



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 # : 2007-0579
Status: Submitted
10/26/2023

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

Issuance

Issuer Name: ABAG Finance Authority for Nonprofit Corporations CFD No 2004-2

Issue Name: 2007 Special Tax Ref Bonds

Project Name: Windemere Ranch Series A

Actual Sale Date: 06/08/2007

Settlement Date: 06/26/2007

Original Principal Amount: \$30,235,000.00

Date of Filing: 10/25/2023

Reserve Fund Minimum Balance: No

Reserve Fund Minimum Balance Amount:

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:



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Fitch:

Moody's:

Other:

Fund Balance

Principal Amount of Bonds Outstanding:	\$17,848,509.84
Bond Reserve Fund:	\$499,199.02
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$0.00

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:	\$3,225,570,215.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$1,713,617.10
Total Amount of Unpaid Special Taxes Annually:	\$7,771.97
Does this agency participate in the County's Teeter Plan?	Yes

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	06/30/2023
Total Number of Delinquent Parcels:	16
Total Amount of Special Taxes Due on Delinquent Parcels:	\$7,771.97

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
No data available to display.		

Foreclosure



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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: Tom Zetz

Agency/Organization Name: NBS

Address: 32605 Temecula Parkway Suite 100

City: Temecula

State: CA

Zip Code: 92592

Telephone: 800-676-7516

Fax Number:

E-mail: tzetz@nbsgov.com

Comments

Issuer: LOB hold reserve fund balances, but the reserve requirement is at the authority level on the revenue
Comments: bonds The Delinquency Detail Report includes all special taxes levied for the CFD 2004-2 which is security for multiple bond issues.