



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 # : 2005-1575
10/27/2022

Information as of Reporting Year End: 06/30/2022

Issuance

Issuer Name:	Northstar Community Services District CFD No 1
Issue Name:	2005 Special Tax Bonds
Project Name:	The Village
Actual Sale Date:	12/08/2005
Settlement Date:	12/08/2005
Original Principal Amount:	\$56,125,000.00
Date of Filing:	10/27/2022
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$10,662,750.00

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:	



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Fitch:

Moody's:

Other:

Fund Balance

Principal Amount of Bonds Outstanding:	\$47,137,316.40
Bond Reserve Fund:	\$710,664.90
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$1,171,891.32

Assessed Value

Assessed or Appraised Value Reported as of:	07/01/2022
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$704,804,340.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$12,585,273.54
Total Amount of Unpaid Special Taxes Annually:	\$9,652,309.09
Does this agency participate in the County's Teeter Plan?	No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	06/16/2022
Total Number of Delinquent Parcels:	29
Total Amount of Special Taxes Due on Delinquent Parcels:	\$29,887,602.36

Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
10/17/2018	2	\$1,444,033.18
01/16/2019	14	\$28,011,997.82



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Retired Issues

Indicate Reason for Retirement:

Not Retired

Filing Contact

Filing Contact Name:

Andrew Bavender

Agency/Organization Name:

Goodwin Consulting Group Inc

Address:

333 University Ave

City:

Sacramento

State:

CA

Zip Code:

95825

Telephone:

916-5610890

Fax Number:

E-mail:

andrew@goodwinconsultinggroup.net

Comments

Issuer Shared Reserve Fund between CDIAC #s 2005-1575, 2006-1389, 2014-0954. The individual reserve
Comments: fund balance for this bond issue was \$13,081.94 as of June 30, 2022.