



# 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 # : 2017-2999  
Status: Submitted  
10/27/2025

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

## Issuance

Issuer Name:	Lake Elsinore Unified School District CFD No 2013-1
Issue Name:	2017 Special Tax Bonds
Project Name:	Tract Nos 25122 & 32078
Actual Sale Date:	11/28/2017
Settlement Date:	12/14/2017
Original Principal Amount:	\$8,960,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$717,600.00
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:	



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## Fund Balance

Principal Amount of Bonds Outstanding:	\$8,430,000.00
Bond Reserve Fund:	\$727,058.64
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$3,375.70

## 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:	\$88,574,615.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$531,175.56
Total Amount of Unpaid Special Taxes Annually:	\$8,675.89
Does this agency participate in the County's Teeter Plan?	No

## Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	7/1/2025
Total Number of Delinquent Parcels:	3
Total Amount of Special Taxes Due on Delinquent Parcels:	\$13,663.04

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	CFD 2013-1.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:

Justin Bjorgan

Agency/Organization Name:

KeyAnalytics (California Financial Services)

Address:

27201 Puerta Real

City:

Mission Viejo

State:

CA

Zip Code:

92691

Telephone:

949-2821077

Fax Number:

E-mail:

jbjorgan@calschools.com

### Comments

Issuer Comments:

Lake Elsinore Unified School District  
 Riverside County  
 Community Facilities District No. 2013-1  
 Fiscal Year 2024/2025 Tax Roll Delinquent Parcel Detail Report

<b>Assessor's Parcel Number</b>	<b>Tax Year</b>	<b>Total Delinquent</b>	<b>Total Special Tax Levied</b>	<b>Percentage Delinquent</b>
380-481-009	2023	\$1,904.95	\$3,809.90	50.00%
380-491-030	2023	\$3,082.20	\$3,082.20	100.00%
380-481-009	2024	\$1,943.05	\$3,886.10	50.00%
380-482-025	2024	\$3,589.00	\$3,589.00	100.00%
380-491-030	2024	\$3,143.84	\$3,143.84	100.00%