



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
Status: Submitted
10/28/2024

Information as of Reporting Year End: 6/30/2024

Issuance

Issuer Name: Northstar Community Services District CFD No
1

Issue Name: 2005 Special Tax Bonds

Project Name: The Village

Actual Sale Date: 12/8/2005

Settlement Date: 12/8/2005

Original Principal Amount: \$56,125,000.00

Date of Filing:

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



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Standard & Poor:

Fitch:

Moody's:

Other:

Fund Balance

Principal Amount of Bonds Outstanding:	\$47,137,316.40
Bond Reserve Fund:	\$766,458.78
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$1,263,895.66

Assessed Value

Assessed or Appraised Value Reported as of:	7/1/2024
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$784,829,272.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$8,759,325.44
Total Amount of Unpaid Special Taxes Annually:	\$5,728,103.21
Does this agency participate in the County's Teeter Plan?	No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	6/5/2024
Total Number of Delinquent Parcels:	27
Total Amount of Special Taxes Due on Delinquent Parcels:	\$40,989,673.99

Delinquency Parcel Reporting

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Delinquent Parcel Detail Report CDIACDelinquencies_Northstar CSD_(75550)(2024-06-05)(w 10/28/2024
Foreclosure Parcels).pdf

Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
10/17/2018	2	\$2,021,637.72
1/16/2019	16	\$38,934,797.38

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 bond issue was \$14,108.97 as of June 30, 2024