



## MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,  
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA  
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2006-1389  
Status: Submitted  
10/28/2024

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

### Issuance

Issuer Name: Northstar Community Services District CFD No  
1

Issue Name: 2006 Special Tax Bonds

Project Name: The Village

Actual Sale Date: 12/7/2006

Settlement Date: 12/7/2006

Original Principal Amount: \$58,590,000.00

Date of Filing:

Reserve Fund Minimum Balance: Yes

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

Credit Rating from Report of Final Sale

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating for This Reporting Period

Credit Rating: Not Rated



Standard & Poor:

Fitch:

Moody's:

Other:

## Fund Balance

Principal Amount of Bonds Outstanding:	\$41,378,234.67
Bond Reserve Fund:	\$766,458.78
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$389,717.84

## Assessed Value

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

## Tax Collection

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

## Delinquent Reporting

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

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
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Delinquent Parcel Detail Report    CDIACDelinquencies\_Northstar CSD\_(75550)(2024-06-05)(w    10/28/2024  
Foreclosure Parcels).pdf

## Foreclosure

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

## Retired Issues

Indicate Reason for Retirement:

Not Retired

## Filing Contact

Filing Contact Name:

Andrew Bavender

Agency/Organization Name:

Goodwin Consulting Group Inc

Address:

655 University Avenue

City:

Sacramento

State:

CA

Zip Code:

95825

Telephone:

916-5610890

Fax Number:

E-mail:

andrew@goodwinconsultinggroup.net

## Comments

Issuer                      Shared Reserve Fund between CDIAC #s 2005-1575, 2006-1389, 2014-0954. The individual reserve  
Comments:                fund balance for this 2006 bond issue was \$711,283.10 as of June 30, 2024.