



GOODWIN CONSULTING GROUP

**Northstar Community Services District
Community Facilities District No. 1
\$56,125,000 Special Tax Bonds, Series 2005,
\$58,590,000 Special Tax Bonds, Series 2006, and
\$19,320,000 Special Tax Refunding Bonds, Series 2014
Continuing Disclosure Annual Report for
Fiscal Year 2019-20
(per SEC Rule 15c2-12(b)(5))**

CUSIP Numbers

Special Tax Bonds, Series 2005

| | | |
|------------|------------|------------|
| 66704PAA2* | 66704PAF1* | 66704PAL8* |
| 66704PAB0* | 66704PAG9* | 66704PAM6* |
| 66704PAC8* | 66704PAH7* | 66704PAN4* |
| 66704PAD6* | 66704PAJ3* | 66704PAP9 |
| 66704PAE4* | 66704PAK0* | 66704PAQ7 |

Special Tax Bonds, Series 2006

| | | |
|------------|------------|------------|
| 66704PAR5* | 66704PAW4* | 66704PBB9* |
| 66704PAS3* | 66704PAX2* | 66704PBC7* |
| 66704PAT1* | 66704PAY0* | 66704PBD5* |
| 66704PAU8* | 66704PAZ7* | 66704PBE3 |
| 66704PAV6* | 66704PBA1* | |

Special Tax Refunding Bonds, Series 2014

| | | |
|------------|------------|-----------|
| 66704PBS2* | 66704PBJ2* | 66704PBN3 |
| 66704PBF0* | 66704PBK9* | 66704PBP8 |
| 66704PBG8* | 66704PBL7 | 66704PBQ6 |
| 66704PBH6* | 66704PBM5 | 66704PBR4 |

** Retired as of the date of this report.*

February 1, 2021

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I. Introduction

This report contains certain information required to be filed annually per SEC rule 15c2-12 (b)(5) (the “Rule”) by the Northstar Community Services District (the “CSD”) Community Facilities District No. 1 (the “CFD”) and certain other information which may be of interest to investors in the CFD Special Tax Bonds. The Rule is applicable to the Special Tax Bonds, Series 2005 (the “Series 2005 Bonds”) issued in the aggregate amount of \$56,125,000 on December 20, 2005, the Special Tax Bonds, Series 2006 (the “Series 2006 Bonds”) issued in the aggregate amount of \$58,590,000 on December 20, 2006, and to the Special Tax Refunding Bonds, Series 2014 (the “Series 2014 Bonds”) issued in the aggregate amount of \$19,320,000 on July 30, 2014, (collectively, the “Bonds”). The Rule requires that an issuer undertake in a written agreement or contract for the benefit of holders of the securities issued to file with national and state repositories the following:

1. Certain financial and operating information as presented in the Continuing Disclosure Agreements
2. Audited financial statements
3. Notice of certain enumerated significant events
4. Notice of any failure to provide such annual financial information as agreed

To comply with the Rule, the CFD agreed in the Continuing Disclosure Agreements (the “Agreements”) associated with the Bonds to provide certain information annually for the benefit of the bondholders. The CFD has also agreed to disclose the occurrence of several significant events with respect to the Bonds, should they occur.

II. Financial and Operating Information

Section 4 of the Agreements requires the CSD to provide the following items:

- (1) The audited financial statements of the CFD for the fiscal year ending June 30, 2020, which may be included in the audited financial statements of the CSD. Audited financial statements of the CFD shall be audited by such auditor as shall then be required or permitted by state law or the Trust Indenture. Audited financial statements shall be prepared in accordance with Generally Accepted Accounting Principles as prescribed for governmental units by the Governmental Accounting Standards Board; provided, however, that the CFD may from time to time, if required by federal or state legal requirements, modify the basis upon which its financial statements are prepared.
 - **See Appendix A**
- (2) The principal amount of Series 2005 Bonds and Series 2006 Bonds outstanding as of June 30, 2020.
 - **Series 2005 Bonds outstanding: \$48,145,000**
 - **Series 2006 Bonds outstanding: \$42,270,000**
- (3) The principal amount of Series 2014 Bonds outstanding as of June 30, 2020.
 - **Series 2014 Bonds outstanding: \$11,860,000**
- (4) The balance in each fund under the Trust Indenture for the Bonds.
 - **See Appendix B**
- (5) Special tax delinquency information as shown on the assessment roll of the Placer County Assessor last equalized prior to September 30, 2020:
 - (i) Special tax delinquency rate for all parcels levied a special tax as of May 19, 2020.
 - **Delinquency rate for fiscal year 2019-20: 66.52%**
 - (ii) Number of parcels that are delinquent as of May 19, 2020.
 - **Number of parcels delinquent for fiscal year 2019-20: 34**
 - (iii) Amount of each delinquency and length of time delinquent.
 - **See Appendix C**

- (6) An update of the estimated value-to-lien ratios, based on the assessed values within the CFD and the special tax levy for fiscal year 2020-21.
- **See Appendix D**
- (7) An update to Table 9 in the Official Statement for the Series 2014 Bonds, based on the assessed values within the CFD and the special tax levy for fiscal year 2020-21.
- **See Appendix E**
- (8) Any changes to the Rate and Method of Apportionment of Special Tax (the “RMA”) approved or submitted to the qualified electors for approval prior to the filing of the Annual Report.
- **No changes have been made to the RMA during fiscal year 2019-20.**
- (9) The status of any foreclosure actions being pursued by the CFD with respect to delinquent special taxes.
- **Please see the voluntary disclosure provided by the CFD to EMMA on October 12, 2020 at the following URL: <https://emma.msrb.org/P21405294-P21092456-P21501176.pdf>**
 - **In December 2020, the CFD received a signed judgement for the ACM parcels following the prove up hearing for written judgement.**
- (10) Any information not already included under (2) through (7) above that the Board of Directors of the CSD is required to file in its Annual Report to the California Debt and Investment Advisory Commission pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended.
- **See Appendix F**
- (11) A description of any transfers in property in fiscal year 2019-20 and the first half year of 2020-21 which results in taxable property being reclassified as exempt from the special tax under Section H of the RMA.
- **No such transfers have occurred in fiscal year 2019-20 or in the first half year of 2020-21.**

(12) A description of any transfers in property in fiscal year 2019-20 and the first half year of 2020-21 which results in property exempt from the special tax under Section F of the RMA being reclassified as taxable property.

➤ **No such transfers have occurred in fiscal year 2019-20 or in the first half year of 2020-21.**

(13) Such further information, if any, as may be necessary to make the statements specifically required pursuant to this Section 4(b) in the Agreements, in light of the circumstances under which they are made, not misleading.

(14) **No such information is necessary at this time.**

III. Reporting of Significant Events

(a) Pursuant to the provisions of Section 5 of the Agreements, the CFD shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds, if material:

- i. Principal and interest payment delinquencies.
- ii. Non-payment related defaults.
- iii. Unscheduled draws on debt service reserves reflecting financial difficulties.
- iv. Unscheduled draws on credit enhancements reflecting financial difficulties.
- v. Substitution of credit or liquidity providers, or their failure to perform.
- vi. Adverse tax opinions or events affecting the tax-exempt status of the security
- vii. Issuance by the Internal Revenue Service of proposed or final determinations of taxability or of Notice of Proposed Issue (IRS Form 5701-TEB)
- viii. Tender offers.
- ix. Modifications to rights of security holders.
- x. Bond calls.
- xi. Defeasances.
- xii. Release, substitution or sale of property securing repayment of the Bonds.
- xiii. Rating changes.
- xiv. Bankruptcy, insolvency, receivership or similar proceedings.

- **On March 5, 2020 and September 9, 2020, the CFD provided notice of withdrawals from the reserve fund that occurred on March 2, 2020 and September 1, 2020, respectively. The draws on the reserve fund were necessary due to significant delinquencies in the payment of the special tax.**
- **Three Material Event Notices (Bond Calls), dated September 1, 2019, were filed with the Municipal Securities Rulemaking Board on August 2, 2019. The notices were filed with respect to unscheduled bond calls of \$160,000 in Series 2005 Bonds, \$145,000 in Series 2006 Bonds, and \$40,000 in Series 2014 Bonds from monies available from special tax prepayments.**
- **Three Material Event Notices (Bond Calls), dated September 1, 2020, were filed with the Municipal Securities Rulemaking Board on August 6, 2020. The notices were filed with respect to unscheduled bond calls of \$315,000 in Series 2005 Bonds, \$275,000 in Series 2006 Bonds, and \$60,000 in Series 2014 Bonds from monies available from special tax prepayments.**

(b) Pursuant to the provisions of Section 5 of the Agreement, the CFD shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds, if material:

- i. Unless described in 5(a)(5) of the Agreements executed in connection with the

- Series 2014 Bonds, notices of determinations by the Internal Revenue Service with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds;
- ii. The consummation of a merger, consolidation or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms;
 - iii. Appointment of a successor or additional trustee or the change of the name of a trustee;
 - iv. Nonpayment related defaults;
 - v. Modifications to the rights of owners of the Bonds;
 - vi. Notices of redemption; and
 - vii. Release, substitution or sale of property securing repayment of the Bonds.

➤ **No such events have occurred in fiscal year 2019-20.**

APPENDIX A

*Northstar Community Services District
Audited Financial Statements
for Fiscal Year 2019-20*



NORTHSTAR COMMUNITY SERVICES DISTRICT

**FINANCIAL STATEMENTS
WITH
INDEPENDENT AUDITOR'S REPORT**

FOR THE FISCAL YEAR ENDED

JUNE 30, 2020

**JAMES MARTA & COMPANY LLP
CERTIFIED PUBLIC ACCOUNTANTS**

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NORTHSTAR COMMUNITY SERVICES DISTRICT

JUNE 30, 2020

BOARD OF DIRECTORS

Warren Brown - President

Nancy Ives – Vice President

Mike Witherspoon - Director

Mike Moll – Director

Dee Cravens - Director

* * * *

General Manager
Mike Staudenmayer

Director of Finance and Administration
Greg Rosenthal

NORTHSTAR COMMUNITY SERVICES DISTRICT

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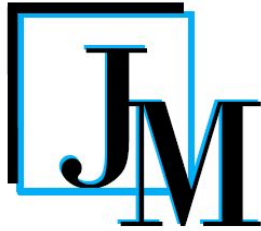
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James Marta & Company LLP
Certified Public Accountants

Accounting, Auditing, Consulting, and Tax

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Northstar Community Services District
Truckee, California

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of Northstar Community Services District (the "District"), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and the State Controller's Minimum Audit Requirements for California Special Districts. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund and the aggregate remaining fund information of the Northstar Community Services District as of June 30, 2020, and the respective changes in financial position and cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund, Schedule of Changes in Net OPEB Liability and Related Ratios, Schedule of Proportionate Share of the Net Pension Liability, and the Schedule of Pension Contributions be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information, which consists of the Statement of Changes in Assets and Liabilities - Fiduciary Funds, is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information, which consists of the Statement of Changes in Assets and Liabilities - fiduciary funds, is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 14, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

James Marta & Company LLP

James Marta & Company LLP
Certified Public Accountants
Sacramento, California
January 14, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2020

This discussion and analysis section of the Northstar Community Services District's (District or NCSD) Financial Statements is intended to provide a narrative overview and analysis of the basic financial activities of the District as of and for the year ended June 30, 2020. Please read it in conjunction with the District's financial statements, which follow this section.

FINANCIAL HIGHLIGHTS

Government-wide

| | |
|---------------------------------------|---------------|
| • Total net position at June 30, 2020 | \$ 98,586,609 |
| • Total revenue: | 21,046,516 |
| • Total expense: | 20,269,083 |
| • Total depreciation expense: | 2,118,437 |

Business-Type Activities

| | |
|------------------|--------------|
| • Water | |
| o Total revenue: | \$ 5,140,268 |
| o Total expense: | 3,679,540 |
| • Sewer | |
| o Total revenue: | 3,071,528 |
| o Total expense: | 2,185,070 |
| • Solid Waste | |
| o Total revenue: | 568,828 |
| o Total expense: | 585,286 |

Governmental Activities

| | |
|------------------|---------------|
| • Total revenue: | \$ 12,265,892 |
| • Total expense: | 13,819,187 |

OVERVIEW OF THE FINANCIAL STATEMENTS

Government-wide Financial Statements present a broad overview of the District's finances. Within this view, all District operations are categorized and reported as either governmental or business-type activities. These government-wide statements are designed to be more business-like in that all activities are consolidated and provide a snapshot of the District as a whole.

- The STATEMENT OF NET POSITION focuses on resources available for future operations. In simple terms, this statement presents a snapshot of the total assets and total liabilities of the District and the net difference. The net difference is further separated into amounts invested in capital assets (net of related debt), amounts that are restricted for capital projects, and amounts that are unrestricted.
- The STATEMENT OF ACTIVITIES focuses on the costs of the District's programs and the extent to which the programs rely on property taxes and other revenues. This statement simplifies the user's analysis when determining the extent to which programs are self-supporting and/or subsidized by general revenue.

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2020

Both previously mentioned government-wide financial statements distinguish functions of the District that are principally supported by taxes (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the District include general government, fire, fuels management, roads maintenance, snow removal, and trails maintenance. The business-type activities of the District include water, sewer, and solid waste.

Fund Financial Statements focus on the individual parts of the District and report operations in more detail than the government-wide statements by providing information about the District's most significant funds. The fund financial statements separately focus on governmental funds, proprietary funds, and fiduciary funds.

- Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental funds financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements to gain a better understanding of the long-term impact of near-term financing decisions. Both the BALANCE SHEET - GOVERNMENTAL FUNDS and the STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS provide a reconciliation to facilitate this comparison between governmental funds and the governmental activities represented by the government-wide financial statements.

Information is presented separately in the BALANCE SHEET - GOVERNMENTAL FUNDS and the STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS for the General Fund and the Capital Projects Fund. The General Fund accounts for all financial resources except those required to be accounted for in another fund. The Capital Projects Fund accounts for the financial activities of the Northstar Community Services District Community Facilities District (CFD) #1, whose purpose was to fund the acquisition and construction of major capital facilities within the District.

- Proprietary Funds are used to account for activities by which the District provides goods or services on a fee basis. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

The types of proprietary funds utilized by the District are enterprise funds and internal service funds.

- Enterprise funds provide goods or services to the public for a fee. Enterprise funds report on the same business-type activities shown in the government-wide financial statements. The intent is that the cost of providing services will be financed or recovered primarily through user charges. The District uses enterprise funds to account for water, sewer, and solid waste operations.

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2020

-
- Internal service funds account for goods and services provided on a cost-reimbursement basis by one department to another department within the District. The District uses internal service funds to account for Engineering & Utility Operations, Fleet, and Administrative Operations.
 - Fiduciary Funds are used to account for resources held for the benefit of parties outside the District. Fiduciary funds are not reflected in the government-wide financial statements because the resources of these funds are not available to support the District's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The types of fiduciary funds utilized by the District are agency funds. Agency Funds are used to account for the assets held by the District as an agent for the CFD.

Notes to the basic financial statements provide additional disclosures required by governmental accounting standards and provide information to assist the reader in understanding the District's financial condition.

Required supplementary information provides a budgetary comparison schedule for the General Fund in the STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND.

It also provides a schedule showing the trend of the actuarially accrued liability for benefits compared to the actuarial value of accumulated plan assets in the SCHEDULE OF FUNDING PROGRESS FOR OTHER POSTEMPLOYMENT BENEFITS.

The Governmental Accounting Standards Board set out to improve pension accounting and financial reporting by state and local governments through Statement Number 68 (GASB 68) which took effect for fiscal years beginning after June 15, 2014 and Statement Number 75 (GASB 75) which took effect for fiscal years beginning after June 15, 2017.

As a result of the implementation of GASB 68, two schedules were added to the required supplementary information section. The two schedules are the SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY and the SCHEDULE OF PENSION CONTRIBUTIONS. Both are 10-year schedules and will present years as they become available until 10 years are shown.

As a result of the implementation of GASB 75, another schedule was added to the required supplementary information section, the SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS. As with the previously mentioned schedules, this is also a 10-year schedule and will present years as they become available until 10 years are shown.

Supplementary information provides a schedule of receipt and disbursement activity for the 2005 and 2006 series bonds of the CFD as well as the subsequent 2014 Refunding Bonds represented by the STATEMENT OF CHANGES IN ASSETS AND LIABILITIES FOR FIDUCIARY FUNDS.

FINANCIAL ANALYSIS OF THE DISTRICT

One of the most important questions to be asked about the District's finances is "Is the District as a whole better off or worse off as a result of this year's activities?" The STATEMENT OF ACTIVITIES (Table A-2) reports information about the District's activities in a way that will help answer this question. The STATEMENT OF NET POSITION (Table A-1) presents information on all of the District's assets and liabilities,

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2020

with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The STATEMENT OF ACTIVITIES and the STATEMENT OF NET POSITION report the changes in net position and net position, respectively, for the District. However, considerations should also be given to other non-financial factors such as changes in economic conditions, population growth, and new or changed governmental legislation.

A summary of the District's STATEMENT OF NET POSITION comparing the current and prior fiscal years is presented in Table A-1.

Table A-1
Statement of Net Position
6/30/2020

| | Governmental Activities | | Business-type Activities | | Totals | |
|---|-------------------------|---------------------|--------------------------|---------------------|---------------------|---------------------|
| | 2020 | 2019 | 2020 | 2019 | 2020 | 2019 |
| ASSETS | | | | | | |
| Current assets | \$ 6,852,841 | \$14,479,967 | \$20,674,022 | \$29,811,757 | \$27,526,863 | \$44,291,724 |
| Capital assets | <u>26,804,125</u> | <u>27,358,137</u> | <u>51,098,567</u> | <u>51,453,324</u> | <u>77,902,692</u> | <u>78,811,461</u> |
| Total Assets | 33,656,966 | 41,838,104 | 71,772,589 | 81,265,081 | 105,429,555 | 123,103,185 |
| DEFERRED OUTFLOWS OF RESOURCES | | | | | | |
| Total deferred outflows | 8,949,425 | 2,533,592 | - | - | 8,949,425 | 2,533,592 |
| LIABILITIES | | | | | | |
| Current liabilities | 2,445,886 | 3,202,225 | 443,916 | 12,267,136 | 2,889,802 | 15,469,361 |
| Noncurrent liabilities | <u>12,280,248</u> | <u>11,504,434</u> | <u>-</u> | <u>-</u> | <u>12,280,248</u> | <u>11,504,434</u> |
| Total liabilities | 14,726,134 | 14,706,659 | 443,916 | 12,267,136 | 15,170,050 | 26,973,795 |
| DEFERRED INFLOWS OF RESOURCES | | | | | | |
| Total deferred inflows | 622,321 | 853,806 | - | - | 622,321 | 853,806 |
| NET POSITION | | | | | | |
| Investment in capital assets, net of related debt | 22,624,125 | 23,078,137 | 51,098,567 | 51,453,324 | 73,722,692 | 74,531,461 |
| Restricted for capital replacement | - | - | 10,889,112 | 9,174,569 | 10,889,112 | 9,174,569 |
| Unrestricted | <u>4,633,811</u> | <u>5,733,094</u> | <u>9,340,994</u> | <u>8,370,052</u> | <u>13,974,805</u> | <u>14,103,146</u> |
| Total net position | <u>\$27,257,936</u> | <u>\$28,811,231</u> | <u>\$71,328,673</u> | <u>\$68,997,945</u> | <u>\$98,586,609</u> | <u>\$97,809,176</u> |

As shown by Table A-1 above, *Total net position* amounted to \$98.6MM in fiscal year 2020. The major component of this category is *Investment in capital assets, net of related debt* which represents the District's investment in capital assets, net of the amount borrowed to purchase those assets. *Total net position* increased by \$777K due to *Assets* increasing at a greater rate than *Liabilities*.

Total assets for Governmental Activities decreased by \$8.2MM. This was mostly due to a decrease in the amounts *Due from enterprise funds*, which increases *Cash and cash equivalents*. However, *Cash and cash equivalents* were reduced because of an additional discretionary payment to CalPERS and investments placed in a pension prefunding trust. These detailed impacts can be seen on the full STATEMENT OF NET POSITION rather than Table A-1 above. Overall, those impacts combined to cause a decrease in *Capital assets*.

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2020

Total assets for business-type activities decreased by \$9.5MM mainly due to a decrease in *Cash and cash equivalents*. In this case, the decrease in *Cash and cash equivalents* is directly related to the decrease in the liability, *Due to internal service fund* and can also be seen on the full STATEMENT OF NET POSITION.

Overall liabilities for governmental activities increased by \$19K due to a combination of an increase in *Noncurrent liabilities* and a decrease in *Current liabilities*. Overall liabilities for business-type activities decreased by \$11.8MM mainly due to a decrease in the previously mentioned liability, *Due to internal service fund*.

A condensed version of the STATEMENT OF ACTIVITIES comparing the current and prior fiscal years is presented in Table A-2.

Table A-2
Statement of Activities
6/30/2020

| | Governmental Activities | | Business-type Activities | | Totals | |
|--|-------------------------|----------------------|--------------------------|----------------------|----------------------|----------------------|
| | 2020 | 2019 | 2020 | 2019 | 2020 | 2019 |
| REVENUE | | | | | | |
| General Revenue | | | | | | |
| Property taxes | \$ 5,090,955 | \$ 4,960,253 | | | \$ 5,090,955 | \$ 4,960,253 |
| Fuels management & streets assessments | 758,441 | 732,496 | | | 758,441 | 732,496 |
| Capital Contributions | - | 34,942 | \$ 978,514 | \$ - | 978,514 | 34,942 |
| Interest earnings | 621,725 | 266,282 | 446,551 | 389,742 | 1,068,276 | 656,024 |
| Miscellaneous | 78,833 | 102,092 | 59,462 | 55,862 | 138,295 | 157,954 |
| Total general revenue | 6,549,954 | 6,096,065 | 1,484,527 | 445,604 | 8,034,481 | 6,541,669 |
| Program Revenues | | | | | | |
| Charges for services | 245,910 | 496,788 | 7,296,097 | 7,068,577 | 7,542,007 | 7,565,365 |
| Operating Grants and Contributions | 5,470,028 | 582,888 | - | - | 5,470,028 | 582,888 |
| Total program revenue | 5,715,938 | 1,079,676 | 7,296,097 | 7,068,577 | 13,012,035 | 8,148,253 |
| Total revenue | 12,265,892 | 7,175,741 | 8,780,624 | 7,514,181 | 21,046,516 | 14,689,922 |
| EXPENSES | | | | | | |
| General government | 241,779 | 302,855 | | | 241,779 | 302,855 |
| Public safety | 7,171,365 | 4,942,874 | | | 7,171,365 | 4,942,874 |
| Streets | 5,493,792 | 320,425 | | | 5,493,792 | 320,425 |
| Trails | 280,428 | 242,845 | | | 280,428 | 242,845 |
| Unallocated depreciation | 631,823 | 631,578 | | | 631,823 | 631,578 |
| Water, Sewer, and Solid Waste | | | 6,449,896 | 6,384,744 | 6,449,896 | 6,384,744 |
| Total expenses | 13,819,187 | 6,440,577 | 6,449,896 | 6,384,744 | 20,269,083 | 12,825,321 |
| CHANGE IN NET POSITION | (1,553,295) | 735,164 | 2,330,728 | 1,129,437 | 777,433 | 1,864,601 |
| NET POSITION, beginning of year | 28,811,231 | 28,076,067 | 68,997,945 | 67,868,508 | 97,809,176 | 95,944,575 |
| NET POSITION, end of year | <u>\$ 27,257,936</u> | <u>\$ 28,811,231</u> | <u>\$ 71,328,673</u> | <u>\$ 68,997,945</u> | <u>\$ 98,586,609</u> | <u>\$ 97,809,176</u> |

While the STATEMENT OF NET POSITION (Table A-1) shows the position of net assets, the STATEMENT OF ACTIVITIES provides answers as to the nature and source of these changes.

Governmental activities:

General revenue from *Property taxes* and *Fuels management & streets assessments* increased 2.6% and 3.5%, respectively over the prior year amounts which helped contribute to an increase in *Total general revenue* of \$454K.

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT’S DISCUSSION AND ANALYSIS

JUNE 30, 2020

Program revenues increased by 429.4% due to *Operating Grants and Contributions* a \$4.9MM increase over the prior year due to a large road reconstruction project. Overall expenditures were up by 114.6% mostly due to expenditures associated with the previously mentioned road reconstruction project.

Business-Type activities:

General revenue increased by 233.2% mainly due to a \$979K increase in capital contributions while *Program revenues* showed an increase of 3.2% due to a \$228K increase in Charges for services due to increases in fees for water, sewer, and solid waste services. Overall, expenses across the water, sewer, and solid waste divisions were 1.0% lower than the prior year.

BUDGETARY HIGHLIGHTS

Each year the District Board of Directors adopts an annual operating and capital budget. The operating budget includes proposed expenses and the means of financing them. The budget remains in effect the entire year but may be revised by the Board of Directors as required. Budget vs. actual reports are provided to the Board of Directors on a quarterly basis and to management on a monthly basis.

Table A-3 shows current and prior fiscal year Budget vs. Actual comparison for the General Fund

Table A-3
Budget vs. Actual - General Fund
6/30/2020

| | Budget | | Actual | | Variance Favorable / (Unfavorable) | |
|---|----------------|--------------|----------------|--------------|---------------------------------------|-------------|
| | 2020 | 2019 | 2020 | 2019 | 2020 | 2019 |
| | | | | | | |
| Revenue | | | | | | |
| Taxes and assessments | \$ 5,909,500 | \$ 5,544,790 | \$ 5,849,396 | \$ 5,692,748 | \$ (60,104) | \$ 147,958 |
| Fees and other non-tax revenue | 416,986 | 393,230 | 245,780 | 482,988 | (171,206) | 89,758 |
| Interest | 45,851 | 45,851 | 359,491 | 243,953 | 313,640 | 198,102 |
| Fire mitigation fees | 12,000 | 12,000 | 130 | 24,385 | (11,870) | 12,385 |
| Reimbursable revenues | 7,410,436 | 2,981,476 | 5,470,028 | 639,710 | (1,940,408) | (2,341,766) |
| Other | 156,519 | 142,768 | 80,659 | 207,885 | (75,860) | 65,117 |
| Total revenue | 13,951,292 | 9,120,115 | 12,005,484 | 7,291,671 | (1,945,808) | (1,828,444) |
| Expenditures | | | | | | |
| General Government | 85,000 | 115,233 | 241,779 | 93,605 | (156,779) | 21,628 |
| Public Safety | 8,977,518 | 5,449,313 | 9,229,128 | 5,435,503 | (251,610) | 13,810 |
| Streets | 4,932,484 | 463,911 | 5,493,792 | 353,409 | (561,308) | 110,502 |
| Trails | 2,734,425 | 2,670,174 | 280,428 | 243,463 | 2,453,997 | 2,426,711 |
| Total expenditures | 16,729,427 | 8,698,631 | 15,245,127 | 6,125,980 | 1,484,300 | 2,572,651 |
| Excess (deficiency) of revenue over expenditures before other sources | (2,778,135) | 421,484 | (3,239,643) | 1,165,691 | (461,508) | 744,207 |
| Excess (deficiency) of revenue and other sources over expenditures | \$ (2,778,135) | \$ 421,484 | \$ (3,239,643) | \$ 1,165,691 | \$ (461,508) | \$ 744,207 |

The District budgeted \$14.0MM in general fund revenue and recognized \$12.0MM. The District budgeted \$16.7MM in general fund expenditures and recognized \$15.2MM. This budgeted *Deficiency of revenue* was directly related to a large additional discretionary payment made in an effort to lower pension liability.

The unfavorable budget to actual variance of \$1.9MM in revenue was mainly due to *Reimbursable revenues* being \$1.9MM under budget due to grant funded trails activity being less than anticipated. The \$1.5MM favorable budget to actual variance in expenditures was mainly due to decreased expenditures within the trails division as compared to budget.

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2020

Overall, when comparing actual *Excess (deficiency) of revenue* to budgeted expectations, there is an unfavorable variance of \$462K.

CAPITAL ASSETS

A comparison of Capital Assets for the current and prior fiscal years is presented in Table A-4.

Table A-4
Capital Assets at June 30, 2020

| | FY 2020 | FY 2019 | Dollar Change | Percentage Change |
|--|-----------------------------|-----------------------------|----------------------------|----------------------|
| Governmental Activities | | | | |
| Land | \$ 7,598,216 | \$ 7,598,216 | \$ - | 0% |
| Work in progress | | | | |
| General fund | 40,403 | - | 40,403 | - |
| Capital projects fund | 117,341 | 117,341 | - | 0% |
| Buildings and improvements | 21,365,161 | 21,365,161 | - | 0% |
| Equipment | 1,549,883 | 1,533,575 | 16,308 | 1% |
| Vehicles and equipment | 3,883,809 | 3,862,709 | 21,100 | 1% |
| Software | 78,587 | 78,587 | - | 0% |
| | <u>34,633,400</u> | <u>34,555,589</u> | <u>77,811</u> | <u>0%</u> |
| Less accumulated depreciation | <u>(7,829,275)</u> | <u>(7,197,452)</u> | <u>(631,823)</u> | |
| Governmental activities capital assets, net | <u>26,804,125</u> | <u>27,358,137</u> | <u>(554,012)</u> | <u>-2%</u> |
| Business-type Activities | | | | |
| Land | 748,907 | 748,907 | - | 0% |
| Work in progress | 49,533 | 41,537 | 7,996 | 19% |
| Buildings and improvements | 22,568,616 | 22,568,616 | - | 0% |
| Equipment | 1,516,783 | 1,474,429 | 42,354 | 3% |
| Vehicles and equipment | 874,858 | 847,379 | 27,479 | 3% |
| Software | 258,370 | 258,370 | - | 0% |
| Water/sewer system | 51,216,021 | 50,161,993 | 1,054,028 | 2% |
| | <u>77,233,088</u> | <u>76,101,231</u> | <u>1,131,857</u> | <u>1%</u> |
| Less accumulated depreciation | <u>(26,134,521)</u> | <u>(24,647,907)</u> | <u>(1,486,614)</u> | <u>6%</u> |
| Business-type activities capital assets, net | <u>51,098,567</u> | <u>51,453,324</u> | <u>(354,757)</u> | <u>-1%</u> |
| Totals | <u><u>\$ 77,902,692</u></u> | <u><u>\$ 78,811,461</u></u> | <u><u>\$ (908,769)</u></u> | <u><u>-1%</u></u> |

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2020

As indicated by Table A-4, the combined net capital assets of Governmental and Business-type Activities decreased by \$909K after considering accumulated depreciation. Governmental activities show an increase of \$78K before accumulated depreciation due to work in progress and the purchase of equipment.

Business-type activities show an increase of \$1.1MM before accumulated depreciation mostly due to additions to water and sewer infrastructure.

GENERAL LONG-TERM DEBT

The District's long-term liabilities at year-end included *Net OPEB Liability* for employees totaling \$1.9MM. The long-term portion of *Retiree Termination Benefits* is \$180K, with \$24K due within one year. *Net pension liability* totaled \$6.1MM, and long-term liabilities for *Compensated Absences* totaled \$1.3MM.

Lastly, the long-term liability of the NCSF Financing Authority (NCSF-FA), a joint exercise of Powers Authority (JPA) formed by the NCSF and the NCSF Community Facilities District #1 in 2015, totaled \$4.2MM in general long-term debt with \$100K being due within one year.

DEBT WITHOUT GOVERNMENT COMMITMENT

During 2005 and 2006, bonded debt was issued by a special assessment district known as the Northstar Community Services District Community Facilities District #1 (NCSF CFD#1 or CFD) to finance infrastructure improvements and facilities within the Northstar area. In July of 2014, the NCSF CFD #1 issued Special Tax Refunding bonds to refund a portion of the 2005 and 2006 series bonds and cover the costs associated with the issue.

The District has no legal responsibility with respect to the re-payment of the debt associated with either bond issue. However, the District is responsible for managing a portion of the construction and improvements financed by the CFD and it is also responsible as the CFD's agent for the receipts and disbursements of the CFD.

At June 30, 2020, the principal amount of outstanding debt for the CFD was \$102.6MM.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The District will continue to budget conservatively for general fund revenues in anticipation that the assessed value of property within the District will not increase significantly in the upcoming year. Business-type revenue is expected to increase due to the District entering the second year of a five-year increasing rate structure for water, sewer, and solid waste services within the Northstar community and water service within the Martis Valley community.

The District will continue to be mindful of expenditures and look for ways to capitalize on trends that will allow for economies of scale and the more efficient use of resources.

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2020

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances for all interested parties. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Greg Rosenthal, CPA, Director of Finance and Administration, Northstar Community Services District, 900 Northstar Drive, Truckee, California 96161.

BASIC FINANCIAL STATEMENTS

NORTHSTAR COMMUNITY SERVICES DISTRICT

STATEMENT OF NET POSITION

JUNE 30, 2020

| | Governmental Activities | Business-type Activities | Total |
|---------------------------------------|----------------------------|-----------------------------|----------------------|
| ASSETS | | | |
| Cash and cash equivalents | \$ 3,456,293 | \$ 10,493,831 | \$ 13,950,124 |
| Investments | 1,953,798 | 9,134,680 | 11,088,478 |
| Accounts receivable | 403,453 | 791,605 | 1,195,058 |
| Inventory | 12,170 | - | 12,170 |
| Due from other governments | 291,184 | 126,685 | 417,869 |
| Due from enterprise funds | 358,888 | - | 358,888 |
| Prepaid expenses | 377,055 | 127,221 | 504,276 |
| Capital assets, net | 26,804,125 | 51,098,567 | 77,902,692 |
| Total assets | <u>33,656,966</u> | <u>71,772,589</u> | <u>105,429,555</u> |
| DEFERRED OUTFLOWS OF RESOURCES | | | |
| Deferred outflows on OPEB | 24,767 | - | 24,767 |
| Deferred outflows on pensions | 8,924,658 | - | 8,924,658 |
| Total deferred outflows of resources | <u>8,949,425</u> | <u>-</u> | <u>8,949,425</u> |
| LIABILITIES | | | |
| Accounts payable | 801,212 | 65,696 | 866,908 |
| Accrued wages and related items | - | - | - |
| Accrued liabilities | 164,908 | 16,594 | 181,502 |
| Due to internal service fund | - | 358,888 | 358,888 |
| Unearned revenue | 77,888 | 2,738 | 80,626 |
| Long-Term Liabilities: | | | |
| Due within one year | 1,401,878 | - | 1,401,878 |
| Due in longer than one year | | | |
| Net pension liability | 6,100,599 | - | 6,100,599 |
| Net OPEB liability | 1,943,839 | - | 1,943,839 |
| Other long-term liabilities | 4,235,810 | - | 4,235,810 |
| Total liabilities | <u>14,726,134</u> | <u>443,916</u> | <u>15,170,050</u> |
| DEFERRED INFLOWS OF RESOURCES | | | |
| Deferred inflows on OPEB | 434,482 | - | 434,482 |
| Deferred inflows on pensions | 187,839 | - | 187,839 |
| Total deferred inflows of resources | <u>622,321</u> | <u>-</u> | <u>622,321</u> |
| NET POSITION | | | |
| Net investment in capital assets | 22,624,125 | 51,098,567 | 73,722,692 |
| Restricted for capital projects | - | 10,711,279 | 10,711,279 |
| Unrestricted | 4,633,811 | 9,518,827 | 14,152,638 |
| Total net position | <u>\$ 27,257,936</u> | <u>\$ 71,328,673</u> | <u>\$ 98,586,609</u> |

NORTHSTAR COMMUNITY SERVICES DISTRICT

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED JUNE 30, 2020

| Functions | Expenses | Program Revenues | | Net (Expense) Revenue and Changes in Net Position | | |
|--|----------------------|----------------------|------------------------------------|---|--------------------------|----------------------|
| | | Charges for Services | Operating Grants and Contributions | Governmental Activities | Business Type Activities | Total |
| Governmental activities: | | | | | | |
| General government | \$ 241,779 | \$ - | \$ - | \$ (241,779) | \$ - | \$ (241,779) |
| Public safety | 7,171,365 | 245,910 | 179,919 | (6,745,536) | - | (6,745,536) |
| Streets | 5,493,792 | - | 5,168,641 | (325,151) | - | (325,151) |
| Trails | 280,428 | - | 121,468 | (158,960) | - | (158,960) |
| Unallocated depreciation | 631,823 | - | - | (631,823) | - | (631,823) |
| Total governmental activities | <u>\$ 13,819,187</u> | <u>\$ 245,910</u> | <u>\$ 5,470,028</u> | <u>(8,103,249)</u> | <u>-</u> | <u>(8,103,249)</u> |
| Business-type activities: | | | | | | |
| Water | \$ 3,679,540 | \$ 3,840,122 | \$ - | | 160,582 | 160,582 |
| Sewer | 2,185,070 | 2,887,147 | - | | 702,077 | 702,077 |
| Solid waste | 585,286 | 568,828 | - | | (16,458) | (16,458) |
| Total business-type activities | <u>\$ 6,449,896</u> | <u>\$ 7,296,097</u> | <u>\$ -</u> | | <u>846,201</u> | <u>846,201</u> |
| General revenues: | | | | | | |
| Property taxes | | | | 5,090,955 | - | 5,090,955 |
| Fuels management and streets assessments | | | | 758,441 | - | 758,441 |
| Capital contributions | | | | - | 978,514 | 978,514 |
| Interest earnings | | | | 621,725 | 446,551 | 1,068,276 |
| Miscellaneous revenue | | | | 78,833 | 59,462 | 138,295 |
| Total general revenue | | | | <u>6,549,954</u> | <u>1,484,527</u> | <u>8,034,481</u> |
| Change in net position | | | | (1,553,295) | 2,330,728 | 777,433 |
| Net position, beginning | | | | <u>28,811,231</u> | <u>68,997,945</u> | <u>97,809,176</u> |
| Net position, end of year | | | | <u>\$ 27,257,936</u> | <u>\$ 71,328,673</u> | <u>\$ 98,586,609</u> |

The accompanying notes are an integral part of these financial statements.

NORTHSTAR COMMUNITY SERVICES DISTRICT

BALANCE SHEET - GOVERNMENTAL FUNDS

JUNE 30, 2020

| ASSETS | General Fund | Capital Projects Fund | Building Fund | Total Governmental Funds |
|---|---------------------|------------------------------|----------------------|---------------------------------|
| Assets | | | | |
| Cash and cash equivalents | \$ 3,533,133 | \$ 1,351,258 | \$ 2 | \$ 4,884,393 |
| Investments | 1,953,798 | - | - | 1,953,798 |
| Accounts receivables | 323,088 | - | - | 323,088 |
| Due from other governments | 291,184 | - | - | 291,184 |
| Total Assets | <u>\$ 6,101,203</u> | <u>\$ 1,351,258</u> | <u>\$ 2</u> | <u>\$ 7,452,463</u> |
| LIABILITIES AND FUND BALANCE | | | | |
| Liabilities | | | | |
| Accounts payable | \$ 389,557 | \$ - | \$ - | \$ 389,557 |
| Due to other funds | 66,894 | - | - | 66,894 |
| Other accrued expenses | 105,211 | - | - | 105,211 |
| Unearned revenue | 77,888 | - | - | 77,888 |
| Total Liabilities | <u>639,550</u> | <u>-</u> | <u>-</u> | <u>639,550</u> |
| Fund Balance | | | | |
| Committed | 2,098,892 | 1,351,258 | 2 | 3,450,152 |
| Unassigned | 3,362,761 | - | - | 3,362,761 |
| Total Fund Balance | <u>5,461,653</u> | <u>1,351,258</u> | <u>2</u> | <u>6,812,913</u> |
| Total Liabilities and Fund Balance | <u>\$ 6,101,203</u> | <u>\$ 1,351,258</u> | <u>\$ 2</u> | <u>\$ 7,452,463</u> |

NORTHSTAR COMMUNITY SERVICES DISTRICT

**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION**

JUNE 30, 2020

| | | |
|---|----|-----------|
| Total Fund Balance - Governmental Funds | \$ | 6,812,913 |
|---|----|-----------|

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets: in governmental funds, only current assets are reported. In the statement of net position, all assets are reported, including capital assets and accumulated depreciation.

| | | |
|--------------------------|--|-------------|
| Capital assets at cost | | 34,633,401 |
| Accumulated depreciation | | (7,829,276) |

Long-term liabilities: In governmental funds, only current liabilities are reported. In the statement of net position, all liabilities, including long-term liabilities, are reported. Long-term liabilities relating to governmental activities consist of:

| | | |
|-------------------------------|--|-------------|
| Compensated absences | | (1,278,171) |
| Retiree Termination Benefits | | (179,517) |
| Other postemployment benefits | | (1,943,839) |
| Lease revenue bonds payable | | (4,180,000) |
| Net pension liability | | (6,100,599) |

| | | |
|--|--|-----------|
| Long-term liabilities already recognized in internal service funds | | 3,546,679 |
|--|--|-----------|

Deferred outflows and inflows of resources relating to pensions: In governmental funds, deferred outflows and inflows of resources relating to pensions are not reported because they are applicable to future periods. In the statement of net position, deferred outflows and inflows of resources relating to pension are reported.

| | | |
|---|--|--------------------|
| Deferred outflows of resources relating to pensions | | 8,924,658 |
| Deferred outflows of resources relating to OPEB | | 24,767 |
| Deferred inflows of resources relating to pensions | | (187,839) |
| Deferred inflows of resources relating to OPEB | | (434,482) |
| Net deferred outflows and inflows of resources already recognized in internal service funds | | <u>(4,808,326)</u> |

| | | |
|---|----|-------------------|
| Total net position - Governmental Activities: | \$ | <u>27,257,936</u> |
|---|----|-------------------|

NORTHSTAR COMMUNITY SERVICES DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS

JUNE 30, 2020

| | Capital Projects | | | Total |
|--|---------------------|---------------------|----------------|---------------------|
| | General Fund | Fund | Building Fund | |
| REVENUE | | | | |
| Taxes and assessments | \$ 5,849,396 | \$ - | \$ - | \$ 5,849,396 |
| Fees and other non-tax revenue | 245,780 | - | - | 245,780 |
| Interest | 359,491 | 3,076 | 72 | 362,639 |
| Fire mitigation fees | 130 | - | - | 130 |
| Grant revenue | 121,468 | - | - | 121,468 |
| Reimbursable revenue | 5,348,560 | - | - | 5,348,560 |
| Other | 80,659 | - | 264,143 | 344,802 |
| | <u>12,005,484</u> | <u>3,076</u> | <u>264,215</u> | <u>12,272,775</u> |
| Total revenue | | | | |
| EXPENDITURES | | | | |
| General government | 241,779 | - | - | 241,779 |
| Public safety | 9,229,128 | - | - | 9,229,128 |
| Streets | 5,493,792 | - | - | 5,493,792 |
| Trails | 280,428 | - | - | 280,428 |
| Building expenses | - | - | 264,450 | 264,450 |
| | <u>15,245,127</u> | <u>-</u> | <u>264,450</u> | <u>15,509,577</u> |
| Total expenditures | | | | |
| Excess (deficiency) of revenue over expenditures | (3,239,643) | 3,076 | (235) | (3,236,802) |
| Net change in fund balances | (3,239,643) | 3,076 | (235) | (3,236,802) |
| FUND BALANCE, beginning of year | <u>8,701,296</u> | <u>1,348,182</u> | <u>237</u> | <u>10,049,715</u> |
| FUND BALANCE, end of year | <u>\$ 5,461,653</u> | <u>\$ 1,351,258</u> | <u>\$ 2</u> | <u>\$ 6,812,913</u> |

NORTHSTAR COMMUNITY SERVICES DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
TO THE STATEMENT OF ACTIVITIES

JUNE 30, 2020

Net Change in Fund Balances - Governmental Funds \$ (3,236,802)

Amounts reported for governmental activities in the Statement of Activities are different because:

Capital outlay: In governmental funds, the costs of capital assets are reported as expenditures in the period when the assets are acquired. In the statement of activities, costs of capital assets are allocated over their estimated useful lives as depreciation expense. The difference between capital outlay expenditures and depreciation expense for the period is:

| | |
|---------------------------------|-----------|
| Expenditures for capital outlay | 77,811 |
| Depreciation expense | (631,823) |

Debt service: In governmental funds, repayments of long-term debt are reported as expenditures. In the government-wide statements, repayments of long-term debt are reported as reductions of liabilities. Expenditures for repayment of the principal portion of long-term debt were:

100,000

Compensated absences: In governmental funds, compensated absences are measured by the amounts paid during the period. In the statement of activities, compensated absences are measured by the amounts earned. The difference between compensated absences paid and earned was:

(25,720)

Pensions: In government funds, pension costs are recognized when employer contributions are made, in the statement of activities pension costs are recognized on the accrual basis. This year, the difference between accrual-basis pension costs and actual employer contributions was:

2,095,868

Postemployment benefits other than pensions (OPEB): In governmental funds, OPEB costs are recognized when employer contributions are made. In the statement of activities, OPEB costs are recognized on the accrual basis. The difference between OPEB costs paid and earned was:

(190,196)

Internal service funds: Internal service funds are used to conduct certain activities for which costs are charged to other funds on a full cost-recovery basis. Because internal service funds are presumed to benefit governmental activities, internal service activities are reported as governmental in the statement of activities. The net increase or decrease in internal service funds was:

257,567

Change in net position of governmental activities: \$ (1,553,295)

NORTHSTAR COMMUNITY SERVICES DISTRICT

STATEMENT OF NET POSITION

PROPRIETARY – ENTERPRISE FUNDS

FOR THE YEAR ENDED JUNE 30, 2020

| <u>ASSETS</u> | <u>Northstar Water</u> | <u>Martis Valley Water</u> | <u>Sewer</u> | <u>Solid Waste</u> | <u>Total</u> |
|----------------------------------|----------------------------|--------------------------------|----------------------|------------------------|----------------------|
| Current assets: | | | | | |
| Cash and cash equivalents | \$ 2,468,178 | \$ 1,758,793 | \$ 6,349,252 | \$ (82,392) | \$ 10,493,831 |
| Accounts receivable | 332,535 | 349,059 | 109,023 | 988 | 791,605 |
| Due from other governments | - | - | 99,234 | 27,451 | 126,685 |
| Investments | 3,356,368 | 3,969,597 | 1,808,715 | - | 9,134,680 |
| Prepaid expenses | 61,566 | - | 65,655 | - | 127,221 |
| Total current assets | <u>6,218,647</u> | <u>6,077,449</u> | <u>8,431,879</u> | <u>(53,953)</u> | <u>20,674,022</u> |
| Noncurrent assets: | | | | | |
| Property, land and equipment | 31,540,408 | 33,657,351 | 11,397,690 | 637,639 | 77,233,088 |
| Less: accumulated depreciation | <u>(11,432,082)</u> | <u>(7,348,609)</u> | <u>(7,279,986)</u> | <u>(73,844)</u> | <u>(26,134,521)</u> |
| Total noncurrent assets | <u>20,108,326</u> | <u>26,308,742</u> | <u>4,117,704</u> | <u>563,795</u> | <u>51,098,567</u> |
| Total assets | <u>26,326,973</u> | <u>32,386,191</u> | <u>12,549,583</u> | <u>509,842</u> | <u>71,772,589</u> |
| <u>LIABILITIES</u> | | | | | |
| Current liabilities: | | | | | |
| Accounts payable | 26,705 | 34,582 | 855 | 3,554 | 65,696 |
| Accrued wages and related items | 6,526 | 4,686 | 1,514 | 3,868 | 16,594 |
| Due to other funds | 109,364 | 91,316 | 158,208 | - | 358,888 |
| Total current liabilities | <u>142,595</u> | <u>133,322</u> | <u>160,577</u> | <u>7,422</u> | <u>443,916</u> |
| Total liabilities | <u>142,595</u> | <u>133,322</u> | <u>160,577</u> | <u>7,422</u> | <u>443,916</u> |
| <u>NET POSITION</u> | | | | | |
| Net investment in capital assets | 20,108,326 | 26,308,742 | 4,117,704 | 563,795 | 51,098,567 |
| Restricted for capital projects | 3,087,948 | 4,255,812 | 3,352,446 | 15,073.00 | 10,711,279 |
| Unrestricted | 2,988,104 | 1,688,315 | 4,918,856 | (76,448) | 9,518,827 |
| Total net position | <u>\$ 26,184,378</u> | <u>\$ 32,252,869</u> | <u>\$ 12,389,006</u> | <u>\$ 502,420</u> | <u>\$ 71,328,673</u> |

NORTHSTAR COMMUNITY SERVICES DISTRICT

**STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION**

PROPRIETARY – ENTERPRISE FUNDS

FOR THE YEAR ENDED JUNE 30, 2020

| | Northstar Water | Martis Valley Water | Sewer | Solid Waste | Total |
|--|----------------------------|--------------------------------|----------------------|------------------------|----------------------|
| OPERATING REVENUE | | | | | |
| Service charges | \$ 2,306,400 | \$ 1,533,722 | \$ 2,887,147 | \$ 568,828 | \$ 7,296,097 |
| Other | 24,318 | 35,142 | - | - | 59,460 |
| Total operating revenue | <u>2,330,718</u> | <u>1,568,864</u> | <u>2,887,147</u> | <u>568,828</u> | <u>7,355,557</u> |
| OPERATING EXPENSES | | | | | |
| Wages | 249,252 | 156,502 | 71,089 | 57,445 | 534,288 |
| Employee benefits | 4,001 | 2,792 | 21,042 | 1,232 | 29,067 |
| Insurance | 22,784 | 16,697 | 4,325 | - | 43,806 |
| Maintenance | 38,273 | 35,977 | 22,316 | - | 96,566 |
| Purchased services | - | - | 1,033,414 | - | 1,033,414 |
| Professional services | 28,137 | 26,116 | 281 | 388,508 | 443,042 |
| Utilities | 82,696 | 109,995 | 5,550 | 495 | 198,736 |
| Other departmental expense | 771,418 | 587,871 | 711,144 | 118,969 | 2,189,402 |
| Communications | 508 | 2,882 | 614 | 564 | 4,568 |
| Dues and memberships | 203 | 203 | - | - | 406 |
| Office and shop expense | 56,765 | 10,082 | 25,138 | 29 | 92,014 |
| Rent | 511 | - | (53) | 5,150 | 5,608 |
| Miscellaneous | 123,137 | 127,458 | 41,749 | 22 | 292,366 |
| Depreciation | 656,130 | 569,155 | 248,459 | 12,870 | 1,486,614 |
| Total operating expenses | <u>2,033,815</u> | <u>1,645,730</u> | <u>2,185,068</u> | <u>585,284</u> | <u>6,449,897</u> |
| Operating income (loss) | 296,903 | (76,866) | 702,079 | (16,456) | 905,660 |
| NONOPERATING REVENUE (EXPENSE) | | | | | |
| Interest revenue | 150,409 | 173,120 | 123,022 | - | 446,551 |
| Total nonoperating revenue (expense) | <u>150,409</u> | <u>173,120</u> | <u>123,022</u> | <u>-</u> | <u>446,551</u> |
| Income (loss) before capital contributions | 447,312 | 96,254 | 825,101 | (16,456) | 1,352,211 |
| CAPITAL CONTRIBUTIONS | <u>69,803</u> | <u>847,352</u> | <u>61,359</u> | <u>-</u> | <u>978,514</u> |
| CHANGE IN NET POSITION | 517,115 | 943,606 | 886,460 | (16,456) | 2,330,725 |
| NET POSITION, beginning | <u>25,667,263</u> | <u>31,309,263</u> | <u>11,502,546</u> | <u>518,876</u> | <u>68,997,948</u> |
| NET POSITION, end of year | <u>\$ 26,184,378</u> | <u>\$ 32,252,869</u> | <u>\$ 12,389,006</u> | <u>\$ 502,420</u> | <u>\$ 71,328,673</u> |

NORTHSTAR COMMUNITY SERVICES DISTRICT

STATEMENT OF CASH FLOWS

PROPRIETARY – ENTERPRISE FUNDS

FOR THE YEAR ENDED JUNE 30, 2020

| | Nothstar Water | Martis Valley Water | Sewer | Solid Waste | Total |
|--|-----------------------|------------------------|-----------------------|---------------------|-----------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | | | | | |
| Cash received from customers | \$ 2,285,187 | \$ 1,579,506 | \$ 2,897,683 | \$ 565,802 | \$ 7,328,178 |
| Payments for services and supplies | (1,120,067) | (939,417) | (1,844,461) | (510,642) | (4,414,587) |
| Payments of employee salaries | (248,122) | (157,815) | (72,420) | (56,201) | (534,558) |
| Payments of employee benefits | (4,001) | (2,792) | (21,042) | (1,232) | (29,067) |
| Interfund reimbursements | (5,347,090) | (2,384,558) | (3,423,618) | (649,753) | (11,805,019) |
| Net cash provided (used) by operating activities | <u>(4,434,093)</u> | <u>(1,905,076)</u> | <u>(2,463,858)</u> | <u>(652,026)</u> | <u>(9,455,053)</u> |
| CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES | | | | | |
| Acquisition and construction of capital assets | (164,000) | (907,491) | (90,309) | (3,510) | (1,165,310) |
| Net cash provided (used) by capital and related financing activities | <u>(164,000)</u> | <u>(907,491)</u> | <u>(90,309)</u> | <u>(3,510)</u> | <u>(1,165,310)</u> |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | | |
| Sale (purchase) of investments | (862,333) | (600,361) | 1,437,731 | - | (24,963) |
| Interest received | 145,217 | 95,789 | 92,809 | - | 333,815 |
| Capital contributions | 150,409 | 847,352 | 61,359 | - | 1,059,120 |
| Net cash provided (used) by investing activities | <u>(566,707)</u> | <u>342,780)</u> | <u>1,591,899)</u> | <u>-)</u> | <u>1,367,972)</u> |
| NET INCREASE (DECREASE) IN CASH | (5,164,800) | (2,469,787) | (962,268) | (655,536) | (9,252,391) |
| CASH AND CASH EQUIVALENTS, beginning of year | 7,632,978 | 4,228,580 | 7,311,520 | 573,144 | 19,746,222 |
| CASH AND CASH EQUIVALENTS, end of year | <u>\$ 2,468,178</u> | <u>\$ 1,758,793</u> | <u>\$ 6,349,252</u> | <u>\$ (82,392)</u> | <u>\$ 10,493,831</u> |
| RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES | | | | | |
| Operating income (loss) | \$ 296,903 | \$ (76,866) | \$ 702,079 | \$ (16,456) | \$ 905,660 |
| Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities: | | | | | |
| Depreciation | 656,130 | 569,155 | 248,459 | 12,870 | 1,486,614 |
| (Increase) decrease in: | | | | | |
| Accounts receivable | (45,531) | 10,642 | 14,239 | (988) | (21,638) |
| Due from other governments | - | - | (3,703) | (2,038) | (5,741) |
| Prepaid expenses | 1,505 | - | 1,505 | - | 3,010 |
| Increase (decrease) in: | | | | | |
| Accounts payable | 2,862 | (22,134) | (1,488) | 3,095 | (17,665) |
| Accrued wages | 1,130 | (1,313) | (1,331) | 1,244 | (270) |
| Compensated absences | (5,347,092) | (2,384,560) | (3,423,618) | (649,753) | (11,805,023) |
| Net cash provided (used) by operating activities | <u>\$ (4,434,093)</u> | <u>\$ (1,905,076)</u> | <u>\$ (2,463,858)</u> | <u>\$ (652,026)</u> | <u>\$ (9,455,053)</u> |

NORTHSTAR COMMUNITY SERVICES DISTRICT

STATEMENT OF NET POSITION

INTERNAL SERVICE FUNDS

FOR THE YEAR ENDED JUNE 30, 2020

ASSETS

Current assets:

| | |
|---------------------------|------------------|
| Cash and cash equivalents | \$ (1,428,100) |
| Accounts receivable | 80,365 |
| Due from other funds | 425,782 |
| Inventory | 12,170 |
| Prepaid expenses | 377,055 |
| Total current assets | <u>(532,728)</u> |

| | |
|--------------|------------------|
| Total assets | <u>(532,728)</u> |
|--------------|------------------|

DEFERRED OUTFLOWS OF RESOURCES

| | |
|-------------------------------|------------------|
| Deferred outflows on pensions | <u>5,029,696</u> |
|-------------------------------|------------------|

LIABILITIES

Current liabilities:

| | |
|---------------------------------|----------------|
| Accounts payable | 411,655 |
| Accrued wages and related items | 59,697 |
| Total current liabilities | <u>471,352</u> |

Noncurrent liabilities:

| | |
|---|------------------|
| Compensated absences | 452,548 |
| Retiree termination benefits | 179,517 |
| Other postemployment benefits liabilities | 713,559 |
| Net pension liabilities | <u>2,201,055</u> |
| Total noncurrent liabilities | <u>3,546,679</u> |

| | |
|-------------------|------------------|
| Total liabilities | <u>4,018,031</u> |
|-------------------|------------------|

DEFERRED INFLOWS OF RESOURCES

| | |
|------------------------------|----------------|
| Deferred inflows on pensions | <u>221,370</u> |
|------------------------------|----------------|

NET POSITION

| | |
|--------------|-------------------|
| Unrestricted | <u>\$ 257,567</u> |
|--------------|-------------------|

NORTHSTAR COMMUNITY SERVICES DISTRICT

**STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION**

INTERNAL SERVICE FUNDS

FOR THE YEAR ENDED JUNE 30, 2020

| | |
|----------------------------------|-------------------|
| OPERATING REVENUE | |
| Charges for services | \$ 3,562,123 |
| Other | <u>8,912</u> |
| Total operating revenue | <u>3,571,035</u> |
| OPERATING EXPENSES | |
| Engineering & Utility Operations | 2,125,340 |
| Fleet operations & maintenance | 115,833 |
| Administrative Operations | <u>1,331,381</u> |
| Total operating expenses | <u>3,572,554</u> |
| Operating income (loss) | (1,519) |
| NONOPERATING REVENUE (EXPENSE) | |
| Investment income | <u>259,086</u> |
| CHANGE IN NET POSITION | <u>257,567</u> |
| NET POSITION, beginning | <u>-</u> |
| NET POSITION, end of year | <u>\$ 257,567</u> |

NORTHSTAR COMMUNITY SERVICES DISTRICT

STATEMENT OF CASH FLOWS

INTERNAL SERVICE FUNDS

FOR THE YEAR ENDED JUNE 30, 2020

| | |
|--|-----------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | |
| Cash received from internal charges | \$ 3,535,175 |
| Cash received from other sources | 8,912 |
| Payments for employee salaries & benefits | (5,317,479) |
| Payments for services and supplies | <u>(3,152,571)</u> |
| Net cash provided (used) by operating activities | <u>(4,925,963)</u> |
| CASH FLOWS FROM NONCAPITAL ACTIVITIES | |
| FINANCING ACTIVITIES | |
| Interfund transfers | 15,865,573 |
| Interest income | 259,087 |
| Net cash provided (used) by capital and related financing activities | <u>16,124,660</u> |
| NET INCREASE (DECREASE) IN CASH | 11,198,697 |
| CASH AND CASH EQUIVALENTS, beginning of year | <u>(12,626,797)</u> |
| CASH AND CASH EQUIVALENTS, end of year | <u>\$ (1,428,100)</u> |
| RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES | |
| Operating income (loss) | \$ (1,519) |
| Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities: | |
| (Increase) decrease in: | |
| Accounts receivable | (26,948) |
| Prepaid expenses | 93,158 |
| Inventory | 1,081 |
| Deferred outflows | (3,978,339) |
| Increase (decrease) in: | |
| Accounts payable | (1,241,226) |
| Accrued wages and related items | 12,794 |
| Compensated absences | 57,762 |
| Other postemployment benefits liabilities | 115,953 |
| Net pension liability | 140,630 |
| Deferred inflows | <u>(99,309)</u> |
| Net cash provided by operating activities | <u>\$ (4,925,963)</u> |

NORTHSTAR COMMUNITY SERVICES DISTRICT

STATEMENT OF NET POSITION

FIDUCIARY FUNDS

FOR THE YEAR ENDED JUNE 30, 2020

| <u>ASSETS</u> | Series 2005 <u>Bonds</u> | Series 2006 <u>Bonds</u> | 2014 Special Refunding <u>Bonds</u> | <u>Total</u> |
|---------------------------|-----------------------------|-----------------------------|---|---------------------|
| Cash and cash equivalents | <u>\$ 2,621,396</u> | <u>\$ 4,720,086</u> | <u>\$ 38,462</u> | <u>\$ 7,379,944</u> |
| <u>LIABILITIES</u> | | | | |
| Due to others | <u>\$ 2,621,396</u> | <u>\$ 4,720,086</u> | <u>\$ 38,462</u> | <u>\$ 7,379,944</u> |

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. ORGANIZATION

Northstar Community Services District (the "District") was founded on November 20, 1990, and is an unincorporated political subdivision of the State of California. The District's operations are governed by an elected board of directors consisting of five members. The District provides fire protection services, fuels management services, water, sewer and solid waste services, snow removal and roads maintenance services to the citizens residing within District boundaries. In addition, the District is responsible for maintaining a multi-use recreational trail network.

The financial statements of the District are prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The District's reporting entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements.

Reporting Entity

The Board of Directors is the level of government which has governance responsibilities over all activities related to operations of the District. The Board is not included in any other governmental "reporting entity" as defined by the Governmental Accounting Standards Board, since Board members have decision-making authority, the power to designate management, the responsibility to significantly influence operations and primary accountability for fiscal matters.

The District's Board of Directors formed a non-profit public benefit corporation known as the Northstar Community Services District Financing Authority (Financing Authority). The District and the Financing Authority have a financial and operational relationship which meets the reporting entity definition criteria of Codification of Governmental Accounting and Financial Reporting Standards, Section 2100, for inclusion of the Financing Authority as a blended component unit of the District. Therefore, the financial activities of Financing Authority have been included in the financial statements of the District.

The following are those aspects of the relationship between the District and Financing Authority which satisfy Codification of Governmental Accounting and Financial Reporting Standards, Section 2100:

Manifestations of Oversight

The Financing Authority's Board of Directors is the District's Board of Directors.

The Financing Authority has no employees. The District's general manager functions as an agent of the Financing Authority. The individuals did not receive additional compensation for work performed in this capacity.

The District exercises significant influence over operations of the Financing Authority as it is anticipated that the District will be the sole lessee of all facilities owned by the Financing Authority.

Accounting for Fiscal Matters

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

All major financing arrangements, contracts, and other transactions of the Financing Authority must have the consent of the District.

Any deficits incurred by the Financing Authority will be reflected in the lease payments of the District. Any surpluses of the Financing Authority revert to the District at the end of the lease period.

It is anticipated that the District's lease payments will be the sole revenue source of the Financing Authority.

Scope of Public Service and Financial Presentation

The Financing Authority was created for the sole purpose of financially assisting the District.

The Financing Authority is a nonprofit, public benefit corporation incorporated under the laws of the State of California and recorded by the Secretary of State. The Financing Authority was formed to provide financing assistance to the District for construction and acquisition of a new administrative building. Upon completion, the District intends to occupy all Financing Authority facilities. When the Financing Authority's Lease Revenue Bonds have been paid, title to all Financing Authority property will pass to the District for no additional consideration.

The Financing Authority's financial activity is presented in the financial statements in the Building Fund. Lease Revenue Bonds issued by the Financing Authority are included in the long-term liabilities.

B. BASIS OF PRESENTATION

Government-wide Financial Statements

The statement of net position and the statement of activities display financial information about the District. These statements include the financial activities of the overall government. Eliminations have been made to minimize the double counting of internal activities.

The government-wide statement of net position presents information on all of the District's assets and liabilities, with the difference between the two presented as net position. Net position is reported as three categories as applicable: net investment in capital assets, restricted and unrestricted. Restricted net position is further classified as either net position restricted by enabling legislation or net position that is otherwise restricted.

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

B. BASIS OF PRESENTATION (CONTINUED)

The government-wide statement of activities presents a comparison between direct expenses and program revenues for each function or program of the District's governmental activities. Direct expenses are those that are specifically associated with a service, program or department and are, therefore, clearly identifiable to a particular function. The District does not allocate indirect expenses to functions in the statement of activities. Program revenues include charges paid by the recipients of goods or services offered by a program, as well as grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues, which are not classified as program revenues, are presented as general revenues of the District, with certain exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental function is self-financing or draws from the general revenues of the District.

The District reports all direct expenses by function in the Statement of Activities. Direct expenses are those that are clearly identifiable with a function. Depreciation expense is not allocated by function. Interest on long-term liabilities is considered an indirect expense and is reported separately in the Statement of Activities.

Fund Financial Statements

Fund financial statements report detailed information about the District. The focus of governmental fund financial statements is on major funds rather than reporting funds by type. Each major governmental fund is presented in a separate column.

C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

Government-Wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements are met. Expenses are recorded when liabilities are incurred.

Governmental Fund Financial Statements

Governmental fund financial statements (i.e. balance sheet and statement of revenues, expenditures and changes in fund balances) are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded under the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are measurable and become available. "Available" means the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the District, "available" means collectible within the current period or within 60 days after year-end.

C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING (CONTINUED)

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

Non-exchange transactions, in which the District receives value without directly giving equal value in return, include property taxes, grants, and entitlements. Under the accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and entitlements is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are to be used, or the fiscal year when use is first permitted; matching requirements, in which the District must provide local resources to be used for a specified purpose; and expenditure requirements, in which the resources are provided to the District on a reimbursement basis. Under the modified accrual basis, revenue from non-exchange transactions must also be available before it can be recognized.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

D. FUND ACCOUNTING

The accounts of the District are organized on the basis of funds or account groups, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses, as appropriate. District resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled. The District funds are as follows:

Governmental Funds:

General Fund is the general operating fund of the District. It is used to account for all transactions except those required or permitted by law to be accounted for in another fund.

Capital Projects Fund is used to account for the acquisition and construction of major capital facilities funded by special taxes levied by the Community Facilities District (CFD) for the benefit of CFD properties.

Building Fund is used to account for the construction of the new administration building.

Proprietary – Enterprise Funds:

Northstar Water Fund is used to account for the delivery of Northstar water services.

Martis Valley Water Fund is used to account for the delivery of Martis Valley water services.

Sewer Fund is used to account for the delivery of sewer services.

Solid Waste Fund is used to account for the delivery of solid waste services.

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

Internal Service Funds

The Northstar Community Services District employs the use of several Internal Service Funds. The District is the primary recipient of the goods and services provided by the Internal Service Funds and those funds recover their full cost of providing services, including the cost of capital assets (depreciation, related debt service, or estimated replacement cost) by charging the other District funds in which they support. The three Internal Service Funds utilized by the District are shown below:

Engineering & Utility Operations. This fund consists of the activities of the engineering and utility operations staff required in support of overall District operations.

Fleet Operations & Maintenance. This fund consists of the fiscal activities required to purchase, maintain, and repair the vehicle and small equipment fleet that belong to the District, with the exception of vehicles and equipment specifically dedicated to Fire, Snow (blowers, sweeper, and grader), and PRD/CSA (Kodiak).

Administrative Operations. This department includes the operational areas of General Management, Human Resources, Information Technology (IT)/Geographic Information System (GIS), Accounting functions, and the Board of Directors.

Fiduciary Funds:

The Agency Funds are used to account for assets held by the District as an agent for the bondholders. The financial activities of these funds are excluded from the government-wide financial statements, but are presented in separate fiduciary fund financial statements.

E. CASH AND CASH EQUIVALENTS

For purposes of the statement of net position/balance sheet, the District considers all short-term highly liquid investments, including restricted assets, and amounts held with the fiscal agent to be cash and cash equivalents. Amounts held with the fiscal agent are available on demand to the District.

F. PREPAID EXPENSES

The District entered into a barter truncation with Northstar Community Housing Corporation during the fiscal year ended June 30, 2008 in which water and sewer connection and user fees were exchanged for employee housing services. Employee housing services will end once the credit has been exhausted or in thirty years, whichever comes first. Any credit not used by the end of the 30 year period will be paid to the District.

G. INVENTORY

Inventory consists of fuel kept on hand and is stated at average cost per gallon. This fuel is for equipment used by the District.

H. INVESTMENTS

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

The District records its investments at fair market value. Changes in fair market value are reported as revenue in the Statement of Revenues, Expenses, and Changes in Net Position. The effect of recording investments at fair market value is reflected as a net increase in the fair value of investments on the Statement of Revenues, Expenses, and Changes in Net Position and on the Statement of Net Position. Fair market values of investments have been determined based on quoted market prices.

I. ACCOUNTS RECEIVABLE

All receivables are reported at their gross value, and where appropriate, are reduced by the estimated portion that is expected to be uncollectible. As of June 30, 2020, the total accounts receivable portfolio was considered collectible. Interest on investments is recorded in the year the interest is earned.

J. CAPITAL ASSETS

Capital assets purchased or acquired with an original cost of \$5,000 or more are reported at historical cost. Depreciation is recorded on all depreciable capital assets on a straight-line basis over the following estimated useful lives:

| | | |
|----------------------------|----------|-------|
| Buildings and Improvements | 15 – 50 | Years |
| Water and Sewer System | 10 – 100 | Years |
| Vehicles and Equipment | 5 – 25 | Years |
| Software | 7 | Years |

K. UNEARNED REVENUE

Unearned revenue includes payments received for future use by fuels management and trails. The balance decreases as this amount is used.

L. DUE FROM OTHER GOVERNMENTS

The District’s receivables include amounts due from other governmental agencies and consist mostly of tax revenues and user fees. Management has determined that the District’s receivables are fully collectible. Accordingly, no allowance for doubtful accounts has been made.

M. COMPENSATED ABSENCES

District employees are entitled to certain compensated absences based on the length of their employment, which will be paid to them upon separation from the District. Compensated absences accumulate and are accrued when they are earned and reported as a liability in the government-wide financial statements.

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

I. DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

In addition to assets, the statement of net position includes a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s), and as such will not be recognized as an outflow of resources (expense/expenditures) until then.

In addition to liabilities, the statement of net position includes a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and as such, will not be recognized as an inflow of resources (revenue) until that time.

J. FUND BALANCE

In accordance with Governmental Accounting Standards Board (GASB) Statement No. 54, "*Fund Balance Reporting and Governmental Fund Type Definitions*", the District is required to report fund balances in the following categories: Nonspendable, Restricted, Committed, Assigned and/or Unassigned.

Nonspendable Fund Balance reflects assets not in spendable form, either because they will never convert to cash (prepaid expense) or must remain intact pursuant to legal or contractual requirements.

Restricted Fund Balance reflects amounts that can be spent only for the *specific purposes* stipulated by constitution, external resource providers, or through enabling legislation.

Committed Fund Balance reflects amounts that can be used only for the *specific purposes* determined by a formal action of the government's highest level of decision-making authority: the Board of Directors. Commitments may be established, modified, or rescinded only through resolutions approved by the Board of Directors.

Assigned Fund Balance reflects amounts intended to be used by the government for *specific purposes* but do not meet the criteria to be classified as restricted or committed. Under the District's adopted policy, only the Board of Directors is authorized to assign amounts for specific purposes.

Unassigned Fund Balance represents the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications.

When expenditures are incurred for purposes of which restricted, committed, assigned and unassigned fund balances are available, the District considers restricted funds to have been spent first, followed by committed, assigned and unassigned, respectively.

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

K. USE OF ESTIMATES

The financial statements have been prepared in conformity with generally accepted accounting principles and, as such, include amounts based on managements' informed estimates and judgments, with consideration given to materiality. Actual results could differ from those amounts.

L. PROPERTY TAX

The District receives property taxes to support its operations. Secured property taxes are levied as an enforceable lien on property as of March 1. Taxes are payable in two installments, on December 10 and April 10. Unsecured property taxes are payable in one installment on or before August 31. The County of Placer bills and collects the taxes for the District. Tax revenues are accrued monthly based on an annual budgeted expectation of property tax revenue.

2. CASH AND INVESTMENTS

A. CASH AND EQUIVALENTS

The District's cash balances at June 30, 2020 are:

| | Governmental Activities | Business-Type Activities | Fiduciary Activities | Total |
|-----------------------------------|------------------------------------|-------------------------------------|---------------------------------|----------------------|
| Deposits: | | | | |
| US Bank | \$ 1,981,935 | \$ 3,172,700 | \$ - | \$ 5,154,635 |
| Charles Schwab Money Market | 122,700 | 598,875 | - | 721,575 |
| Cash on Hand: | | | | |
| Petty Cash | 400 | - | - | 400 |
| Cash with Fiscal Agent: | | | | |
| Wells Fargo Mello Roos Funds | 1,351,258 | - | 7,379,944 | 8,731,202 |
| Pooled Funds: | | | | |
| Local Agency Investment Fund | - | 6,722,256 | - | 6,722,256 |
| Total Cash and Equivalents | \$ 3,456,293 | \$ 10,493,831 | \$ 7,379,944 | \$ 21,330,068 |

Pooled Funds:

The District is a voluntary participant in the Local Agency Investment Fund (LAIF), which is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the state of California and the Pooled Money Investment Board. The State Treasurer's Office pools these funds with those of other governmental agencies in the state and invests the cash. The fair value of the District's investment in this pool, which approximates cost, is reported in the accompanying financial statements based upon the District's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. Funds are accessible and transferable to the master account with twenty-four hours' notice. The Pooled Money Investment Board has established policies, goals, and objectives to make certain that their goal of safety, liquidity, and yield are not jeopardized.

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

Included in LAIF's investment portfolio are collateralized mortgage obligations, mortgage-backed securities, other asset backed securities, and floating rate securities issued by Federal Agencies, government-sponsored enterprises and corporations. The monies held in the LAIF are not subject to categorization by risk category. It is also not rated as to credit risk by a nationally recognized statistical rating organization.

LAIF is administered by the State Treasurer and audited annually by the Pooled Money Investment Board and the State Controller's Office. Copies of this audit may be obtained from the State Treasurer's Office: 915 Capitol Mall, Sacramento, California 95814.

Deposits - Custodial Credit Risk

Deposits held in banks are insured up to \$250,000 by the Federal Depository Insurance Corporation. Should deposits exceed the insured limits, the balance is covered by collateral held by the bank in accordance with California law requiring the depository bank to hold collateral equal to 110% of the excess government funds on deposit. This collateral must be in the form of government-backed securities. All cash held by financial institutions at June 30, 2020 was fully insured or collateralized.

Cash with Fiscal Agent

At June 30, 2020, funds totaling \$7,379,944 were held at Wells Fargo Bank in various accounts related to the Special Tax Bonds issued in 2005 and 2006, the Refunding Bonds issued in 2014 for the construction of facilities and payment of the Special Tax Bonds and the Lease Revenue Bonds issued in 2015 for the purpose of funding the construction of a new administration building.

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

B. INVESTMENTS

Authorized Deposits/Investments

Under provisions of the District’s investment policy, and in accordance with Section 53601 of the California Government Code, The District may invest in the following types of investments:

| <u>Authorized Investment Type</u> | <u>Investment Rating (S&P)</u> | <u>Maximum % of Portfolio</u> | <u>Limit Per Issuer</u> | <u>Maximum Maturity</u> |
|---|------------------------------------|-------------------------------|-------------------------|-------------------------|
| US Treasury bills, notes and bonds | AAA | 70 | None | 5 Years |
| Government Agencies Securities | AAA | 70 | 50% | 5 Years |
| Local Agency Investment Fund (LAIF) | N/A | 50 | None | 3 Years |
| Bonds, notes or other indebtedness of the State of California | AA | 10 | None | 5 Years |
| Bankers Acceptances | N/A | 20 | 10% | 180 days |
| Commercial Paper | A1 | 15 | 10% | 270 days |
| | Top 25% of peer group | | | |
| Time Deposits | | 20 | \$500,000 | 2 Years |
| Repurchase Agreements | N/A | 20 | 10% | N/A |
| Corporate Obligations | A | 30 | 10% | 5 Years |
| Mutual Funds | AAA | 15 | 10% | 3 Years |
| Other Government Sponsored Pools | AAAf | 20 | 10% | 3 Years |

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The mutual funds are considered short term.

As of June 30, 2020, The District had the following investments:

| <u>Investment Type</u> | <u>Fair Value</u> | <u>Investment Maturities</u> | | |
|------------------------|----------------------|------------------------------|---------------------|---------------------|
| | | <u><1 yrs</u> | <u>1-3 yrs</u> | <u>>3yrs</u> |
| Corporate Notes | \$ 9,804,665 | \$ 2,161,267 | \$ 6,351,266 | \$ 1,292,132 |
| Municipal Bonds | 951,886 | 203,352.00 | 748,534 | - |
| Bond Funds | 331,927 | 331,927 | - | - |
| | <u>\$ 11,088,478</u> | <u>\$ 2,696,546</u> | <u>\$ 7,099,800</u> | <u>\$ 1,292,132</u> |

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

Credit Risk

The District’s investment philosophy sets the tone for its policies, practices, procedures and objectives that control the investment function. The investment of funds will be guided by the primary goals of safety, liquidity, diversification, and reasonable market rate of return. The investment function will have additional goals of: assuring ongoing compliance with Federal, State, and local laws governing the investment of funds kept by the District, maintaining reserves for long term projects and contingencies, and establishing quality standards and limits to the type of investments made and with which institutions investments are placed. Goals will be carried out in the context of the “Prudent Investment Rule” which states that “investments shall be made with judgment and care under circumstances then prevailing which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.”

| Credit Rating (S&P) | Municipal Bonds | Corporate Notes | Bond Funds | Totals |
|------------------------|--------------------|---------------------|-------------------|----------------------|
| NR | \$ - | \$ 132,492 | \$ 331,927 | \$ 464,419 |
| AAA | 182,277 | 47,447 | - | 229,724 |
| AA+ | - | 201,267 | - | 201,267 |
| AA- | 769,609 | - | - | 769,609 |
| AA | - | 252,049 | - | 252,049 |
| A+ | - | 168,903 | - | 168,903 |
| A | - | 374,518 | - | 374,518 |
| A- | - | 1,352,831 | - | 1,352,831 |
| BB+ | - | 102,615 | - | 102,615 |
| BBB+ | - | 2,228,220 | - | 2,228,220 |
| BBB | - | 3,808,563 | - | 3,808,563 |
| BBB- | - | 1,135,761 | - | 1,135,761 |
| Totals | <u>\$ 951,886</u> | <u>\$ 9,804,665</u> | <u>\$ 331,927</u> | <u>\$ 11,088,478</u> |

Concentration of Credit Risk

The District places limits on the amount it may invest in anyone issuer. At June 30, 2020, the District had no concentration of credit risk.

There were no investments in securities of any one issuer consisting of 5% or more of total investments.

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

Investment Fund Valuation

Investments, including derivative instruments that are not hedging derivatives, are measured at fair value on a recurring basis. Recurring fair value measurements are those that Governmental Accounting Standards Board (GASB) Statements require or permit in the statement of net position at the end of each reporting period. Fair value measurements are categorized based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments' fair value measurements are as follows at June 30, 2020:

| <u>Description</u> | <u>Level 1</u> | <u>Level 2</u> | <u>Level 3</u> | <u>Total</u> |
|--|-------------------|----------------------|----------------|----------------------|
| US Agency, Treasury & Municipal Notes (USATM): | | | | |
| Municipal Bonds: | \$ 951,887 | \$ - | \$ - | \$ 951,887 |
| Corporate Notes | - | 9,804,664 | - | 9,804,664 |
| Bond Funds | - | 331,927 | - | 331,927 |
| Total | \$ 951,887 | \$ 10,136,591 | \$ - | \$ 11,088,478 |

3. PROPERTY AND EQUIPMENT

Capital assets activity for the year ended June 30, 2020, was as follows:

Governmental Activities:

| | <u>Balance June 30, 2019</u> | <u>Additions</u> | <u>Deletions</u> | <u>Balance June 30, 2020</u> |
|--|----------------------------------|---------------------|------------------|----------------------------------|
| Not subject to depreciation | | | | |
| Land | \$ 7,598,216 | \$ - | \$ - | \$ 7,598,216 |
| Construction In Progress | | | | |
| General Fund | - | 40,403 | - | 40,403 |
| Capital Project Fund | 117,341 | - | - | 117,341 |
| Total Not subject to Depreciation | 7,715,557 | 40,403 | - | 7,755,960 |
| Subject to Depreciation | | | | |
| Buildings and Improvements | 21,365,161 | - | - | 21,365,161 |
| Equipment | 1,533,575 | 16,308 | - | 1,549,883 |
| Vehicles and Equipment | 3,862,709 | 21,100 | - | 3,883,809 |
| Software | 78,587 | - | - | 78,587 |
| Total depreciable | 26,840,032 | 37,408 | - | 26,877,440 |
| Less accumulated depreciation | (7,197,452) | (631,823) | - | (7,829,275) |
| Total capital assets, net | \$ 27,358,137 | \$ (554,012) | \$ - | \$ 26,804,125 |

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

Business-Type Activities:

| | Balance June 30, 2019 | Additions | Deletions | Balance June 30, 2020 |
|-----------------------------------|--------------------------|---------------------|------------------|--------------------------|
| Not subject to depreciation | | | | |
| Land | \$ 748,907 | \$ - | \$ - | \$ 748,907 |
| Construction In Progress | 41,537 | 41,448 | 33,452 | 49,533 |
| Total Not subject to Depreciation | 790,444 | 41,448 | 33,452 | 798,440 |
| Subject to Depreciation | | | | |
| Buildings and Improvements | 22,568,616 | - | - | 22,568,616 |
| Equipment | 1,474,429 | 42,354 | - | 1,516,783 |
| Vehicles and Equipment | 847,379 | 27,479 | - | 874,858 |
| Software | 258,370 | - | - | 258,370 |
| Water /Sewer System | 50,161,993 | 1,054,028 | - | 51,216,021 |
| Total depreciable | 75,310,787 | 1,123,861 | - | 76,434,648 |
| Less accumulated depreciation | (24,647,907) | (1,486,614) | - | (26,134,521) |
| Total capital assets, net | <u>\$ 51,453,324</u> | <u>\$ (321,305)</u> | <u>\$ 33,452</u> | <u>\$ 51,098,567</u> |

4. INTERFUND TRANSACTIONS

As of June 30, 2020, the interfund receivable and payable balances were as follows:

| | Interfund Receivables | Interfund Payables |
|--------------------------|--------------------------|-----------------------|
| General Fund* | \$ - | \$ - |
| Northstar Water Fund | - | 109,364 |
| Martis Valley Water Fund | - | 91,316 |
| Sewer Fund | - | 158,208 |
| Solid Waste Fund | - | - |
| Internal Service Fund* | 358,888 | - |
| Total | <u>\$ 358,888</u> | <u>\$ 358,888</u> |

*Due to/from between these fund of \$66,894 have been eliminated at they are combined on the Gov't Wide Financial Statements

Interfund Transfers

There were no interfund transfers between funds.

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

5. EMPLOYEE RETIREMENT PLAN

A. PLAN DESCRIPTION

Northstar Community Services District participates in the California Public Employees' Retirement System (CalPERS), a cost-sharing multiple-employer public employee retirement system defined benefit pension plan administered by CalPERS. The plan provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Benefit provisions are established by state statutes, as legislatively amended, within the Public Employees' Retirement Law. CalPERS issues a separate comprehensive annual financial report that includes financial statements and required supplementary information. Copies of the CalPERS annual financial report may be obtained from the CalPERS Executive Office, 400 P Street, Sacramento, California 95814.

The Plan's provisions and benefits in effect at June 30, 2020, are summarized as follows:

| | <u>Miscellaneous</u> | |
|---|------------------------|------------------------|
| | Prior to | On or after |
| | <u>January 1, 2013</u> | <u>January 1, 2013</u> |
| Hire date | | |
| Benefit formula | 2.7% @ 55 | 2.0% @ 62 |
| Benefit vesting schedule | 5 years service | 5 years service |
| Benefit payments | monthly for life | monthly for life |
| Retirement age | 55 | 62 |
| Monthly benefits, as a % of eligible compensation | 2.70% | 2.00% |
| Required employee contribution rates | 8.000% | 6.250% |
| Required employer contribution rates | 14.387% | 6.985% |
| | | |
| | <u>Safety</u> | |
| | Prior to | On or after |
| | <u>January 1, 2013</u> | <u>January 1, 2013</u> |
| Hire date | | |
| Benefit formula | 3.0% @ 50 | 2.7% @ 57 |
| Benefit vesting schedule | 5 years service | 5 years service |
| Benefit payments | monthly for life | monthly for life |
| Retirement age | 50 | 57 |
| Monthly benefits, as a % of eligible compensation | 3.0% | 3.0% |
| Required employee contribution rates | 9.000% | 12.000% |
| Required employer contribution rates | 21.927% | 13.034% |

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

Deferred Outflows/Inflows of Resources

Section 20814(c) of the California Public Employees’ Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for the Plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. Northstar Community Services District is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

For the year ended June 30, 2020, the contributions recognized as part of pension expense for the Plan were:

| | Miscellaneous | Safety |
|-------------------------|----------------------|---------------|
| Contributions -employer | \$ 1,947,002 | \$ 2,994,094 |

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2020, Northstar Community Services District reported net pension liabilities for its proportionate share of the net pension liability of the Plans’ of:

| | Proportionate Share of Net Pension Liability |
|-----------------------------|---|
| Miscellaneous | \$ 2,317,250 |
| Safety | 3,783,349 |
| Total Net Pension Liability | \$ 6,100,599 |

Northstar Community Services District’s net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of June 30, 2018, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2018 rolled forward to June 30, 2019 using standard update procedures. Northstar Community Services District’s proportion of the net pension liability was based on a projection of the District’s long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. The District’s proportionate share of the net pension liability for the Plan as of June 30, 2019 and 2018 was as follows:

| | Miscellaneous | Safety |
|------------------------------|----------------------|---------------|
| Proportion - June 30, 2018 | 0.057478% | 0.056582% |
| Proportion - June 30, 2019 | 0.057866% | 0.060606% |
| Change - Increase (Decrease) | 0.00039% | 0.00402% |

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

For the year ended June 30, 2020, the District recognized pension expense of \$1,822,922 for Miscellaneous and Safety. At June 30, 2020, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | Total | |
|---|---|--|
| | Deferred Outflows of Resources | Deferred Inflows of Resources |
| Pension contributions subsequent to measurement date | \$ 7,634,106 | \$ - |
| Difference between projected and actual experience | 407,961 | 12,470 |
| Difference in actual vs. projected contributions | 323,945 | - |
| Change in employer's proportion | 293,075 | 13,377 |
| Changes in assumptions | 265,571 | 69,433 |
| Net differences between projected and actual earnings on plan investments | - | 92,559 |
| Total | \$ 8,924,658 | \$ 187,839 |

The amounts reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2021. Other amounts reported as deferred inflows of resources related to pensions will be recognized as pension expense as follows:

| Measurement Period Ended | Miscellaneous | Safety | Total |
|-------------------------------------|----------------------|-------------------|---------------------|
| June 30 | | | |
| 2021 | \$ 276,487 | \$ 468,008 | \$ 744,495 |
| 2022 | 75,916 | 112,186 | 188,102 |
| 2023 | 62,183 | 89,619 | 151,802 |
| 2024 | 8,186 | 10,127 | 18,313 |
| 2025 | - | - | - |
| Thereafter | - | - | - |
| | \$ 422,772 | \$ 679,940 | \$ 1,102,712 |

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

Actuarial Assumptions

The total pension liabilities in the June 30, 2018 actuarial valuations were determined using the following actuarial assumptions for both plans:

| | <u>Miscellaneous</u> |
|-------------------------------|---|
| Valuation Date | June 30, 2018 |
| Measurement Date | June 30, 2019 |
| Actuarial Cost Method | Entry-Age Normal Cost |
| Actuarial Assumptions | |
| Discount Rate | 7.15% |
| Inflation | 2.75% |
| Payroll Growth Rate | 3.00% |
| Projected Salary Increase | Varies by Entry Age and Service |
| Investment Rate of Return (1) | 7.50% |
| Mortality | Based on the 2010 CalPERS Experience Study for the period from 1997 to 2007 |

Discount Rate – The discount rate used to measure the total pension liability was 7.15 percent. To determine whether the municipal bond rate should be used in the calculation of the discount rate for public agency plans (including PERF C), the amortization and smoothing periods recently adopted by the Board were used. For the Plan, the crossover test was performed for a miscellaneous agent rate plan and a safety agent rate plan selected as being more at risk of failing the crossover test and resulting in a discount rate that would be different from the long-term expected rate of return on pension investments. Based on the testing of the rate plans, the tests revealed the assets would not run out. Therefore the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability for PERF C. The crossover test results are presented in a detailed report called "GASB Crossover Testing Report" that can be obtained on CalPERS' website under the GASB 68 section.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

In determining the long-term expected rate of return, staff took into account both short-term and long-term market return expectations as well as the expected pension fund (Public Employees' Retirement Fund) cash flows. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The long-term expected real rates of return by asset class can be found in CalPERS' Comprehensive Annual Financial Report for the fiscal year ended June 30, 2019.

The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These rates of return are net of administrative expenses.

| Asset Class | CalPERS | | |
|-------------------------------|--------------------------|----------------------------|---------------------------|
| | New Strategic Allocation | Real Return Years 1-10 (a) | Real Return Years 11+ (b) |
| Global Equity | 47.0% | 4.90% | 5.38% |
| Fixed Income | 19.0% | 0.80% | 2.27% |
| Inflation Assets | 6.0% | 0.60% | 1.39% |
| Private Equity | 12.0% | 6.60% | 6.63% |
| Real Estate | 11.0% | 2.80% | 5.21% |
| Infrastructure and Forestland | 3.0% | 3.90% | 5.36% |
| Liquidity | 2.0% | -0.40% | -0.90% |
| | <u>100.0%</u> | | |

(a) An expected inflation of 2.5% used for this period

(b) An expected inflation of 3.0% used for this period

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

– The following presents the Authority's proportionate share of the net pension liability for each Plan, calculated using the discount rate for each Plan, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

| | Discount Rate - 1% (6.15%) | Current Discount Rate (7.15%) | Discount Rate + 1% (8.15%) |
|---------------|-------------------------------|----------------------------------|-------------------------------|
| Safety | \$ 3,774,412 | \$ 2,317,250 | \$ 1,114,465 |
| Miscellaneous | 6,094,178 | 3,783,349 | 1,888,832 |
| Total | <u>\$ 9,868,590</u> | <u>\$ 6,100,599</u> | <u>\$ 3,003,297</u> |

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

Pension Plan Fiduciary Net Position

Detailed information about each pension plan’s fiduciary net position is available in the separately issued CalPERS Miscellaneous and Safety financial reports.

Payable to the Pension Plan

As of June 30, 2020, the District had no outstanding required contributions to the pension plans.

7. GENERAL LONG-TERM DEBT

Lease Revenue Bonds

In 2015, the District issued Lease Revenue Bonds in the amount of \$4,655,000 for the purpose of funding the construction of a new administration building. The current interest and yield vary, ranging from 2.0% to 4.0%. The bonds are scheduled to mature through August 2045.

The District’s outstanding lease revenue bonded debt as of June 30, 2020 is as follows:

| Amount of Original Issue | Outstanding July 1, 2019 | Issued | Redeemed Current Year | Outstanding June 30, 2020 |
|--------------------------------|-----------------------------|-------------|-----------------------------|------------------------------|
| <u>\$ 4,655,000</u> | <u>\$ 4,280,000</u> | <u>\$ -</u> | <u>\$ 100,000</u> | <u>\$ 4,180,000</u> |

The annual requirements to amortize the current interest bonds payable, outstanding as of June 30, 2020, are as follows:

| Year Ended June 30 | Principal | Interest | Total |
|--------------------------|---------------------|---------------------|---------------------|
| 2021 | \$ 105,000 | \$ 161,450 | \$ 266,450 |
| 2022 | 105,000 | 158,300 | 263,300 |
| 2023 | 110,000 | 154,100 | 264,100 |
| 2024 | 115,000 | 149,700 | 264,700 |
| 2025 | 120,000 | 145,100 | 265,100 |
| 2026-2030 | 675,000 | 655,813 | 1,330,813 |
| 2031-2035 | 800,000 | 526,663 | 1,326,663 |
| 2036-2040 | 970,000 | 355,400 | 1,325,400 |
| 2041-2045 | 1,180,000 | 145,200 | 1,325,200 |
| | <u>\$ 4,180,000</u> | <u>\$ 2,451,725</u> | <u>\$ 6,631,725</u> |

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

A schedule of changes in long-term liabilities for the year ended June 30, 2020 is shown below:

Governmental Activities

| | <u>Balance</u> <u>July 1, 2019</u> | <u>Additions</u> | <u>Deductions</u> | <u>Balance</u> <u>June 30, 2020</u> | <u>Due</u> <u>Within</u> <u>One Year</u> |
|------------------------------|---------------------------------------|---------------------|-------------------|--|--|
| Net OPEB Liability | \$ 1,637,690 | \$ 306,149 | \$ - | \$ 1,943,839 | \$ - |
| Retiree Termination Benefits | 228,688 | - | 49,171 | 179,517 | 23,707 |
| Net Pension Liability | 5,486,166 | 614,433 | - | 6,100,599 | - |
| Compensated Absences | 1,145,518 | 132,653 | - | 1,278,171 | 1,278,171 |
| Lease Revenue Bonds | 4,280,000 | - | 100,000 | 4,180,000 | 100,000 |
| | <u>\$ 12,778,062</u> | <u>\$ 1,053,235</u> | <u>\$ 149,171</u> | <u>\$ 13,682,126</u> | <u>\$ 1,401,878</u> |

8. DEBT WITHOUT GOVERNMENT COMMITMENT

During 2005 and 2006, bonded debt was issued by a special assessment district known as Community Facilities District #1 (CFD) to finance infrastructure improvements and facilities within the District's boundaries. The District has no legal responsibility with respect to the payment of the debt and the proceeds will be used for various projects in the County of Placer and Northstar Community Services District. Therefore, the District has not recorded it as a liability. The debt is to be repaid from a special tax levied on properties within the CFD. The District is responsible for a portion of the construction and improvements financed by the special assessment district. Therefore, the related capital projects fund is reflected in the District's financial statements. The District also acts as the CFD's agent with respect to the receipts, disbursements and balances. These amounts are reported as agency fund transactions. The following includes information related to the outstanding debt as of June 30, 2020.

In December 2005, the Northstar Community Services District Community Facilities District No. 1 issued Special Tax Bonds, Series 2005 in the amount of \$56,125,000, with interest rates ranging from 3.80% to 5.55%.

In December 2006, the Northstar Community Services District Community Facilities District No. 1 issued Special Tax Bonds, Series 2006 in the amount of \$58,590,000, with interest rates ranging from 3.90% to 5.00%.

In July 2014, the District issued Special Tax Refunding bonds to refund a portion of CFD No. 1 Special Tax Bonds, Series 2005 and Series 2006, fund a deposit to the parity reserve fund for the Bonds and pay the costs of issuance. Interest on the bonds is payable every September 1 and March 1 beginning on September 1, 2014. Principal on the bonds will be payable on September 1 beginning on September 1, 2015. The bonds will currently refund \$21,140,000 of the 2005 and 2006 Special Tax Bonds. The bonds created a deferred loss on refunding in the amount of \$1,820,000. The bonds carry interest rates of 4.00% and 5.00% and will fully mature on September 1, 2026.

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

At June 30, 2020, the outstanding bonds consisted of the following:

| Amount of Original Issue | Outstanding July 1, 2019 | Issued | Redeemed Current Year | Outstanding June 30, 2020 |
|--------------------------------|-----------------------------|--------|-----------------------------|------------------------------|
| \$ 56,125,000 | \$ 48,305,000 | \$ - | \$ - | \$ 48,305,000 |
| 58,590,000 | 42,415,000 | - | - | 42,415,000 |
| 19,320,000 | 13,985,000 | - | 2,085,000 | 11,900,000 |
| \$ 134,035,000 | \$ 104,705,000 | \$ - | \$ 2,085,000 | \$ 102,620,000 |

The annual requirements to pay the bonds outstanding as of June 30, 2020 are as follows:

| Year Ended June 30 | Principal | Interest | Total |
|--------------------------|----------------|---------------|----------------|
| 2021 | \$ 2,340,000 | \$ 595,000 | \$ 2,935,000 |
| 2022 | 2,620,000 | 3,142,723 | 5,762,723 |
| 2023 | 2,915,000 | 3,005,423 | 5,920,423 |
| 2024 | 3,225,000 | 2,852,675 | 6,077,675 |
| 2025 | 3,560,000 | 2,683,663 | 6,243,663 |
| 2026-2030 | 23,565,000 | 16,593,358 | 40,158,358 |
| 2031-2035 | 35,600,000 | 13,423,840 | 49,023,840 |
| 2036-2038 | 28,795,000 | 3,032,908 | 31,827,908 |
| | \$ 102,620,000 | \$ 45,329,588 | \$ 147,949,588 |

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

9. OTHER POSTEMPLOYMENT BENEFITS

A. PLAN DESCRIPTION

Northstar Community Services District participates in the California Public Employees' Retirement System (CalPERS), an agent multiple-employer defined benefit healthcare plan as permitted under the Public Employees Medical and Hospital and Care Act (PEMHCA). The District is required to contribute minimum employer contributions incurred by the CalPERS medical program for the retiree's lifetime or until coverage is discontinued. In fiscal year 2019/20, minimum employer contributions were \$136 through December 31, 2018 and \$139 through June 30, 2019 per month per retiree.

B. FUNDING POLICY

The District's Board of Directors is only funding the plan on a pay-as-you-go basis. The Board will review the funding requirements and policy annually.

Employees covered by benefit terms. At June 30, 2020, the following employees were covered by the benefit terms:

| | |
|--|-----------|
| Inactive employees or beneficiaries currently receiving benefit payments | 6 |
| Inactive employees entitles to but not yet receiving benefit payments | 1 |
| Active employees | <u>39</u> |
| | <u>46</u> |

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

Net OPEB Liability

The District's net OPEB liability was measured as of June 30, 2019, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of that date.

Actuarial assumptions. The total OPEB liability in the June 30, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

| | |
|-----------------------------|---|
| Salary Increases | 3.25% |
| Investment rate of return | 3.15% |
| Healthcare cost trend rates | 7.0% in 2020 grading down to 5.0% by 2024 |
| Inflation | 2.75% |
| Retirement Age | From 50 to 75 |
| Mortality | CalPERS 2017 Experience |

Discount rate. The discount rate used to measure the total OPEB liability was 3.15 percent. The projection of cash flows used to determine the discount rate assumed that the Districts's contributions will be made at rates equal to the actuarially determined contribution rates. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

Changes in the Net OPEB Liability

| | Increase (Decrease) | | |
|---|---|--|---|
| | Total OPEB Liability (a) | Plan Fiduciary Net Position (b) | Net OPEB Liability (a) - (b) |
| Balances at June 30, 2019 | \$ 1,637,690 | \$ - | \$ 1,637,690 |
| Changes for the year: | | | |
| Service cost | 107,058 | - | 107,058 |
| Interest | 62,830 | - | 62,830 |
| Differences between expected and actual experience | - | - | - |
| Contributions - employer | - | 18,224 | (18,224) |
| Net investment income | - | - | - |
| Benefit payments | (18,224) | (18,224) | - |
| Assumption changes | 154,485 | - | 154,485 |
| Net changes | 306,149 | - | 306,149 |
| Balances at June 30, 2020 | <u>\$ 1,943,839</u> | <u>\$ -</u> | <u>\$ 1,943,839</u> |

Sensitivity of the net OPEB liability to changes in the discount rate and healthcare cost trend rates. The following presents the net OPEB liability of the District, as well as what the District's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.13%) or 1-percentage-point higher (4.13%) than the current discount rate:

| | 1% Decrease (2.13%) | Discount Rate (3.13%) | 1% Increase (4.13%) |
|----------------------------|--------------------------------|----------------------------------|--------------------------------|
| Net OPEB liability (asset) | \$ 2,324,981 | \$ 1,943,839 | \$ 1,647,195 |

Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates. The following presents the net OPEB liability of the District, as well as what the District's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

| | 1% Decrease | Healthcare Cost Trend Rates (Current Rate) | 1% Increase |
|----------------------------|--------------------|---|--------------------|
| Net OPEB liability (asset) | \$ 1,583,697 | \$ 1,943,839 | \$ 2,477,155 |

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2020, the District recognized OPEB expense of \$109,215. At June 30, 2020, the District reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|--|---|--|
| Differences between expected and actual experience | \$ - | \$ - |
| Changes of assumptions | - | 434,482 |
| Net difference between projected and actual earnings on OPEB plan investments | 24,767 | - |
| Total | \$ 24,767 | \$ 434,482 |

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

| Year ended June 30 | Total Deferred Outflows/(Inflows) of Resources |
|---------------------------|---|
| 2020 | \$ (60,673) |
| 2021 | (60,673) |
| 2022 | (60,673) |
| 2023 | (60,673) |
| 2024 | (60,673) |
| Thereafter | (131,117) |
| Total | \$ (434,482) |

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

11. FUND BALANCES

The District reports fund balances in accordance with Governmental Accounting Standards Board Statement No. 54. All fund balance categories are reported in the aggregate on the face of the balance sheet. All components of those fund balances and specific purposes are identified as follows:

| | <u>General Fund</u> | <u>Capital Projects Fund</u> | <u>Building Fund</u> | <u>Totals</u> |
|---------------------|-------------------------|--------------------------------------|--------------------------|---------------------|
| Committed: | | | | |
| Capital projects | \$ - | \$ 1,351,258 | \$ 2 | \$ 1,351,260 |
| Fire | 985,132 | - | - | 985,132 |
| Snow | 341,166 | - | - | 341,166 |
| Roads | 1,613,964 | - | - | 1,613,964 |
| Total committed | <u>2,940,262</u> | <u>1,351,258</u> | <u>2</u> | <u>4,291,522</u> |
| Unassigned | 2,521,391 | - | - | 2,521,391 |
| Total Fund Balances | <u>\$ 5,461,653</u> | <u>\$ 1,351,258</u> | <u>\$ 2</u> | <u>\$ 6,812,913</u> |

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2020

12. RISK MANAGEMENT

The District is a member of two jointly governed organizations, which provide coverage for various potential losses. For workers' compensation losses, property, general and auto liability and auto physical damage the District is a member of Special Districts Risk Management Authority (SDRMA). For property, general and auto liability and auto physical damage, the District's fire department is a member of Fire Agencies Insurance Risk Authority (FAIRA).

SDRMA and FAIRA are governed by Boards consisting of representatives from member agencies. The Board controls the operations, including selection of management and approval of operating budgets, independent of any influence by the member agencies beyond their representation on the Board. Each member agency pays a contribution commensurate with the level of coverage requested and shares surpluses and deficits proportionate to their participation in the joint powers authority. Full financial statements are available separately from the respective agencies. Condensed information for SDRMA and FAIRA are as follows:

| | SDRMA June 30, 2020 | FAIRA 6/30/2019* |
|--------------------------------|------------------------|---------------------|
| Total Assets | \$ 130,676,871 | \$ 3,484,276 |
| Deferred Outflows of Resources | \$ 595,599 | \$ - |
| Total Liabilities | \$ 70,083,643 | \$ 706,746 |
| Deferred Inflows of Resources | \$ 246,193 | \$ - |
| Net Position | \$ 60,942,634 | \$ 2,777,530 |
| Total Revenues | \$ 82,459,850 | \$ 3,359,696 |
| Total Expenses | \$ 77,881,779 | \$ 3,677,451 |
| Change in Net Position | \$ 4,578,071 | \$ (317,755) |

*Latest audited financials available

14. SUBSEQUENT EVENTS

In March 2020, the World Health Organization declared the novel coronavirus ("COVID-19") a global pandemic and recommended containment and mitigation measures worldwide. This contagious disease outbreak, which has continued to spread, and any related adverse public health developments, has adversely affected public education, workforces, economies, and financial markets globally, potentially leading to an economic downturn. It has also disrupted the normal operations of many businesses and organizations. It is not possible for management to predict the duration or magnitude of the adverse results of the outbreak and its disruptive effects on the District's operations and financial results at this time.

The District's management has reviewed its financial statements and evaluated subsequent events for the period of time from its year ended June 30, 2020 through January 14, 2021, the date the financial statements were issued. Management is not aware of any subsequent events, other than those described above, that would require recognition or disclosure in the accompanying financial statements.

**REQUIRED SUPPLEMENTARY
INFORMATION**

NORTHSTAR COMMUNITY SERVICES DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCE – BUDGET AND ACTUAL – GENERAL FUND**

FOR THE YEAR ENDED JUNE 30, 2020

| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Favorable (Unfavorable) |
|--|-------------------|--------------------|--------------------|---|
| | Original | Final | | |
| REVENUE | | | | |
| Taxes and assessments | \$ 5,909,500 | \$ 5,909,500 | \$ 5,849,396 | \$ (60,104) |
| Fees and other non-tax revenue | 416,986 | 416,986 | 245,780 | (171,206) |
| Interest | 145,860 | 45,851 | 359,491 | 313,640 |
| Fire mitigation fees | 12,000 | 12,000 | 130 | (11,870) |
| Reimbursable/Grant revenues | 7,410,436 | 7,410,436 | 5,470,028 | (1,940,408) |
| Other | 165,327 | 156,519 | 80,659 | (75,860) |
| Total revenue | 14,060,109 | 13,951,292 | 12,005,484 | (1,945,808) |
| EXPENDITURES | | | | |
| General government | 85,000 | 85,000 | 241,779 | (156,779) |
| Public safety | 6,557,179 | 8,977,518 | 9,229,128 | (251,610) |
| Streets | 4,904,029 | 4,932,484 | 5,493,792 | (561,308) |
| Trails | 2,643,730 | 2,734,425 | 280,428 | 2,453,997 |
| Total expenditures | 14,189,938 | 16,729,427 | 15,245,127 | 1,484,300 |
| Excess (deficiency) of revenues over (under) expenditures | (129,829) | (2,778,135) | (3,239,643) | (461,508) |
| NET CHANGES IN FUND BALANCES | (129,829) | (2,778,135) | (3,239,643) | (461,508) |
| FUND BALANCE, beginning of year | 8,701,296 | 8,701,296 | 8,701,296 | - |
| FUND BALANCE, end of year | \$ 8,571,467 | \$ 5,923,161 | \$ 5,461,653 | \$ (461,508) |

NORTHSTAR COMMUNITY SERVICES DISTRICT
SCHEDULE OF CHANGES IN NET OPEB LIABILITY AND RELATED RATIOS
FOR THE YEAR ENDED JUNE 30, 2020

| | <u>2018</u> | <u>2019</u> | <u>2020</u> |
|---|---------------------|---------------------|---------------------|
| Total OPEB liability | | | |
| Service cost | \$ 217,917 | \$ 135,794 | \$ 107,058 |
| Interest | 84,735 | 75,068 | 62,830 |
| Changes of benefit terms | - | - | - |
| Differences between expected and actual experience | - | (526,609) | - |
| Changes of assumptions | (327,439) | (5,202) | 154,485 |
| Benefit payments, including refunds of member contributions | (24,654) | (28,392) | (18,224) |
| Net change in total OPEB liability | <u>(49,441)</u> | <u>(349,341)</u> | <u>306,149</u> |
| Total OPEB liability - beginning | <u>2,696,296</u> | <u>1,987,031</u> | <u>1,637,690</u> |
| Total OPEB liability - ending (a) | <u>\$ 2,646,855</u> | <u>\$ 1,637,690</u> | <u>\$ 1,943,839</u> |
| Plan fiduciary net position | | | |
| Contributions - employer | \$ 24,654 | \$ 28,392 | \$ 18,224 |
| Net investment income | - | - | - |
| Benefit payments, including refunds of member contributions | (24,654) | (28,392) | (18,224) |
| Net change in plan fiduciary net position | <u>-</u> | <u>-</u> | <u>-</u> |
| Plan fiduciary net position - beginning | <u>-</u> | <u>-</u> | <u>-</u> |
| Plan fiduciary net position - ending (b) | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |
| District's net OPEB liability - ending (a) - (b) | <u>\$ 2,646,855</u> | <u>\$ 1,637,690</u> | <u>\$ 1,943,839</u> |
| Covered-employee payroll | \$ 4,009,729 | \$ 4,368,968 | \$ 4,674,484 |
| District's net OPEB liability as a percentage of covered-employee payroll | 66.0% | 37.5% | 41.6% |

NORTHSTAR COMMUNITY SERVICES DISTRICT

SCHEDULE OF PENSION CONTRIBUTIONS

FOR THE YEAR ENDED JUNE 30, 2020

| <u>Miscellaneous</u> | <u>June 30, 2014</u> | <u>June 30, 2015</u> | <u>June 30, 2016</u> | <u>June 30, 2017</u> | <u>June 30, 2018</u> | <u>June 30, 2019</u> ⁽¹⁾ |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|-------------------------------------|
| Proportion of the net pension liability | 0.064843% | 0.068837% | 0.051880% | 0.064690% | 0.057590% | 0.057866% |
| Proportionate share of the net pension liability | \$ 1,602,716 | \$ 1,888,527 | \$ 2,247,126 | \$ 2,270,104 | \$ 2,166,197 | \$ 2,317,250 |
| Covered-employee payroll (2) | \$ 1,362,083 | \$ 1,429,177 | \$ 1,963,610 | \$ 1,501,123 | \$ 2,265,137 | \$ 2,046,319 |
| Proportionate share of the net pension liability as percentage of covered-employee payroll | 117.67% | 132.14% | 114.44% | 151.23% | 95.63% | 113.24% |
| Plans fiduciary net position as a percentage of the total pension liability | 83.03% | 79.89% | 79.89% | 75.39% | 77.69% | 77.73% |
| Proportionate share of aggregate employer contributions (3) | \$ 420,688 | \$ 443,802 | \$ 324,538 | \$ 324,538 | \$ 543,978 | \$ 487,911 |
| | | | | | | |
| <u>Safety</u> | <u>June 30, 2014</u> | <u>June 30, 2015</u> | <u>June 30, 2016</u> | <u>June 30, 2017</u> | <u>June 30, 2018</u> | <u>June 30, 2019</u> ⁽¹⁾ |
| Proportion of the net pension liability | 0.050339% | 0.052768% | 0.062570% | 0.054110% | 0.054890% | 0.060606% |
| Proportionate share of the net pension liability | \$ 1,889,349 | \$ 2,174,274 | \$ 2,802,632 | \$ 3,279,883 | \$ 3,319,969 | \$ 3,783,349 |
| Covered-employee payroll (2) | \$ 1,579,744 | \$ 1,633,321 | \$ 1,666,981 | \$ 1,710,712 | \$ 2,403,297 | \$ 2,293,671 |
| Proportionate share of the net pension liability as percentage of covered-employee payroll | 119.60% | 133.12% | 168.13% | 191.73% | 138.14% | 164.95% |
| Plans fiduciary net position as a percentage of the total pension liability | 83.03% | 77.28% | 77.28% | 71.74% | 73.39% | 73.37% |
| Proportionate share of aggregate employer contributions (3) | \$ 596,832 | \$ 624,730 | \$ 403,835 | \$ 403,835 | \$ 584,483 | \$ 577,330 |

(1) Historical information is required only for measurement periods for which GASB 68 is applicable.

(2) Covered-employee payroll represented above is based on pensionable earnings provided by the employer.

(3) The plan's proportionate share of aggregate contributions may not match the actual contributions made by the employer during the measurement period. The plan's proportionate share of aggregate contributions is based on the plan's proportion of fiduciary net position shown on line 5 of the table above as well as any additional side fund (or unfunded liability) contributions made by the employer during the measurement period.

NORTHSTAR COMMUNITY SERVICES DISTRICT

SCHEDULE OF PENSION CONTRIBUTIONS

FOR THE YEAR ENDED JUNE 30, 2020

| <u>Miscellaneous</u> | Fiscal Year⁽¹⁾ | | | | | |
|---|----------------------------------|---------------------|-------------------|--------------------|---------------------|---------------------|
| | <u>2013-14</u> | <u>2014-15</u> | <u>2015-16</u> | <u>2016-17</u> | <u>2017-2018</u> | <u>2018-2019</u> |
| Actuarially Determined Contribution (2) | \$ 289,450 | \$ 289,450 | \$ 539,707 | \$ 261,047 | \$ 291,561 | \$ 352,887 |
| Contributions in relation to the actuarially determined contributions (2) | (420,688) | (443,802) | (324,538) | (324,538) | (487,911) | (543,987) |
| Contribution deficiency (excess) | <u>\$ (131,238)</u> | <u>\$ (154,352)</u> | <u>\$ 215,169</u> | <u>\$ (63,491)</u> | <u>\$ (196,350)</u> | <u>\$ (191,100)</u> |
| Covered-employee payroll (3,4) | \$ 1,362,083 | \$ 1,429,177 | \$ 1,509,457 | \$ 1,501,123 | \$ 2,265,137 | \$ 2,046,319 |
| Contributions as a percentage of covered-employee payroll (3) | 21.25% | 20.25% | 35.76% | 17.39% | 12.87% | 17.24% |
| | | | | | | |
| <u>Safety</u> | Fiscal Year⁽¹⁾ | | | | | |
| | <u>2013-14</u> | <u>2014-15</u> | <u>2015-16</u> | <u>2016-17</u> | <u>2017-2018</u> | <u>2018-2019</u> |
| Actuarially Determined Contribution (2) | \$ 424,982 | \$ 424,982 | \$ 598,928 | \$ 334,414 | \$ 463,101 | \$ 573,567 |
| Contributions in relation to the actuarially determined contributions (2) | (596,832) | (624,730) | (403,835) | (403,835) | (577,330) | (584,483) |
| Contribution deficiency (excess) | <u>\$ (171,850)</u> | <u>\$ (199,748)</u> | <u>\$ 195,093</u> | <u>\$ (69,421)</u> | <u>\$ (114,229)</u> | <u>\$ (10,916)</u> |
| Covered-employee payroll (3,4) | \$ 1,579,744 | \$ 1,633,321 | \$ 1,666,981 | \$ 1,710,712 | \$ 2,403,297 | \$ 2,293,671 |
| Contributions as a percentage of covered-employee payroll (3) | 26.90% | 26.02% | 35.93% | 19.55% | 19.27% | 25.01% |

(1) Historical information is required only for measurement periods for which GASB 68 is applicable.

(2) Employers are assumed to make contributions equal to the actuarially determined contributions (which is the actuarially determined contribution). However, some employers may choose to make additional contributions towards their side fund or their unfunded liability. Employer contributions for such plans exceed the actuarially determined contributions. CalPERS has determined that employer obligations referred to as "side funds" do not conform to the circumstances described in paragraph 120 of GASB 68, therefore are not considered separately financed specific liabilities.

(3) Covered-employee payroll represented above is based on pensionable earnings provided by the employer.

(4) Payroll from prior year was assumed to increase by the 3.00 percent payroll growth

NORTHSTAR COMMUNITY SERVICES DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED JUNE 30, 2020

PURPOSE OF SCHEDULES

A - Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual

The District employs budget control by account codes and by individual appropriation accounts. Budgets are prepared on the modified accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board. The budgets are revised during the year by the Board of Directors to provide for revised priorities. Expenditures cannot legally exceed appropriations by object level, which is a category of account codes such as salaries and benefits or charges for services. The originally adopted and final revised budget for the General Fund is presented as Required Supplementary Information. The budgeting is done on the cash basis which is another comprehensive basis of accounting.

B - Schedule of Changes in the Net OPEB Liability and Related Ratios

GASB 75 requires presentation of the 10-year history of changes in the Net OPEB Liability. However, since this is the 3rd year of implementation, only two years are currently available.

C - Schedule of Proportionate Share of the Net Pension Liability

Changes in assumptions, in 2015, amounts reported as changes in assumptions resulted primarily from adjustments to expected retirement ages of general employees.

Fiscal year 2020 was the 6th year of implementation, therefore only six years are shown.

D - Schedule of Pension Contributions

If an employer's contributions to the plan are actuarially determined or based on statutory or contractual requirements, the employer's actuarially determined contribution to the pension plan (or, if applicable, its statutorily or contractually required contribution), the employer's actual contributions, the difference between the actual and actuarially determined contributions (or statutorily or contractually required), and a ratio of the actual contributions divided by covered-employee payroll.

**SUPPLEMENTARY
INFORMATION**

NORTHSTAR COMMUNITY SERVICES DISTRICT
STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
FIDUCIARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2020

| <u>ASSETS</u> | Balance <u>June 30, 2019</u> | <u>Receipts</u> | <u>Disbursements</u> | Balance <u>June 30, 2020</u> |
|---------------------------|---------------------------------|-----------------|----------------------|---------------------------------|
| Cash and cash equivalents | | | | |
| Series 2005 Bonds | \$ 4,948,347 | \$ - | \$ 2,326,951 | \$ 2,621,396 |
| Series 2006 Bonds | 4,955,841 | - | 235,755 | 4,720,086 |
| 2014 Refunding Bonds | 39,635 | - | 1,173 | 38,462 |
| Total assets | <u>\$ 9,943,823</u> | <u>\$ -</u> | <u>\$ 2,563,879</u> | <u>\$ 7,379,944</u> |
| <u>LIABILITIES</u> | | | | |
| Due to others | <u>\$ 9,943,823</u> | <u>\$ -</u> | <u>\$ 2,563,879</u> | <u>\$ 7,379,944</u> |

APPENDIX B

*Fund Balances
for Fiscal Year 2019-20*

**Northstar Community Services District
Community Facilities District No. 1
Fund Balances**

| Fund | Balance as of 6/30/2020 | Balance as of 9/3/2020⁽¹⁾ |
|------------------------------|------------------------------------|---|
| Series 2005 | | |
| Special Tax Fund | \$1,368,368.86 | \$0.00 |
| Administrative Expense Fund | \$1,411.20 | \$35,730.87 |
| Surplus Fund | \$0.00 | \$0.00 |
| Bond Interest Account | \$125.92 | \$0.00 |
| Capitalized Interest Account | \$0.00 | \$0.00 |
| Reserve Account | \$591,078.55 | \$12,503.90 |
| Construction Account | \$1,039,698.03 | \$1,039,704.38 |
| Acquisition Account | \$0.00 | \$0.00 |
| Series 2006 | | |
| Bond Interest Account | \$100.20 | \$0.00 |
| Capitalized Interest Account | \$0.00 | \$0.00 |
| Reserve Account | \$4,719,986.30 | \$1,623,992.33 |
| Cost of Issuance Account | \$0.00 | \$0.00 |
| Construction Account | \$300,034.82 | \$300,034.91 |
| Acquisition Account | \$11,524.54 | \$11,524.83 |
| Series 2014 | | |
| Capitalized Interest Account | \$0.00 | \$0.00 |
| Cost of Issuance Account | \$0.00 | \$0.00 |
| Acquisition Account | \$0.00 | \$0.00 |
| Reserve Account | \$38,034.48 | \$38,035.43 |
| Principal Account | \$399.86 | \$0.00 |
| Construction Account | \$0.00 | \$0.00 |
| Interest Account | \$28.12 | \$0.00 |

(1) Fund balances are reported after the debt service payments were processed.

Source: Goodwin Consulting Group, Inc.

APPENDIX C

*Delinquency Information
for Fiscal Year 2019-20*

**Northstar Community Services District
Community Facilities District No. 1
Delinquencies as of 5/19/2020**

| Assessor's Parcel Number | Amount Delinquent /1 | Date of First Delinquency |
|-----------------------------|-------------------------|------------------------------|
| 103-020-025-000 | \$2,375.06 | April 10, 2020 |
| 103-060-009-000 | \$1,880.26 | April 10, 2020 |
| 103-090-016-000 | \$1,962.73 | April 10, 2020 |
| 103-110-026-000 | \$2,045.19 | April 10, 2020 |
| 103-120-005-000 | \$1,880.26 | April 10, 2020 |
| 103-120-024-000 | \$1,962.73 | April 10, 2020 |
| 103-190-001-590 | \$354.62 | December 10, 2019 |
| 103-190-001-620 | \$354.62 | December 10, 2019 |
| 103-190-002-530 | \$1,704.88 | December 10, 2015 |
| 103-190-003-560 | \$340.86 | December 10, 2019 |
| 103-190-003-570 | \$2,398.53 | December 10, 2013 |
| 103-190-003-600 | \$1,935.26 | December 10, 2013 |
| 103-190-021-000 | \$4,090.38 | December 10, 2019 |
| 110-051-004-000 | \$27,445.90 | December 10, 2019 |
| 110-051-005-000 | \$392,702.20 | December 10, 2018 |
| 110-051-006-000 | \$349,383.88 | December 10, 2018 |
| 110-051-007-000 | \$392,702.20 | December 10, 2018 |
| 110-051-008-000 | \$262,649.34 | December 10, 2018 |
| 110-051-010-000 | \$392,897.86 | December 10, 2018 |
| 110-051-013-000 | \$350,264.34 | December 10, 2018 |
| 110-051-015-000 | \$3,216,643.54 | December 10, 2018 |
| 110-051-018-000 | \$1,938,476.66 | December 10, 2018 |
| 110-051-019-000 | \$256,202.68 | December 10, 2018 |
| 110-051-047-000 | \$969,654.86 | December 10, 2018 |
| 110-081-017-000 | \$25,837.30 | December 10, 2018 |
| 110-400-005-000 | \$1,416,536.56 | December 10, 2018 |
| 114-010-001-000 | \$6,333.50 | December 10, 2019 |
| 114-020-004-000 | \$784,753.76 | December 10, 2017 |
| 114-070-006-000 | \$11,562.88 | December 10, 2018 |
| 114-080-003-000 | \$6,333.50 | December 10, 2019 |
| 114-080-005-000 | \$5,838.68 | December 10, 2019 |
| 114-090-008-000 | \$3,222.07 | April 10, 2020 |
| 114-090-011-000 | \$6,444.14 | December 10, 2019 |
| 706-204-000-000 | \$8,531.30 | December 10, 2017 |

Total **\$10,847,702.53**

/1 The amount delinquent is exclusive of late charges and monthly penalties.

Sources: County of Placer; Goodwin Consulting Group, Inc.

APPENDIX D

*Estimated Value-to-Lien Ratios
for Fiscal Year 2020-21*

**Northstar Community Services District
Community Facilities District No. 1
Estimated Value-to-Lien Ratios**

| <i>Location</i> | <i>Planned Development</i> | <i>Owner</i> | <i>Assessed Value (1)</i> | <i>Maximum Special Tax Levy at Buildout (2)</i> | <i>Percentage of Total Maximum Special Tax Levy at Buildout</i> | <i>Lien of Bonds (3)</i> | <i>Estimated Value-to-Lien Ratio</i> |
|------------------------------|----------------------------|-----------------------|---------------------------|---|---|--------------------------|--------------------------------------|
| The Village | | | | | | | |
| Residential | 344 units | Individual Purchasers | \$291,754,539 | \$1,589,492 | 18.23% | \$18,643,831 | 15.65 : 1 |
| | 6 units | Developer (4) | \$612,000 | \$39,438 | 0.45% | \$462,586 | 1.32 : 1 |
| Non-residential | 94,961 sq.ft. | | \$23,785,922 | \$39,889 | 0.46% | \$467,877 | 50.84 : 1 |
| Mountainside | | | | | | | |
| Residential | 229 units | Individual Purchasers | \$247,208,247 | \$1,458,394 | 16.73% | \$17,106,127 | 14.45 : 1 |
| | 909 units | Developer (4) | \$13,031,652 | \$5,567,612 | 63.85% | \$65,304,891 | 0.20 : 1 |
| Hotel | 219,308 sq.ft. | | \$40,641,923 | \$24,698 | 0.28% | \$289,689 | 140.29 : 1 |
| Total Residential | 1,488 units (5) | | \$552,606,438 | \$8,654,936 | 99.26% | \$101,517,434 | 5.44 : 1 |
| Total Non-Residential | 314,269 sq.ft. | | \$64,427,845 | \$64,587 | 0.74% | \$757,566 | 85.05 : 1 |
| Total | | | \$617,034,283 | \$8,719,523 | 100.00% | \$102,275,000 | 6.03 : 1 |

(1) Assessed values are based on the Placer County secured roll for fiscal year 2020-21.

(2) Represents Maximum Special Taxes anticipated at build-out based on Special Tax rates for fiscal year 2020-21.

(3) Allocation of lien associated with the Bonds is based on the applicable Maximum Special Tax.

(4) Includes affiliates owning property as of January 1, 2020.

(5) Current estimates suggest a total of approximately 1,500 units. Does not include 12 parcels for which the special tax has been prepaid.

Sources: Placer County Assessor's Office, Goodwin Consulting Group, Inc.

APPENDIX E

*Updated Table 9 from the
Series 2014 Bonds Official Statement*

Table 9
Northstar Community Services District
Community Facilities District No. 1
Value-to-Lien Summary

| Value-to-Lien Category | Number of Taxable Parcels | Fiscal Year 2020-21 | | Fiscal Year 2020-21 Assessed Value | Pro Rata Share of CFD Bonds (2) | Assessed Value-to-Lien (3) |
|------------------------|---------------------------|-----------------------------|------------------------------------|------------------------------------|---------------------------------|----------------------------|
| | | Base Actual Special Tax (1) | Percent of Base Actual Special Tax | | | |
| 30.00 : 1 and above | 151 | \$427,631 | 4.91% | \$228,535,699 | \$5,018,868 | 45.54 |
| 20.00 : 1 to 29.99 : 1 | 122 | \$634,226 | 7.28% | \$186,239,585 | \$7,443,561 | 25.02 |
| 10.00 : 1 to 19.99 : 1 | 222 | \$748,860 | 8.59% | \$134,770,106 | \$8,788,954 | 15.33 |
| 5.00 : 1 to 9.99 : 1 | 109 | \$517,502 | 5.94% | \$49,606,485 | \$6,073,638 | 8.17 |
| 3.00 : 1 to 4.99 : 1 | 20 | \$122,596 | 1.41% | \$5,355,425 | \$1,438,843 | 3.72 |
| 2.00 : 1 to 2.99 : 1 | 1 | \$334 | 0.00% | \$11,444 | \$3,916 | 2.92 |
| Less than 2.00 : 1 | 38 | \$6,263,156 | 71.87% | \$12,515,539 | \$73,507,220 | 0.17 |
| Total | 663 | \$8,714,305 | 100.00% | \$617,034,283 | \$102,275,000 | 6.03 |

Parcels with Less than 2.00 : 1 Assessed Value-to-Lien

| Description | Owner | Expected Units | | | | | |
|------------------------------------|-------------------------------|----------------|--------------------|---------------|---------------------|---------------------|-------------|
| APN: 110-051-004-000 (1.6 acres) | The Developer | 0 | \$0 | 0.00% | \$65,280 | \$0 | N/A |
| Lot 10E | The Developer | 36 | \$215,985 | 2.48% | \$81,600 | \$2,534,903 | 0.03 |
| Lot 8A | The Developer | 32 | \$191,987 | 2.20% | \$85,680 | \$2,253,247 | 0.04 |
| Lot 9F | The Developer | 36 | \$215,985 | 2.48% | \$81,600 | \$2,534,903 | 0.03 |
| Lot 9D | The Developer | 24 | \$143,990 | 1.65% | \$91,800 | \$1,689,935 | 0.05 |
| Lot 9E | The Developer | 6 | \$39,597 | 0.45% | \$112,200 | \$464,732 | 0.24 |
| Lot 10A-I | The Developer | 36 | \$215,985 | 2.48% | \$88,740 | \$2,534,903 | 0.04 |
| Future Ritz Residences (Ritz East) | BHR TRS TAHOE EAST LLC | 61 | \$364,503 | 4.18% | \$2,927,558 | \$4,277,974 | 0.68 |
| Lot 4 | The Developer | 32 | \$191,987 | 2.20% | \$6,120 | \$2,253,247 | 0.00 |
| Lot 9C & SE Highlands | The Developer | 282 | \$1,753,682 | 20.12% | \$191,760 | \$20,582,000 | 0.01 |
| Lot 2B & 2C | The Developer | 178 | \$1,067,928 | 12.25% | \$645,698 | \$12,533,684 | 0.05 |
| Mid Mountain Townhomes | The Developer | 20 | \$131,991 | 1.51% | \$36,720 | \$1,549,107 | 0.02 |
| Lot 10G or Glades Condos | The Developer | 84 | \$503,966 | 5.78% | \$4,069,894 | \$5,914,773 | 0.69 |
| APN: 110-081-017-000 (2.1 acres) | The Developer | 2 | \$13,146 | 0.15% | \$4,080 | \$154,288 | 0.03 |
| APN: 110-400-005-000 (25.8 acres) | The Developer | 127 | \$769,042 | 8.83% | \$53,040 | \$9,025,824 | 0.01 |
| Village Walk Townhomes | N*ADVENTURES LLC | 10 | \$65,730 | 0.75% | \$1,020,000 | \$771,439 | 1.32 |
| Village Walk Future Phases Dev | N*ADVENTURES LLC | 6 | \$39,438 | 0.45% | \$612,000 | \$462,864 | 1.32 |
| Village Walk Townhomes | The Developer | 6 | \$39,438 | 0.45% | \$612,000 | \$462,864 | 1.32 |
| Future Constellation (Ritz West) | ACM NORTHSTAR HOLDINGS II LLC | 50 | \$298,773 | 3.43% | \$1,729,769 | \$3,506,536 | 0.49 |
| Total | | 1,028 | \$6,263,156 | 71.87% | \$12,515,539 | \$73,507,220 | 0.17 |

- (1) Does not include the levy of the Backup Special Tax, which is only levied on parcels of Undeveloped Property. The Backup Special Tax levy was \$3,799,473 in fiscal year 2020-21.
- (2) Allocated based on the proportionate share of base actual fiscal year 2020-21 special taxes and \$102,275,000 outstanding principal amount of CFD bonds.
- (3) Calculated by dividing "Assessed Value" by "Pro Rata Share of CFD Bonds". Assessed Value-to-lien ratio does not include overlapping general obligation bonds secured by ad valorem taxes on the property.

Sources: Placer County Assessor's Office, Goodwin Consulting Group, Inc.

APPENDIX F

*California Debt and Investment Advisory Commission
Mello-Roos Yearly Fiscal Status Reports
for Fiscal Year 2019-20*

STATE OF CALIFORNIA

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

Submitted:
Wednesday, October 28, 2020
5:04:54PM
CDIAC #: 2005-1575

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 Northstar Community Services District CFD No 1

B. Project Name The Village

C. Name/ Title/ Series of Bond Issue 2005 Special Tax Bonds

D. Date of Bond Issue 12/8/2005

E. Original Principal Amount of Bonds \$56,125,000.00

F. Reserve Fund Minimum Balance Required Yes Amount \$10,783,500.00 No

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: 6/30/2020

A. Principal Amount of Bonds Outstanding \$48,145,000.00

B. Bond Reserve Fund \$5,349,099.33

C. Capitalized Interest Fund \$0.00

D. Construction Fund(s) \$1,039,698.03

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

A. Assessed or Appraised Value Reported as of: 7/1/2020

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 \$617,034,283.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually \$8,831,229.40

B. Total Amount of Unpaid Special Taxes Annually \$5,874,698.10

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

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 5/19/2020

A. Total Number of Delinquent Parcels: 34

B. Total Amount of Taxes Due on Delinquent Parcels: \$10,847,702.53
(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 |
|----------------------------|-------------------------------------|--|
| 10/17/2018 | 2 | \$793,285.06 |
| 1/16/2019 | 13 | \$9,991,397.32 |
| | | \$0.00 |
| | | \$0.00 |
| | | \$0.00 |

STATE OF CALIFORNIA

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

For Office Use Only
Fiscal Year _____

Submitted:
Wednesday, October 28, 2020
5:04:54PM
CDIAC #: 2005-1575

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

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 Andrew Bavender
Title Vice President
Firm/ Agency Goodwin Consulting Group Inc
Address 333 University Ave Suite 160
City/ State/ Zip Sacramento, CA 95825
Phone Number (916) 561-0890 Date of Report 10/28/2020
E-Mail andrew@goodwinconsultinggroup.net

IX. ADDITIONAL COMMENTS:

Shared Reserve Fund between CDIAC #s 2005-1575, 2006-1389, 2014-0954. The individual reserve fund balance for this bond issue was \$591,078.55 as of June 30, 2020.

STATE OF CALIFORNIA

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

Submitted:
Wednesday, October 28, 2020
5:13:31PM
CDIAC #: 2006-1389

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 Northstar Community Services District CFD No 1

B. Project Name The Village

C. Name/ Title/ Series of Bond Issue 2006 Special Tax Bonds

D. Date of Bond Issue 12/7/2006

E. Original Principal Amount of Bonds \$58,590,000.00

F. Reserve Fund Minimum Balance Required Yes Amount \$10,783,500.00 No

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: 6/30/2020

A. Principal Amount of Bonds Outstanding \$42,270,000.00

B. Bond Reserve Fund \$5,349,099.33

C. Capitalized Interest Fund \$0.00

D. Construction Fund(s) \$311,559.36

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

A. Assessed or Appraised Value Reported as of: 7/1/2020

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 \$617,034,283.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually \$8,831,229.40

B. Total Amount of Unpaid Special Taxes Annually \$5,874,698.10

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

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 5/19/2020

A. Total Number of Delinquent Parcels: 34

B. Total Amount of Taxes Due on Delinquent Parcels: \$10,847,702.53
(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 |
|----------------------------|-------------------------------------|--|
| 10/17/2018 | 2 | \$793,285.06 |
| 1/16/2019 | 13 | \$9,991,397.32 |
| | | \$0.00 |
| | | \$0.00 |
| | | \$0.00 |

Submitted:
Wednesday, October 28, 2020
5:13:31PM
CDIAC #: 2006-1389

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

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 | Andrew Bavender | |
| Title | Vice President | |
| Firm/ Agency | Goodwin Consulting Group Inc | |
| Address | 333 University Ave Suite 160 | |
| City/ State/ Zip | Sacramento, CA 95825 | |
| Phone Number | (916) 561-0890 | Date of Report 10/28/2020 |
| E-Mail | andrew@goodwinconsultinggroup.net | |

IX. ADDITIONAL COMMENTS:

Shared Reserve Fund between CDIAC #s 2005-1575, 2006-1389, 2014-0954. The individual reserve fund balance for this 2006 bond issue was \$4,719,986.30 as of June 30, 2020.

STATE OF CALIFORNIA

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

Submitted:
Wednesday, October 28, 2020
5:21:22PM
CDIAC #: 2014-0954

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 Northstar Community Services District CFD No 1

B. Project Name The Village

C. Name/ Title/ Series of Bond Issue 2014 Special Tax Ref Bonds

D. Date of Bond Issue 7/24/2014

E. Original Principal Amount of Bonds \$19,320,000.00

F. Reserve Fund Minimum Balance Required Yes Amount \$10,783,500.00 No

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: 6/30/2020

A. Principal Amount of Bonds Outstanding \$11,860,000.00

B. Bond Reserve Fund \$5,349,099.33

C. Capitalized Interest Fund \$0.00

D. Construction Fund(s) \$0.00

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

A. Assessed or Appraised Value Reported as of: 7/1/2020

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 \$617,034,283.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually \$8,831,229.40

B. Total Amount of Unpaid Special Taxes Annually \$5,874,698.10

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

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 5/19/2020

A. Total Number of Delinquent Parcels: 34

B. Total Amount of Taxes Due on Delinquent Parcels: \$10,847,702.53
(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 |
|----------------------------|-------------------------------------|--|
| 10/17/2018 | 2 | \$793,285.06 |
| 1/16/2019 | 13 | \$9,991,397.32 |
| | | \$0.00 |
| | | \$0.00 |
| | | \$0.00 |

Submitted:
Wednesday, October 28, 2020
5:21:22PM
CDIAC #: 2014-0954

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

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 | Andrew Bavender | |
| Title | Vice President | |
| Firm/ Agency | Goodwin Consulting Group Inc | |
| Address | 333 University Ave Suite 160 | |
| City/ State/ Zip | Sacramento, CA 95825 | |
| Phone Number | (916) 561-0890 | Date of Report 10/28/2020 |
| E-Mail | andrew@goodwinconsultinggroup.net | |

IX. ADDITIONAL COMMENTS:

Shared Reserve Fund between CDIAC #s 2005-1575, 2006-1389, 2014-0954. The individual reserve fund balance for this 2014 bond issue was \$38,034.48 as of June 30, 2020.