



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
10/29/2025

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

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:	4/14/2005
Settlement Date:	4/28/2005
Original Principal Amount:	\$119,099,491.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$10,405,500.00
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:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	
Credit Rating for This Reporting Period	
Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	



Fund Balance

Principal Amount of Bonds Outstanding:	\$27,562,240.17
Bond Reserve Fund:	\$10,863,486.78
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:	\$7,686,303,567.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$7,750,821.22
Total Amount of Unpaid Special Taxes Annually:	\$23,575.23
Does this agency participate in the County's Teeter Plan?	Yes

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	10/17/2025
Total Number of Delinquent Parcels:	28
Total Amount of Special Taxes Due on Delinquent Parcels:	\$35,536.76

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	CUSD CFD 98-2 PY Delinq (as of 2025.10.17).pdf	10/29/2025

Foreclosure

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



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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:

18201 Von Karman Avenue, Suite 220

City:

Irvine

State:

CA

Zip Code:

92612

Telephone:

949-9551500

Fax Number:

E-mail:

nehal@financedta.com

Comments

Issuer [1] Principal amount for the outstanding capital appreciation bonds determined by applying accreted value as of March 1, 2025. [2] Financial Guaranty Insurance Company has provided a municipal bond debt service
Comments: reserve insurance policy equal to 75% of the Reserve Requirement.