



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

Issuance

Issuer Name:	Capistrano Unified School District CFD No 98-1B
Issue Name:	2020 Special Tax Bonds
Project Name:	Pacifica San Juan
Actual Sale Date:	12/9/2020
Settlement Date:	12/30/2020
Original Principal Amount:	\$5,780,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$721,354.58
Credit Rating from Report of Final Sale	
Credit Rating:	Rated
Standard & Poor:	AA/BBB
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:	\$5,500,000.00
Bond Reserve Fund:	\$737,425.83
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$154,323.60

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:	\$630,551,335.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$495,404.46
Total Amount of Unpaid Special Taxes Annually:	\$6,359.51
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:	4
Total Amount of Special Taxes Due on Delinquent Parcels:	\$6,359.51

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	CUSD CFD 98-1B 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.		



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 # : 2020-2333
Status: Submitted
10/29/2025

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] Consists of \$121,279.45 in the Series 2018 Bonds School Facilities Account and \$33,044.15 in the
Comments: Series 2020 Bonds Proceeds School Facilities Account.