



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
10/29/2023

Information as of Reporting Year End: 06/30/2023

Issuance

Issuer Name:	Orange County CFD No 2004-1
Issue Name:	Series 2023 Special Tax Refunding Bonds
Project Name:	Ladera Ranch
Actual Sale Date:	04/04/2023
Settlement Date:	05/18/2023
Original Principal Amount:	\$30,780,000.00
Date of Filing:	10/27/2023
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:	--
Standard & Poor:	
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:	\$30,780,000.00
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:	01/01/2023
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$1,871,876,838.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$5,005,880.60
Total Amount of Unpaid Special Taxes Annually:	\$60,303.61
Does this agency participate in the County's Teeter Plan?	Yes

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	06/30/2023
Total Number of Delinquent Parcels:	16
Total Amount of Special Taxes Due on Delinquent Parcels:	\$60,303.61

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	TC03MC-70 Unpaid Bond Levies 7-6-23 746 -	10/27/2023



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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: Gina Kim

Agency/Organization Name: Orange County

Address: 400 W. Civic Center Dr. 5th FL

City: Santa Ana

State: CA

Zip Code: 92701

Telephone: 714-834-3749

Fax Number:

E-mail: gina.kim@ocgov.com

Comments

Issuer Comments:

Submission Date: 10/27/2023