

**STATE OF CALIFORNIA**

**MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)  
YEARLY FISCAL STATUS REPORT**

Submitted:  
Wednesday, October 27, 2021  
9:20:45AM  
CDIAC #: 2001-1777

California Debt and Investment Advisory Commission  
915 Capitol Mall, Room 400, Sacramento, CA 95814  
P.O. Box 942809, Sacramento, CA 94209-0001  
(916) 653-3269 Fax (916) 654-7440

For Office Use Only
Fiscal Year _____

**I. GENERAL INFORMATION**

A. Issuer Manteca Unified School District CFD No 1989-1

B. Project Name Komure ES & Weston Ranch

C. Name/ Title/ Series of Bond Issue 2001 Special Tax Bonds

D. Date of Bond Issue 10/23/2001

E. Original Principal Amount of Bonds \$14,995,866.00

F. Reserve Fund Minimum Balance Required Yes  Amount \$1,499,586.65 No

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: 6/30/2021

A. Principal Amount of Bonds Outstanding \$5,896,514.10

B. Bond Reserve Fund \$1,499,586.65

C. Capitalized Interest Fund \$0.00

D. Construction Fund(s) \$225.58

**III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX**

A. Assessed or Appraised Value Reported as of: 7/1/2021

From Equalized Tax Roll

From Appraisal of Property  
*(Use only in first year or before annual tax roll billing commences)*

B. Total Assessed Value of All Parcels \$1,396,870,292.00

**IV. TAX COLLECTION INFORMATION**

A. Total Amount of Special Taxes Due Annually \$2,637,087.60

B. Total Amount of Unpaid Special Taxes Annually \$11,894.40

C. Does this agency participate in the County's Teeter Plan? Y

**V. DELINQUENT REPORTING INFORMATION**

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 6/30/2021

A. Total Number of Delinquent Parcels: 45

B. Total Amount of Taxes Due on Delinquent Parcels: \$29,444.63  
*(Do not include penalties, penalty interest, etc.)*

**VI. FORECLOSURE INFORMATION FOR FISCAL YEAR**

*(Aggregate totals, if foreclosure commenced on same date)* (Attach additional sheets if necessary.)

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00

STATE OF CALIFORNIA

MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)  
YEARLY FISCAL STATUS REPORT

Submitted:  
Wednesday, October 27, 2021  
9:20:45AM  
CDIAC #: 2001-1777

California Debt and Investment Advisory Commission  
915 Capitol Mall, Room 400, Sacramento, CA 95814  
P.O. Box 942809, Sacramento, CA 94209-0001  
(916) 653-3269 Fax (916) 654-7440

For Office Use Only
Fiscal Year _____

**VII. ISSUE RETIRED**

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements.  
(Indicate reason for retirement)

Matured  Redeemed Entirely  Other

If Matured, indicate final maturity date:

If Redeemed Entirely, state refunding bond title & CDIAC #:

and redemption date:

If Other:

and date:

**VIII. NAME OF PARTY COMPLETING THIS FORM**

Name Justin Bjorgan  
Title Vice President  
Firm/ Agency KeyAnalytics, a division of California Financial Services  
Address 555 Corporate Drive, Suite 100  
City/ State/ Zip Ladera Ranch, CA 92694  
Phone Number (949) 282-1077 Date of Report 10/27/2021  
E-Mail jbjorgan@calschools.com

**IX. ADDITIONAL COMMENTS:**

Amount reflected on deposit in the Bond Reserve Fund in Section II. B. reflects the value of a Surety Bond.

Manteca Unified School District  
San Joaquin County  
Community Facilities District No. 1989-1  
Fiscal Year 2020/2021 Tax Roll Delinquent Parcel Detail Report

Assessor's Parcel Number	Tax Year	Total Delinquent	Total Special Tax Levied	Percentage Delinquent
164-040-090-000	2020	\$247.80	\$495.60	50.00%
164-040-210-000	2020	\$247.80	\$495.60	50.00%
164-100-010-000	2020	\$247.80	\$495.60	50.00%
164-120-170-000	2016	\$413.50	\$413.50	100.00%
164-120-170-000	2018	\$242.58	\$485.16	50.00%
164-120-310-000	2019	\$238.94	\$477.88	50.00%
164-130-040-000	2019	\$477.88	\$477.88	100.00%
164-130-040-000	2020	\$495.60	\$495.60	100.00%
164-130-240-000	2016	\$206.75	\$413.50	50.00%
164-130-240-000	2017	\$467.58	\$467.58	100.00%
164-180-130-000	2016	\$413.50	\$413.50	100.00%
164-180-130-000	2017	\$467.58	\$467.58	100.00%
164-180-130-000	2018	\$485.16	\$485.16	100.00%
164-180-130-000	2019	\$477.88	\$477.88	100.00%
164-180-130-000	2020	\$247.80	\$495.60	50.00%
164-180-160-000	2020	\$495.60	\$495.60	100.00%
164-290-470-000	2020	\$495.60	\$495.60	100.00%
164-290-630-000	2015	\$593.34	\$593.34	100.00%
164-290-630-000	2016	\$413.50	\$413.50	100.00%
164-290-630-000	2017	\$233.79	\$467.58	50.00%
164-290-630-000	2018	\$485.16	\$485.16	100.00%
164-290-630-000	2019	\$477.88	\$477.88	100.00%
164-340-230-000	2020	\$247.80	\$495.60	50.00%
164-370-020-000	2020	\$495.60	\$495.60	100.00%
164-380-180-000	2020	\$495.60	\$495.60	100.00%
164-380-230-000	2020	\$495.60	\$495.60	100.00%
164-400-140-000	2020	\$495.60	\$495.60	100.00%
166-050-560-000	2019	\$238.94	\$477.88	50.00%
166-060-220-000	2020	\$247.80	\$495.60	50.00%
166-090-050-000	2018	\$242.58	\$485.16	50.00%
166-090-050-000	2019	\$477.88	\$477.88	100.00%
166-100-220-000	2016	\$413.50	\$413.50	100.00%
166-100-220-000	2017	\$233.79	\$467.58	50.00%
166-100-220-000	2018	\$485.16	\$485.16	100.00%
166-100-220-000	2019	\$238.94	\$477.88	50.00%
166-100-220-000	2020	\$495.60	\$495.60	100.00%
166-150-190-000	2019	\$238.94	\$477.88	50.00%
166-150-190-000	2020	\$495.60	\$495.60	100.00%
166-170-380-000	2018	\$242.58	\$485.16	50.00%
166-170-380-000	2019	\$477.88	\$477.88	100.00%
166-170-380-000	2020	\$495.60	\$495.60	100.00%
166-180-740-000	2006	\$442.22	\$442.22	100.00%
166-180-740-000	2007	\$457.10	\$457.10	100.00%
166-180-740-000	2008	\$472.42	\$472.42	100.00%
166-230-250-000	2015	\$593.34	\$593.34	100.00%

Manteca Unified School District  
San Joaquin County  
Community Facilities District No. 1989-1  
Fiscal Year 2020/2021 Tax Roll Delinquent Parcel Detail Report

Assessor's Parcel Number	Tax Year	Total Delinquent	Total Special Tax Levied	Percentage Delinquent
166-230-250-000	2016	\$413.50	\$413.50	100.00%
166-230-250-000	2017	\$233.79	\$467.58	50.00%
166-230-250-000	2018	\$485.16	\$485.16	100.00%
166-230-270-000	2020	\$495.60	\$495.60	100.00%
166-240-240-000	2017	\$233.79	\$467.58	50.00%
166-310-040-000	2020	\$247.80	\$495.60	50.00%
166-360-170-100	2012	\$538.44	\$538.44	100.00%
166-360-170-100	2013	\$556.20	\$556.20	100.00%
166-360-170-100	2014	\$574.48	\$574.48	100.00%
166-360-170-100	2015	\$593.34	\$593.34	100.00%
166-370-180-000	2020	\$495.60	\$495.60	100.00%
166-370-620-000	2019	\$477.88	\$477.88	100.00%
166-390-190-000	2020	\$495.60	\$495.60	100.00%
166-390-290-000	2020	\$247.80	\$495.60	50.00%
166-410-360-000	2020	\$495.60	\$495.60	100.00%
166-410-530-000	2018	\$242.58	\$485.16	50.00%
166-410-530-000	2019	\$238.94	\$477.88	50.00%
166-410-530-000	2020	\$247.80	\$495.60	50.00%
168-040-100-000	2020	\$247.80	\$495.60	50.00%
168-040-290-000	2020	\$247.80	\$495.60	50.00%
168-040-450-000	2019	\$477.88	\$477.88	100.00%
168-050-020-000	2020	\$247.80	\$495.60	50.00%
168-060-490-000	2020	\$247.80	\$495.60	50.00%
168-070-030-000	2016	\$413.50	\$413.50	100.00%
168-070-030-000	2019	\$238.94	\$477.88	50.00%
168-100-240-000	2020	\$495.60	\$495.60	100.00%
168-140-200-000	2018	\$242.58	\$485.16	50.00%
168-140-200-000	2019	\$238.94	\$477.88	50.00%
168-140-200-101	2020	\$247.80	\$495.60	50.00%
168-230-060-000	2020	\$495.60	\$495.60	100.00%
168-230-080-000	2020	\$495.60	\$495.60	100.00%