



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 # : 2020-1799
Status: Submitted
10/17/2025

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

Issuance

Issuer Name:	Poway Unified School District CFD No 6
Issue Name:	2020 Special Tax Ref Bonds
Project Name:	4S Ranch
Actual Sale Date:	9/30/2020
Settlement Date:	10/14/2020
Original Principal Amount:	\$29,920,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	No
Reserve Fund Minimum Balance Amount:	\$0.00
Credit Rating from Report of Final Sale	
Credit Rating:	Rated
Standard & Poor:	AA+
Fitch:	
Moody's:	
Other:	
Credit Rating from Mello-Roos Last Yearly Fiscal Status Report	
Credit Rating:	Rated
Standard & Poor:	AA+
Fitch:	
Moody's:	
Other:	
Credit Rating for This Reporting Period	
Credit Rating:	Rated
Standard & Poor:	AA+
Fitch:	
Moody's:	
Other:	



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Fund Balance

Principal Amount of Bonds Outstanding:	\$19,645,000.00
Bond Reserve Fund:	\$0.00
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:	\$3,625,327,739.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$11,311,438.10
Total Amount of Unpaid Special Taxes Annually:	\$41,640.84
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:	21
Total Amount of Special Taxes Due on Delinquent Parcels:	\$41,640.84

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	PUSD_CFD 6_Delinquency.pdf	10/17/2025

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:

bjborgan@calschools.com

Comments

Issuer Comments:

Poway Unified School District
 County of San Diego
 Community Facilities District No. 6
 Fiscal Year 2024/2025 Tax Roll Delinquent Parcel Detail Report

Assessor's Parcel Number	Tax Year	Total Delinquent	Total Special Tax Levied	Percentage Delinquent
312-264-18-00	2024	\$1,617.87	\$3,235.74	50.00%
312-264-20-00	2024	\$1,617.87	\$3,235.74	50.00%
312-264-27-00	2024	\$1,617.87	\$3,235.74	50.00%
312-275-09-00	2024	\$3,235.74	\$3,235.74	100.00%
312-275-22-00	2024	\$1,617.87	\$3,235.74	50.00%
678-032-16-00	2024	\$1,984.65	\$3,969.30	50.00%
678-502-03-14	2024	\$1,609.24	\$3,218.48	50.00%
678-502-10-07	2024	\$1,617.87	\$3,235.74	50.00%
678-553-29-00	2024	\$1,600.15	\$3,200.30	50.00%
678-630-85-00	2024	\$1,758.11	\$3,516.22	50.00%
678-633-08-00	2024	\$1,735.35	\$3,470.70	50.00%
678-636-29-00	2024	\$1,758.11	\$3,516.22	50.00%
678-636-37-00	2024	\$1,758.11	\$3,516.22	50.00%
678-637-06-06	2024	\$1,758.11	\$3,516.22	50.00%
678-637-11-67	2024	\$777.62	\$1,555.24	50.00%
678-637-17-14	2024	\$777.62	\$1,555.24	50.00%
678-638-07-36	2024	\$3,516.22	\$3,516.22	100.00%
678-640-50-00	2024	\$3,756.50	\$3,756.50	100.00%
678-642-29-00	2024	\$1,884.73	\$3,769.46	50.00%
678-643-19-00	2024	\$1,884.73	\$3,769.46	50.00%
678-660-16-00	2024	\$3,756.50	\$3,756.50	100.00%