

**CITY OF MURRIETA
COMMUNITY FACILITIES DISTRICT NO. 2003-3
(CREEKSIDE VILLAGE)
\$18,070,000
2005 SPECIAL TAX BONDS
IMPROVEMENT AREA NO. 1**

**Riverside, California
Dated: June 21, 2005
CUSIP: 62718P**



**2005 ANNUAL CONTINUING DISCLOSURE
INFORMATION STATEMENT
January 26, 2006**



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MuniFinancial
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* In its role as Disclosure Consultant and Dissemination Agent, MuniFinacial has not passed upon the accuracy, completeness or fairness of the statements contained herein.

I. INTRODUCTION

Pursuant to an Official Statement dated June 9, 2005, the City of Murrieta (the "City") issued \$18,070,000 Community Facilities District No. 2003-3 (Creekside Village), 2005 Special Tax Bonds (Improvement Area No. 1) (the "Bonds"). The Bonds were issued primarily to provide Community Facilities District No. 2003-3 (the "District") with funds to finance School District, City, and Water District Facilities.

The City is located about 85 miles southeast of central Los Angeles and about 60 miles north of downtown San Diego. The District is located in the southeastern portion of the City on the southeastern corner of Murrieta Hot Springs Road and Jackson Avenue and consists of approximately 73 gross acres.

The Bonds are special obligations of the District. The Bonds are not a debt or liability of the City, the State of California, or any of its political subdivisions and neither the City, the State of California, nor any of its political subdivisions is liable. The Bonds do not constitute indebtedness within the meaning of any constitutional or statutory debt limit or restriction.

This Annual Continuing Disclosure Information Statement is being provided pursuant to a covenant made by the City for the benefit of the holders of the Bonds and includes the information specified in a Continuing Disclosure Agreement. For further information and a more complete description of the District, the City, and the Bonds, reference is made to the Official Statement.

The information set forth herein has been furnished by the City and by sources, which are believed to be accurate and reliable but is not guaranteed as to accuracy or completeness. Statements contained in this Annual Continuing Disclosure Information Statement which involve estimates, forecasts, or other matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representations of fact. Further, the information and expressions of opinion contained herein are subject to change without notice and the delivery of this Annual Continuing Disclosure Information Statement will not, under any circumstances, create any implication that there has been no change in the affairs of the City, the District or any other parties described herein.

II. BOND INFORMATION

A. PRINCIPAL OUTSTANDING

Bond Name	As of September 2, 2005
Special Tax Bonds of Community Facilities District 2003-3	\$18,070,000.00 ¹
Escrow Bonds Outstanding	\$805,000.00

¹Includes outstanding Escrow Bonds.

B. FUND INFORMATION

Fund Name	As of September 30, 2005
Reserve Account	\$1,534,591.88 ^{1,2}
Reserve Requirement	\$1,533,219.28 ³
Redemption Fund	0.00 ⁴
Improvement Fund	\$13,283.792.08
Escrow Fund	\$809,547.24
Capitalized Interest Account	\$1,402,246.73

¹Cost Basis of the securities held in the Reserve Fund.

²Market Value as of 9/30/2005 is \$1,515,281.88. Market values are subject to change daily

³The reserve requirement as of the closing date of the bond issue, pursuant to the Official Statement.

⁴These funds are currently being held in the Capitalized Interest Account to be transferred when need for debt service.

C. ESCROW FUND INFORMATION

As of September 30, 2005 no funds had been withdrawn from the Escrow fund.

III. FINANCIAL INFORMATION

The audited financial statements for the District for the fiscal year ended June 30, 2005 will be separately filed with the Nationally Recognized Municipal Securities Information Repositories and are hereby incorporated by reference into this Annual Continuing Disclosure Information Statement.

IV. OPERATING INFORMATION

A. DELINQUENCY INFORMATION

There were no delinquencies for this District as of the time of this report..

B. PROPERTY ASSESSED VALUE AND DEVELOPMENT

Per an Appraisal Report prepared by McNamara & Associates, dated May 1, 2005, the total assessed value of the property is \$51,800,000. Based on this appraisal, the value to bonded debt is 2.87:1.

The parcels subject to the Special Tax are undeveloped as of Fiscal Year 2005/06. Funds in the Capitalized Interest Account will pay the Debt Service on the Non-Escrow bonds and Escrow Bonds through March 1, 2007 and September 1, 2007, respectively.

C. FORECLOSURE SUMMARY

No foreclosure action has been taken at this time.

D. SPECIAL TAX CATEGORIES

The District is 100% owned by the I-215 MURRIETA VENTURE and is undeveloped land; therefore, all parcels are subject to the Obligated Party Continuing Disclosure Report.

E. CONSTRUCTION COSTS

The anticipated costs required to complete the public improvements are \$13,875,122.