



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 # : 2005-0180
Status: Submitted
10/27/2023

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

Issuance

Issuer Name:	Capistrano Unified School District CFD No 98-2
Issue Name:	2005 Special Tax Ref Bonds
Project Name:	Ladera Ranch
Actual Sale Date:	04/14/2005
Settlement Date:	04/28/2005
Original Principal Amount:	\$119,099,491.00
Date of Filing:	10/27/2023
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$10,405,000.00

Credit Rating from Report of Final Sale

Credit Rating:	Rated
Standard & Poor:	AAA
Fitch:	
Moody's:	Aaa
Other:	

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

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

Credit Rating for This Reporting Period

Credit Rating:	Not Rated
Standard & Poor:	



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Fitch:

Moody's:

Other:

Fund Balance

Principal Amount of Bonds Outstanding:	\$24,800,506.75
Bond Reserve Fund:	\$10,593,145.53
Capitalized Interest Fund:	
Construction Fund(s):	

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:	\$7,022,000,158.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$7,644,033.66
Total Amount of Unpaid Special Taxes Annually:	\$21,468.14
Does this agency participate in the County's Teeter Plan?	Yes

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	10/20/2023
Total Number of Delinquent Parcels:	31
Total Amount of Special Taxes Due on Delinquent Parcels:	\$50,306.97

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	CUSD CFD No. 98-2 Delinquency Report (as of	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: Nehal Thumar

Agency/Organization Name: David Taussig & Associates Inc

Address: 100 Bayview Circle, Suite 100

City: Newport Beach

State: CA

Zip Code: 92660

Telephone: 949-9551500

Fax Number:

E-mail: nehal@financedta.com

Comments

Issuer Comments: [1] Principal amount for the outstanding capital appreciation bonds determined by applying accreted value as of March 1,2023. [2] Financial Guaranty Insurance Company has provided a municipal bond debt service reserve insurance policy equal to 75% of the Reserve Requirement.