



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

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:	10/20/2025
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-
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:	1/1/2025
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$2,074,884,838.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$4,841,412.56
Total Amount of Unpaid Special Taxes Annually:	\$63,527.02
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:	21
Total Amount of Special Taxes Due on Delinquent Parcels:	\$63,527.02

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	TC03MC-70 Unpaid Bond Levies 7-8-25 746_Upload.pdf	10/10/2025

Foreclosure

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



MELLO ROOS REPORT

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CDIAC # : 2023-0453
Status: Submitted
10/21/2025

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