



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 # : 2022-1683
Status: Submitted
10/30/2023

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

Issuance

Issuer Name: Val Verde Unified School District CFD No 2018-2

Issue Name: Val Verde Unified School District Community Facilities District No. 2018-2 (Stratford Ranch), Improvement Area 1 Series 2023 Special Tax Bonds

Project Name: Stratford Ranch IA 1

Actual Sale Date: 01/31/2023

Settlement Date: 03/23/2023

Original Principal Amount: \$7,345,000.00

Date of Filing: 10/30/2023

Reserve Fund Minimum Balance: Yes

Reserve Fund Minimum Balance Amount: \$610,176.80

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: --

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating for This Reporting Period



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Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Fund Balance

Principal Amount of Bonds Outstanding: \$7,345,000.00

Bond Reserve Fund: \$0.00

Capitalized Interest Fund: \$0.00

Construction Fund(s): \$4,316,505.97

Assessed Value

Assessed or Appraised Value Reported as of: 12/29/2022

Use Appraised Value only in first year or before annual tax roll billing commences: From Appraisal of Property

Total Assessed Value of All Parcels: \$68,279,277.00

Tax Collection

Total Amount of Special Taxes Due Annually: \$393,879.08

Total Amount of Unpaid Special Taxes Annually: \$11,680.50

Does this agency participate in the County's Teeter Plan? No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 10/20/2023

Total Number of Delinquent Parcels: 5

Total Amount of Special Taxes Due on Delinquent Parcels: \$11,680.50

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
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Delinquent Parcel Detail Report

VVUSD CFD No. 2018-2 IA 1.pdf

10/30/2023

Foreclosure

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:

Christopher Rashidian

Agency/Organization Name:

Cooperative Strategies LLC

Address:

2855 Michelle Drive Suite 230

City:

Irvine

State:

CA

Zip Code:

92606

Telephone:

949-2508300

Fax Number:

E-mail:

taxinfo@coopstrategies.com

Comments

Issuer Comments: