



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 # : 2023-0281
Status: Submitted
10/20/2025

Mello Roos Report Information as of Reporting Year End: 6/30/2025

Issuance

Issuer Name:	Orange County CFD No 2003-1
Issue Name:	Series 2023 Special Tax Refunding Bonds
Project Name:	Ladera Ranch
Actual Sale Date:	4/4/2023
Settlement Date:	5/18/2023
Original Principal Amount:	\$18,335,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$1,175,266.17
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:	
Fitch:	
Moody's:	
Other:	



Fund Balance

Principal Amount of Bonds Outstanding:	\$15,880,000.00
Bond Reserve Fund:	\$1,231,336.83
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:	\$1,074,549,309.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$3,203,183.83
Total Amount of Unpaid Special Taxes Annually:	\$15,138.19
Does this agency participate in the County's Teeter Plan?	Yes

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	6/30/2025
Total Number of Delinquent Parcels:	13
Total Amount of Special Taxes Due on Delinquent Parcels:	\$15,138.19

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	TC03MC-70 Unpaid Bond Levies 7-8-25 745_Upload.pdf	10/7/2025

Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
No data available to display.		



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 # : 2023-0281
Status: Submitted
10/20/2025

Retired Issues

Indicate Reason for Retirement:

Not Retired

Filing Contact

Filing Contact Name:

Michael Kim

Agency/Organization Name:

Orange County

Address:

400 W. Civic Center Dr. 5th Floor

City:

Santa Ana

State:

CA

Zip Code:

92701

Telephone:

714-834-5689

Fax Number:

E-mail:

michael.kim@ocgov.com

Comments

Issuer SOC PFA 2023A was issued to refund/defease SOCPFA 2014A, which includes a portion of CFD 2003-1.
Comments: AV, Tax Collection and Delinquent Reporting above is for CFD 2003-1, which is reported under both 2014B (2014-0009) and 2023A (2023-0281).