

**STATE OF CALIFORNIA**

**MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)  
YEARLY FISCAL STATUS REPORT**

Submitted:  
Tuesday, October 29, 2019  
4:14:16PM  
CDIAC #: 2014-0075

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

For Office Use Only
Fiscal Year _____

**I. GENERAL INFORMATION**

A. Issuer Orange County CFD No 2004-1

B. Project Name Ladera Ranch Series A

C. Name/ Title/ Series of Bond Issue 2014 Special Tax Ref Bonds

D. Date of Bond Issue 1/28/2014

E. Original Principal Amount of Bonds \$36,540,000.00

F. Reserve Fund Minimum Balance Required Yes  Amount \$3,496,762.50 No

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: 6/30/2019

A. Principal Amount of Bonds Outstanding \$36,540,000.00

B. Bond Reserve Fund \$3,496,762.50

C. Capitalized Interest Fund \$0.00

D. Construction Fund(s) \$0.00

**III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX**

A. Assessed or Appraised Value Reported as of: 1/1/2019

From Equalized Tax Roll

From Appraisal of Property  
*(Use only in first year or before annual tax roll billing commences)*

B. Total Assessed Value of All Parcels \$1,525,788,194.00

**IV. TAX COLLECTION INFORMATION**

A. Total Amount of Special Taxes Due Annually \$4,700,099.79

B. Total Amount of Unpaid Special Taxes Annually \$77,080.26

C. Does this agency participate in the County's Teeter Plan? Y

**V. DELINQUENT REPORTING INFORMATION**

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 6/30/2019

A. Total Number of Delinquent Parcels: 24

B. Total Amount of Taxes Due on Delinquent Parcels: \$77,080.26  
(Do not include penalties, penalty interest, etc.)

**VI. FORECLOSURE INFORMATION FOR FISCAL YEAR**

*(Aggregate totals, if foreclosure commenced on same date)* *(Attach additional sheets if necessary.)*

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00

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VII. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements.  
(Indicate reason for retirement)

Matured  Redeemed Entirely  Other

If Matured, indicate final maturity date:

If Redeemed Entirely, state refunding bond title & CDIAC #:

and redemption date:

If Other:

and date:

VIII. NAME OF PARTY COMPLETING THIS FORM

Name	Gina Kim	
Title	Public Finance Accounting Manager	
Firm/ Agency	Orange County CFD No 2004-1	
Address	333 West Santa Ana Boulevard 3rd FL	
City/ State/ Zip	Santa Ana, CA 92701-4062	
Phone Number	(714) 834-3749	Date of Report 10/29/2019
E-Mail	gina.kim@ocgov.com	

IX. ADDITIONAL COMMENTS: