



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 # : 2021-2152
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 2005-1
Issue Name:	2021 Special Tax Bonds
Project Name:	Whispering Hills Series A
Actual Sale Date:	11/5/2021
Settlement Date:	11/16/2021
Original Principal Amount:	\$1,446,624.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$1,736,800.00
Credit Rating from Report of Final Sale	
Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
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:	\$1,356,483.00
Bond Reserve Fund:	\$1,963,271.74
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$33,385.51

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:	\$230,015,467.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$1,333,430.69
Total Amount of Unpaid Special Taxes Annually:	\$15,446.30
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:	3
Total Amount of Special Taxes Due on Delinquent Parcels:	\$15,446.30

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	CUSD CFD 2005-1 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 Comments: Includes \$1,951,114.86 in Series 2016 Reserve Account and \$12,156.88 Series 2021 Accounts.