



***County of El Dorado***  
**OFFICE OF AUDITOR-CONTROLLER**

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September 4, 2025

El Dorado County  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Subject: Reports of Special Tax Delinquencies for Community Facilities Districts; Resolutions authorizing foreclosure proceedings

Dear Board Members:

Recommendation:

Auditor-Controller recommending the Board of Supervisors receive and file:

1. The attached Report of Special Tax Delinquencies for Community Facilities District No. 1992-1 (CFD 1992-1 Serrano).
2. The attached Report of Special Tax Delinquencies for Community Facilities District No. 2001-1 (CFD 2001-1 Promontory).
3. The attached Report of Special Tax Delinquencies for Community Facilities District No. 2005-1 (CFD 2005-1 Blackstone).
4. The attached Report of Special Tax Delinquencies for Community Facilities District No. 2014-1 (CFD 2014-1 Carson Creek).
5. The attached Report of Special Tax Delinquencies for Community Facilities District No. 2018-1 (CFD 2018-1 Bass Lake Hills).

Auditor-Controller also recommends the Board adopt and authorize the Chair to sign the attached Resolutions for CFD 2001-1 (Promontory) and CFD 2005-1 (Blackstone) authorizing judicial foreclosure of delinquent special tax installments pursuant to the CFD 2001-1 and CFD 2005-1 Bond Indentures.

Reasons for Recommendation:

The Bond Indentures for CFD 1992-1 (Serrano), CFD 2001-1 (Promontory), CFD 2005-1 (Blackstone), CFD 2005-2 (Laurel Oaks), CFD 2014-1 (Carson Creek), CFD 2018-1 (Bass Lake Hills), and CFD 2024-1 (Carson Creek Heritage Village 11), require the Auditor-Controller to annually provide the Board of Supervisors with a list of Special Tax delinquencies that exceed the threshold amounts identified in individual bond issuance documents for these CFDs.

Attached are such lists as of September 2, 2025 for CFD 2001-1 (Promontory) and CFD 2005-1 (Blackstone). CFD 1992-1 (Serrano), CFD 2014-1 (Carson Creek), and CFD 2018-1 (Bass Lake Hills) have no delinquencies that exceed the threshold amounts. CFD 2005-2 (Laurel Oaks) and CFD 2024-1 (Carson Creek Heritage Village 11) have no delinquencies.

The Bond Indentures for these CFDs require the County to institute foreclosure proceedings on parcels that are delinquent in the amount exceeding the threshold identified in the bond issuance documents. As of September 2, 2025, there are twelve (12) such parcels.

Ten (10) parcels are located within Promontory and two (2) parcels are located within Blackstone. Attached are the Resolutions authorizing the judicial foreclosure of these delinquent special assessment taxes. The County is currently under contract with Calfee & Konwinski as counsel for foreclosure on liens of unpaid special taxes. Upon approval of the attached Resolutions, these matters of foreclosure may be referred to counsel to begin foreclosure proceedings.

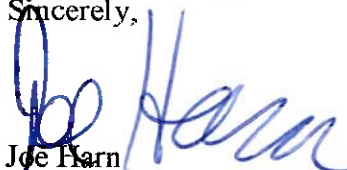
Fiscal Impact:

No impact. Foreclosure costs should be reimbursed from foreclosure proceeds or funded by Special Tax proceeds collected for the CFDs.

Action to be Taken Following Approval

1. The Board Clerk will file the attached Report of Special Tax Delinquencies for CFD 1992-1.
2. The Board Clerk will file the attached Report of Special Tax Delinquencies for CFD 2001-1.
3. The Board Clerk will file the attached Report of Special Tax Delinquencies for CFD 2005-1.
4. The Board Clerk will file the attached Report of Special Tax Delinquencies for CFD 2014-1.
5. The Board Clerk will file the attached Report of Special Tax Delinquencies for CFD 2018-1.
6. The Board of Supervisors will adopt Resolutions of the County of El Dorado ordering judicial foreclosure of delinquent special assessment installments pursuant to the CFD 2001-1 and CFD 2005-1 Bond Indentures. The Board Clerk will forward two (2) certified Resolutions to the Auditor-Controller for processing.

Sincerely,



Joe Harn  
Auditor-Controller

Enclosure

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