00	\$1,043,201.32	\$77,023,585.00	73.83:1
Riverside-Corona Resource Conservation	Golf Course	\$0.00	0.00%	\$4,659.76	0.09%	\$0.00	\$0.00	\$0.00	\$0.00	0.00:1
TFA	Golf Course and Clubhouse	\$0.00	0.00%	\$20,867.69	0.39%	\$0.00	\$0.00	\$0.00	\$4,555,606.00	0.00:1
Terrano Plaza	Gas Station	\$23,402.74	2.04%	\$154,397.63	2.86%	\$164,359.92	\$79,454.92	\$243,814.84	\$7,567,615.00	31.04:1
VISTA DOS LAGOS	22,096 SF Commercial	\$0.00	0.00%	\$65,886.02	1.22%	\$0.00	\$204,619.59	\$204,619.59	\$1,585,127.00	7.75:1
<i>Subtotal</i>		<i>\$1,149,064.28</i>	<i>100.00%</i>	<i>\$5,171,751.96</i>	<i>95.95%</i>	<i>\$8,070,000.00</i>	<i>\$4,445,142.58</i>	<i>\$12,515,142.58</i>	<i>\$620,028,784.00</i>	<i>49.54:1</i>
Undeveloped										
Dos Lagos Center 2		\$0.00	0.00%	\$70,342.08	1.31%	\$0.00	\$0.00	\$0.00	\$3,309,825.00	0.00:1
Bravo Whiskey Prop		\$0.00	0.00%	\$11,140.15	0.21%	\$0.00	\$0.00	\$0.00	\$355,504.00	0.00:1
Dos Lagos Office		\$0.00	0.00%	\$21,962.01	0.41%	\$0.00	\$0.00	\$0.00	\$490,352.00	0.00:1
Griffco Land		\$0.00	0.00%	\$114,584.38	2.13%	\$0.00	\$299,857.42	\$299,857.42	\$10,669,900.00	35.58:1
<i>Subtotal</i>		<i>\$0.00</i>	<i>0.00%</i>	<i>\$218,028.60</i>	<i>4.05%</i>	<i>\$0.00</i>	<i>\$299,857.42</i>	<i>\$299,857.42</i>	<i>\$14,825,581.00</i>	<i>49.44:1</i>
Total		\$1,149,064.28	100.00%	\$5,389,780.57	100.00%	\$8,070,000.00	\$4,745,000.00	\$12,815,000.00	\$634,854,365.00	49.54:1

¹ Assessed Valuation (AV) is based on information provided in the Riverside County Assessor's records as of January 1, 2025, and may or may not accurately reflect true market value.



Appendix B:

Debt Service Schedule

CITY OF CORONA
CFD 2002-1 (DOS LAGOS)
2017 Special Tax Refunding Bonds



Issued

01/26/2017

<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>
03/01/2017			\$ 13,455,000.00	\$ 58,090.28	\$ 58,090.28	
09/01/2017	3.000%	\$ 295,000.00	\$ 13,160,000.00	\$ 298,750.00	\$ 593,750.00	\$ 651,840.28
03/01/2018			\$ 13,160,000.00	\$ 294,325.00	\$ 294,325.00	
09/01/2018	3.000%	\$ 520,000.00	\$ 12,640,000.00	\$ 294,325.00	\$ 814,325.00	\$ 1,108,650.00
03/01/2019			\$ 12,640,000.00	\$ 286,525.00	\$ 286,525.00	
09/01/2019	4.000%	\$ 560,000.00	\$ 12,080,000.00	\$ 286,525.00	\$ 846,525.00	\$ 1,133,050.00
03/01/2020			\$ 12,080,000.00	\$ 275,325.00	\$ 275,325.00	
09/01/2020	4.000%	\$ 600,000.00	\$ 11,480,000.00	\$ 275,325.00	\$ 875,325.00	\$ 1,150,650.00
03/01/2021			\$ 11,480,000.00	\$ 263,325.00	\$ 263,325.00	
09/01/2021	4.000%	\$ 625,000.00	\$ 10,855,000.00	\$ 263,325.00	\$ 888,325.00	\$ 1,151,650.00
03/01/2022			\$ 10,855,000.00	\$ 250,825.00	\$ 250,825.00	
09/01/2022	4.000%	\$ 650,000.00	\$ 10,205,000.00	\$ 250,825.00	\$ 900,825.00	\$ 1,151,650.00
03/01/2023			\$ 10,205,000.00	\$ 237,825.00	\$ 237,825.00	
09/01/2023	5.000%	\$ 675,000.00	\$ 9,530,000.00	\$ 237,825.00	\$ 912,825.00	\$ 1,150,650.00
03/01/2024			\$ 9,530,000.00	\$ 220,950.00	\$ 220,950.00	
09/01/2024	5.000%	\$ 710,000.00	\$ 8,820,000.00	\$ 220,950.00	\$ 930,950.00	\$ 1,151,900.00
03/01/2025			\$ 8,820,000.00	\$ 203,200.00	\$ 203,200.00	
09/01/2025	5.000%	\$ 750,000.00	\$ 8,070,000.00	\$ 203,200.00	\$ 953,200.00	\$ 1,156,400.00
03/01/2026			\$ 8,070,000.00	\$ 184,450.00	\$ 184,450.00	
09/01/2026	5.000%	\$ 780,000.00	\$ 7,290,000.00	\$ 184,450.00	\$ 964,450.00	\$ 1,148,900.00
03/01/2027			\$ 7,290,000.00	\$ 164,950.00	\$ 164,950.00	
09/01/2027	5.000%	\$ 825,000.00	\$ 6,465,000.00	\$ 164,950.00	\$ 989,950.00	\$ 1,154,900.00
03/01/2028			\$ 6,465,000.00	\$ 144,325.00	\$ 144,325.00	
09/01/2028	3.500%	\$ 865,000.00	\$ 5,600,000.00	\$ 144,325.00	\$ 1,009,325.00	\$ 1,153,650.00
03/01/2029			\$ 5,600,000.00	\$ 129,187.50	\$ 129,187.50	
09/01/2029	5.000%	\$ 895,000.00	\$ 4,705,000.00	\$ 129,187.50	\$ 1,024,187.50	\$ 1,153,375.00
03/01/2030			\$ 4,705,000.00	\$ 106,812.50	\$ 106,812.50	
09/01/2030	3.625%	\$ 940,000.00	\$ 3,765,000.00	\$ 106,812.50	\$ 1,046,812.50	\$ 1,153,625.00
03/01/2031			\$ 3,765,000.00	\$ 89,775.00	\$ 89,775.00	
09/01/2031	4.000%	\$ 870,000.00	\$ 2,895,000.00	\$ 89,775.00	\$ 959,775.00	\$ 1,049,550.00
03/01/2032			\$ 2,895,000.00	\$ 72,375.00	\$ 72,375.00	
09/01/2032	5.000%	\$ 915,000.00	\$ 1,980,000.00	\$ 72,375.00	\$ 987,375.00	\$ 1,059,750.00
03/01/2033			\$ 1,980,000.00	\$ 49,500.00	\$ 49,500.00	
09/01/2033	5.000%	\$ 965,000.00	\$ 1,015,000.00	\$ 49,500.00	\$ 1,014,500.00	\$ 1,064,000.00
03/01/2034			\$ 1,015,000.00	\$ 25,375.00	\$ 25,375.00	
09/01/2034	5.000%	\$ 1,015,000.00	\$ 0.00	\$ 25,375.00	\$ 1,040,375.00	\$ 1,065,750.00
Total		\$ 13,455,000.00		\$ 6,354,940.28	\$ 19,809,940.28	\$ 19,809,940.28



Appendix C:

California Debt and Investment Advisory Commission



MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2017-0006
Status: Submitted
10/07/2025

Information as of Reporting Year End: 6/30/2025

Issuance

Issuer Name:	Corona CFD No 2002-1
Issue Name:	2017 Special Tax Refunding Bonds
Project Name:	IA No 1 Dos Lagos
Actual Sale Date:	1/12/2017
Settlement Date:	1/26/2017
Original Principal Amount:	\$13,455,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$1,156,400.00
Credit Rating from Report of Final Sale	
Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	
Credit Rating from Mello-Roos Last Yearly Fiscal Status Report	
Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	
Credit Rating for This Reporting Period	
Credit Rating:	Not Rated
Standard & Poor:	



MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2017-0006
Status: Submitted
10/07/2025

Fitch:

Moody's:

Other:

Fund Balance

Principal Amount of Bonds Outstanding:	\$8,820,000.00
Bond Reserve Fund:	\$1,197,161.49
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$0.00

Assessed Value

Assessed or Appraised Value Reported as of:	1/1/2025
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$634,854,365.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$1,158,448.06
Total Amount of Unpaid Special Taxes Annually:	\$53,132.98
Does this agency participate in the County's Teeter Plan?	No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	6/30/2025
Total Number of Delinquent Parcels:	3
Total Amount of Special Taxes Due on Delinquent Parcels:	\$109,588.41

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	001 CFD 2002-1 Dos Lagos Redacted.pdf	10/7/2025

Foreclosure



MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2017-0006
Status: Submitted
10/07/2025

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
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Retired Issues

Indicate Reason for Retirement: Not Retired

Filing Contact

Filing Contact Name: Christina Ramirez

Agency/Organization Name: Spicer Consulting Group LLC

Address: 41880 Kalmia Street, Suite 145

City: Murrieta

State: CA

Zip Code: 92562

Telephone: 866-504-2067

Fax Number:

E-mail: christina.ramirez@spicercg.com

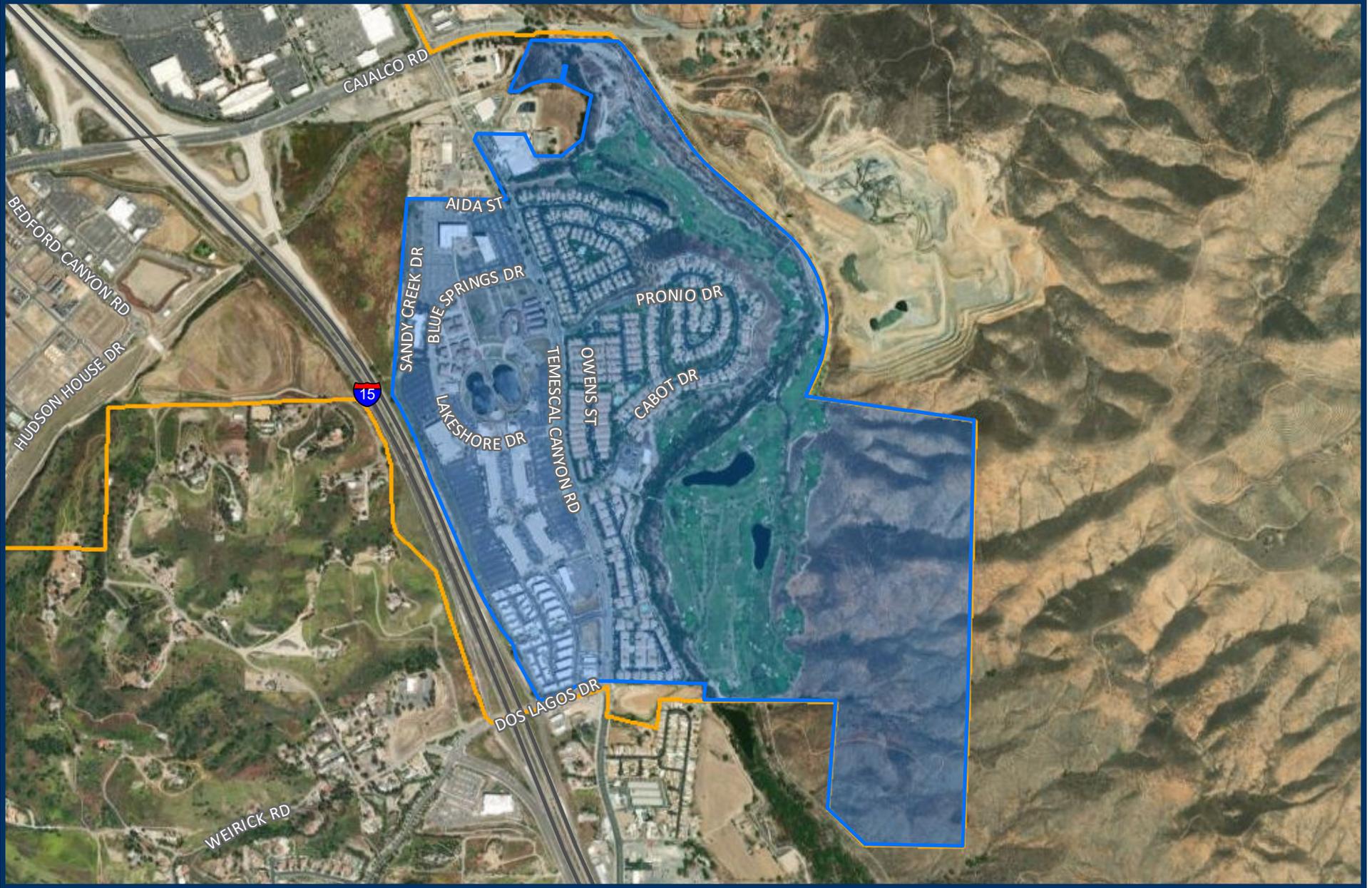
Comments

Issuer Comments:



Appendix D:

Boundary Map



BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2002-1
(DOS LAGOS)



S P I C E R

CONSULTING GROUP