



# 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 # : 2006-1389  
Status: Submitted  
10/19/2023

Information as of Reporting Year End: 06/30/2023

## Issuance

Issuer Name:	Northstar Community Services District CFD No 1
Issue Name:	2006 Special Tax Bonds
Project Name:	The Village
Actual Sale Date:	12/07/2006
Settlement Date:	12/07/2006
Original Principal Amount:	\$58,590,000.00
Date of Filing:	10/19/2023
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:	\$41,378,234.67
Bond Reserve Fund:	\$731,621.99
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$372,004.36

## Assessed Value

Assessed or Appraised Value Reported as of:	07/01/2023
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$746,408,599.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$8,431,784.54
Total Amount of Unpaid Special Taxes Annually:	\$5,446,018.54
Does this agency participate in the County's Teeter Plan?	No

## Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	08/22/2023
Total Number of Delinquent Parcels:	23
Total Amount of Special Taxes Due on Delinquent Parcels:	\$35,284,491.98

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	CDIACDelinquencies_Northstar CSD_(2023-08-22) w	10/19/2023



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Foreclosure Properties.pdf

## Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
10/17/2018	2	\$1,725,938.00
01/16/2019	16	\$33,535,633.00

## Retired Issues

Indicate Reason for Retirement: Not Retired

## Filing Contact

Filing Contact Name: Andrew Bavender

Agency/Organization Name: Goodwin Consulting Group Inc

Address: 655 University Avenue

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 2006 bond issue was \$678,954.20 as of June 30, 2023.