



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 # : 2023-0957

Status: Submitted

11/03/2025

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

Issuance

Issuer Name:	Tracy
Issue Name:	Improvement Area No. 2 of the City of Tracy Community Facilities District No. 2016-1 (Tracy Hills) Special Tax Bonds, Series 2023
Project Name:	Tracy Hills CFD 2016-1 IA2 2023 Special Tax Bonds
Actual Sale Date:	10/25/2023
Settlement Date:	11/9/2023
Original Principal Amount:	\$33,955,000.00
Date of Filing:	10/30/2025
Reserve Fund Minimum	
Balance:	Yes
Reserve Fund Minimum	
Balance Amount:	\$3,073,512.50
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:	



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Other:

Fund Balance

Principal Amount of Bonds Outstanding:	\$33,605,000.00
Bond Reserve Fund:	\$3,112,316.90
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$41,828.91

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:	\$313,529,507.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$2,185,208.76
Total Amount of Unpaid Special Taxes Annually:	\$29,153.03
Does this agency participate in the County's Teeter Plan?	Yes

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	6/2/2025
Total Number of Delinquent Parcels:	9
Total Amount of Special Taxes Due on Delinquent Parcels:	\$29,153.03

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	UnpaidApprtDetailRpt_CDIAC Delinquency T. Hills IA 2.pdf	10/30/2025

Foreclosure

Date Foreclosure Commenced Total Number of Foreclosure Parcels Total Amount of Tax on Foreclosure Parcels



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No data available to display.

Retired Issues

Indicate Reason for Retirement: Not Retired

Filing Contact

Filing Contact Name:	Miriam Adamec
Agency/Organization Name:	Goodwin Consulting Group Inc
Address:	655 University Avenue
City:	Sacramento
State:	CA
Zip Code:	95825
Telephone:	916-5610890
Fax Number:	561-0891
E-mail:	miriam@goodwinconsultinggroup.net

Comments

Issuer Comments: