



## 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 # : 2016-3232  
Status: Submitted  
10/15/2025

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

### Issuance

Issuer Name:	Irvine Unified School District CFD No 04-1
Issue Name:	2016 Special Tax Refunding Bonds
Project Name:	Northwood Series A
Actual Sale Date:	11/30/2016
Settlement Date:	12/13/2016
Original Principal Amount:	\$6,475,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$603,200.00
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:	\$4,845,000.00
Bond Reserve Fund:	\$603,200.00
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$0.00

## Assessed Value

Assessed or Appraised Value Reported as of:	7/1/2025
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$523,216,170.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$498,110.56
Total Amount of Unpaid Special Taxes Annually:	\$2,368.52
Does this agency participate in the County's Teeter Plan?	Yes

## Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	9/8/2025
Total Number of Delinquent Parcels:	2
Total Amount of Special Taxes Due on Delinquent Parcels:	\$5,796.22

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	CFD_04-1_2016-3232_YFSR_Delinquency_FY2024-2025.pdf	10/8/2025

## 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:

Douglas Floyd

Agency/Organization Name:

Koppel & Gruber Public Finance

Address:

334 Via Vera Cruz Ste 256

City:

San Marcos

State:

CA

Zip Code:

92078

Telephone:

760-5100290

Fax Number:

E-mail:

doug@kgpf.net

### Comments

Issuer                      The Reserve Requirement is satisfied by a series of Municipal Bond Debt Service Reserve Insurance  
Comments:                Policies