



# 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 # : 2023-0453  
Status: Submitted  
10/28/2024

Information as of Reporting Year End: 6/30/2024

## Issuance

Issuer Name:	Orange County CFD No 2004-1
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:	\$30,780,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$5,260,500.00

### Credit Rating from Report of Final Sale

Credit Rating:	Rated
Standard & Poor:	AA-
Fitch:	
Moody's:	
Other:	

### Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating:	Rated
Standard & Poor:	AA-
Fitch:	
Moody's:	
Other:	

### Credit Rating for This Reporting Period

Credit Rating:	Rated
Standard & Poor:	AA-



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Fitch:

Moody's:

Other:

## Fund Balance

Principal Amount of Bonds Outstanding:	\$30,240,000.00
Bond Reserve Fund:	\$5,260,500.00
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$0.00

## Assessed Value

Assessed or Appraised Value Reported as of:	1/1/2024
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$1,999,577,821.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$4,797,076.78
Total Amount of Unpaid Special Taxes Annually:	\$47,303.37
Does this agency participate in the County's Teeter Plan?	Yes

## Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	6/30/2024
Total Number of Delinquent Parcels:	17
Total Amount of Special Taxes Due on Delinquent Parcels:	\$47,303.37

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	TC03MC-70 Unpaid Bond Levies 7-6-24 746 -	10/16/2024



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## Foreclosure

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: Naomi Nakamura

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: naomi.nakamura@ocgov.com

## Comments

Issuer Comments: The reserve is shared between the CFD 2004 2023A and CFD 2004 2014B bonds. The reserve report above is the shared amount that covers both 2023A and 2014B bonds.