



RESIDENT FEES

Revised 1/14/2026

Northstar Community Authority

Community Development Charge

Purpose: For the funding, ownership and maintenance of infrastructure improvements (such as roads, sanitary sewers and waterlines) and amenities (such as parks and open spaces).

Fee: Rate of 9.0 mills - \$315 per \$100,000 of property value

Example:

- A - Property Value: \$500,000
- B - Assessed Value: $\$500,000 * .35 = \$175,000$
- C - Annual Millage Charge: $\$175,000 * .0090 = \$1,575.00$
- D - Semi-Annual Millage Charge: $\$1,575 / 2 = \787.50

A	B	C	D
Property Value	Assessed Value	Annual Millage Charge	Semi-Annual Millage Charge
\$500,000	\$175,000	\$1,575.00	\$787.50

Northstar Master Property Owners Association

Homeowners Association

Purpose: To cover Common Expenses as defined in the Master Deed Declaration.

Fee: For calendar year 2026, each home will be assessed an annual fee of \$300.00, which is billed annually.

The following neighborhoods have additional assessments for specialized services which will be billed directly by their sub-association:

- Goldwell Neighborhood
- Ivy Wood Neighborhood

Design Review Board

Purpose: The Design Review Board (DRB) must review and provide written approval for all exterior modifications. Refer to the Exterior Modification Application for DRB fees and the process to apply for an exterior modification.

More detail regarding these fee calculations and how each fee is used can be found on the Northstar Resident Portal at NorthstarCommunities.com/resident-login using Password: northstarresidents