



## 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  
10/30/2025

Mello Roos Report Information as of Reporting Year End: 6/30/2025

### 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:                     | \$798,430.14    |
| Capitalized Interest Fund:             | \$0.00          |
| Construction Fund(s):                  | \$405,974.33    |

## Assessed Value

|                                                                                     |                         |
|-------------------------------------------------------------------------------------|-------------------------|
| Assessed or Appraised Value Reported as of:                                         | 7/1/2025                |
| Use Appraised Value only in first year or before annual tax roll billing commences: | From Equalized Tax Roll |
| Total Assessed Value of All Parcels:                                                | \$806,078,921.00        |

## Tax Collection

|                                                           |                |
|-----------------------------------------------------------|----------------|
| Total Amount of Special Taxes Due Annually:               | \$9,106,688.06 |
| Total Amount of Unpaid Special Taxes Annually:            | \$6,071,826.27 |
| Does this agency participate in the County's Teeter Plan? | No             |

## Delinquent Reporting

|                                                                     |                 |
|---------------------------------------------------------------------|-----------------|
| Delinquent Parcel Information Reported as of Equalized Tax Roll of: | 6/9/2025        |
| Total Number of Delinquent Parcels:                                 | 43              |
| Total Amount of Special Taxes Due on Delinquent Parcels:            | \$47,028,969.39 |

## Delinquency Parcel Reporting

| Document Type                   | Document Name                                                                               | File Upload Date |
|---------------------------------|---------------------------------------------------------------------------------------------|------------------|
| Delinquent Parcel Detail Report | CDIACDelinquencies_Northstar CSD_(75550)(2025-06-09)20251027171012 w all stripped taxes.pdf | 10/30/2025       |

## Foreclosure

| Date Foreclosure Commenced | Total Number of Foreclosure Parcels | Total Amount of Tax on Foreclosure Parcels |
|----------------------------|-------------------------------------|--------------------------------------------|
| 10/17/2018                 | 1                                   | \$2,326,479.00                             |



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10/30/2025

1/16/2019

15

\$44,231,113.00

### 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 fund  
Comments: balance for this 2006 bond issue was \$740,953.05 as of June 30, 2025.