



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

Issuance

Issuer Name: Northstar Community Services District CFD No 1

Issue Name: 2005 Special Tax Bonds

Project Name: The Village

Actual Sale Date: 12/08/2005

Settlement Date: 12/08/2005

Original Principal Amount: \$56,125,000.00

Date of Filing: 10/19/2023

Reserve Fund Minimum Balance: Yes

Reserve Fund Minimum Balance Amount: \$10,662,750.00

Credit Rating from Report of Final Sale

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating for This Reporting Period

Credit Rating: Not Rated

Standard & Poor:



Fitch:

Moody's:

Other:

Fund Balance

Principal Amount of Bonds Outstanding:	\$47,137,316.40
Bond Reserve Fund:	\$731,621.99
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$1,206,450.00

Assessed Value

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

Tax Collection

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

Delinquent Reporting

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

Delinquency Parcel Reporting

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



Foreclosure Properties.pdf

Foreclosure

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

Retired Issues

Indicate Reason for Retirement:

Not Retired

Filing Contact

Filing Contact Name:

Andrew Bavender

Agency/Organization Name:

Goodwin Consulting Group Inc

Address:

655 University Avenue

City:

Sacramento

State:

CA

Zip Code:

95825

Telephone:

916-5610890

Fax Number:

E-mail:

andrew@goodwinconsultinggroup.net

Comments

Issuer Shared Reserve Fund between CDIAC #s 2005-1575, 2006-1389, 2014-0954. The individual reserve
Comments: fund balance for this bond issue was \$13,467.70 as of June 30, 2023.