



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
10/30/2025

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

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:	6/8/2007
Settlement Date:	6/26/2007
Original Principal Amount:	\$30,235,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	No
Reserve Fund Minimum Balance Amount:	\$0.00
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:	\$15,533,643.62
Bond Reserve Fund:	\$550,097.87
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:	\$3,422,116,024.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$1,786,340.48
Total Amount of Unpaid Special Taxes Annually:	\$8,932.61
Does this agency participate in the County's Teeter Plan?	Yes

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	6/30/2025
Total Number of Delinquent Parcels:	24
Total Amount of Special Taxes Due on Delinquent Parcels:	\$11,184.48

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	ABAG_Delinquency Detail_CFD 2004-2 R_as of 2025.06.30.PDF	10/27/2025

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:

Tom Zetz

Agency/Organization Name:

NBS

Address:

32605 Temecula Parkway Suite 316

City:

Temecula

State:

CA

Zip Code:

92592

Telephone:

800-676-7516

Fax Number:

E-mail:

tzetz@nbsgov.com

Comments

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