



The Thousand Oaks Community Development District is a special purpose unit of local government created under Florida Law, chapter 190, for the purpose of financing, constructing, operating, and maintaining community-wide infrastructure, improvements, and services for the benefit of the properties within its boundaries.



**PALM BEACH COUNTY
REGULAR BOARD MEETING
OCTOBER 5, 2026
4:15 P.M.**

**Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410**

www.thousandoakscdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Thousand Oaks HOA Office

1034 Center Stone Lane

Riviera Beach, Florida 33404

1-800-743-4099 Access 3101013

REGULAR BOARD MEETING

October 5, 2026

4:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Moment of Silence
- D. Establish Quorum
- E. Additions or Deletions to Agenda/ Board Member Disclosures
- F. Approval of Minutes
 - 1. September 14, 2026 Regular Board Meeting.....Page 2
- G. Comments from the Public for Items Not on the Agenda
- H. Old Business
 - 1. Discussion Regarding Restock of Carp in District Lakes.....Page 5
 - 2. Discussion Regarding Lake Erosion
 - 3. Update Regarding Conferences
 - 4. Update Regarding Plants Along Congress Avenue – Mr. Jackson
- I. New Business
 - 1. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2025/2026 Amended Budget.....Page 7
 - 2. Consider Resolution No. 2026-05 – Goals and Objectives Annual Report.....Page 12
 - 3. Consider Approval of Audit Renewal.....Page 15
- J. Administrative Matters
 - 1. Financial Report.....Page 16
- K. Attorney Matters
- L. Board Member Comments
- M. Adjourn

Publication Date
2026-09-25

Subcategory
Miscellaneous Notices

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Thousand Oaks Community Development District will hold Regular Meetings at 4:15 p.m. in the Thousand Oaks HOA Office located at 1034 Center Stone Lane, Riviera Beach, Florida 33404, on the following dates:

October 5, 2026

November 2, 2026

December 14, 2026

January 11, 2027

February 8, 2027

March 8, 2027

April 12, 2027

May 10, 2027

June 14, 2027

July 12, 2027

August 9, 2027

September 13, 2027

The purpose of the meetings is to conduct any business coming before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the Districts website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to a time and place specified on the record. If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meeting should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT

September 25, 2026 12648579

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 14, 2026**

A. CALL TO ORDER

The September 14, 2026, Regular Board Meeting of the Thousand Oaks Community Development District (the “District”) was called to order at 4:16 p.m. in the Thousand Oaks’ HOA Office located at 1034 Center Stone Lane, Riviera Beach, Florida 33404.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Palm Beach Post* on September 22, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. MOMENT OF SILENCE

D. ESTABLISH A QUORUM

A quorum was established by the presence of Chairman Rance Gaede, Vice Chairman Corey Smith and Supervisors Malachi Knowles (via phone), Horace Towns and Jeffery Jackson.

Staff present included District Manager Sylvia Bethel of Special District Services, Inc.; and General Counsel Frances Penton (via phone).

E. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Jackson disclosed that he was on both the Thousand Oaks CDD and the Thousand Oaks HOA Boards.

F. APPROVAL OF MINUTES

1. August 10, 2026, Public Hearing & Regular Board Meeting

A **motion** was made by Mr. Jackson, seconded by Mr. Smith and unanimously passed approving the minutes of the August 10, 2026, Public Hearing & Regular Board Meeting, as presented.

G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

H. OLD BUSINESS

1. Update Regarding Restock of Carp in District Lakes

Mr. Gaede requested that management find out what was paid last time. Mr. Jackson stated that all the fish listed on the proposal were not needed; remove all fish except *Gambusia* and catfish, revise the proposal and bring it back for consideration.

2. Discussion Regarding Lake Erosion

Mr. Jackson stated this was something they needed to start looking at because it was getting worse. Mr. Gaede stated that they have had discussions before and believed that South Florida Water Management stated they could not put anything in the preserve or CDD side. A lengthy discussion ensued. Mr. Jackson would like Schnars, the District engineer, to attend a meeting to discuss. Mr. Gaede would like management to reach out to South Florida Water Management District.

3. Update Regarding Conferences

Ms. Bethel asked if the Board wanted to renew Palm Beach County League of Cities' membership. The Board agreed that they would like to renew. Ms. Bethel gave an update on the conference in October and joining the FASD Board. Ms. Bethel stated that in order to become a member of the FASD Board, the District would need to become a member of FASD. First year would be discounted 50%, \$1,000, then after that it would cost the regular price, \$2,000, depending on the District's revenue. In addition, it would require the District to become very active and participate on the committee. Once a member, the whole process can take about 6 months to see if you were selected to join the Board. Mr. Gaede stated that the District had already raised assessments. He does not believe the cost was in the budget to join FASD. The Board would like to bring this back for discussion at the next meeting.

A **motion** was made by Mr. Jackson, seconded by Mr. Smith and unanimously passed approving the membership renewal of the Palm Beach League of Cities for \$759.

4. Update Regarding Plants Along Congress Avenue – Mr. Jackson

Mr. Jackson gave an update on the project. He stated that he was waiting to hear from Brightview about adjusting the number of plants and adding some sod. He will keep the Board posted.

I. NEW BUSINESS

1. Consider Ratification of Aquatic Vegetation Control Proposal for Villa Rosa Fountain Repair

Mr. Gaede stated that Ms. Bethel had called him regarding the fountain repair at Villa Rosa and he had approved it.

A **motion** was made by Mr. Towns, seconded by Mr. Jackson and unanimously passed ratifying the Aquatic Vegetation Control proposal in the amount of \$1,620.70 for Villa Rosa's fountain repair.

J. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel advised that at next month's meeting she would be out of town for training. She asked if the Board would like to cancel the meeting or have someone to cover it for her. The Board would like to have the meeting covered.

The Board discussed holding a Workshop and adding items to the agenda. Ms. Penton stated she could take minutes.

Ms. Bethel reminded the Board about ethics training due by December 31st.

K. ATTORNEY MATTERS

There were no further attorney updates.

L. BOARD MEMBER COMMENTS

There were no further Board Member comments.

M. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 4:48 p.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair



Palm Beach Aquatics

P.O. Box 541510 Lake Worth FL 33454
Phone: (888) 391-5253 (LAKE) Fax: (561) 790-7220
jlevis@PBAquatics.com

ATTN: Sylvia Bethel

Account: Special District Services (Thousand Oaks)
Address: 1034 Center Stone Ln, Riviera Beach, 33404
Phone: (561) 630-4922. EXT: (227)
Email: Sbethel@sdsinc.org

Job Name: Planting
Address: 1034 Center Stone Ln, Riviera Beach, 33404
Contact: Sylvia Bethel
Phone: (561) 630-4922. EXT: (227)

Scope of Work:

Date: Thursday, September 10, 2026

PBA will deliver the fish list below to the 3 lake at Thousand Oaks in a manner best for to increase survival rate.
Total Lake Size - 10 acers

*** Gambusia**

Primarily used as feeder fish and mosquito control (Suggested stocking Rate at a rates of 2000 per acer / For mosquito control State recommends stocking at a rate of 5000/acre for a heavy infestations and 3000/acre for mild infestations)

*** Channel Catfish**

Primarily bottom feeders, channels also feed higher up. Major foods are aquatic insects, crayfish, mollusks, crustaceans. (Suggested stocking rates of 100 per acer)

*** Bluegill**

Bluegill eat mostly insects and their larvae. Bluegill spawn throughout summer, congregating in large "beds". like most fish, they also help to provide a food sources for larger fish. (Suggested stocking rates of 300 - 500 per acer)

*** FL Large Mouth Bass**

Used as game fish also important in the food chain helping keep fish populations in check. (Suggested stocking rates of 100 per acer / Seasonal)

***** Fish are subject to Availability & Prices are subject to change based on Availability *****

Amount	Taxed Items	Cost	Total
20	Gambusia (Mosquito Minnow) - Price Per 1000	\$ 180.00	\$ 3,600.00
0	Bluegill - Price Per 100	\$ 180.00	\$ -
10	Channel Catfish - Price Per 100	\$ 180.00	\$ 1,800.00
0	Large Mouth Bass - Price Per 100	\$ 500.00	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Amount	Non - Taxed Items	Cost	Total
2	Labor	\$ 125.00	\$ 250.00
1	Delivery	\$ 75.00	\$ 75.00
		\$ -	\$ -
Sub-Total			5,725.00
Tax			378.00

To start the production or services listed above, Please Initial (page 1), Sign & date (page 2) and return with the 50% deposit to the P/O box listed above.

Total Cost: \$ 6,103.00

50% Deposit: \$ 3,051.50

Initial:

Palm Beach Aquatics

"Terms & Conditions"

SPECIAL CONDITIONS

- * **Services:** Any alteration from the listed specifications that may arise due to any unforeseen issues may change the scope of work and may have additional costs or specification other than what is listed on this agreement. If this happens then PBA will stop the project and submit an additional quote for that extra project/parts. Both the original quote given and the new one must be signed and returned to PBA before we are to proceed with the listed job/service. Both quotes will be invoiced as separate invoices.
- * **Fountain Sales & New Installation:** Its the reasonability of The HOA to provide the adequate power needed to run each system. An electrician can provide power if no electrical service is currently available. The customer may provide their own electrician or PBA can subcontract one if no electrician is available. If PBA provides the electrician the customer can either pay electrician directly or the cost can be added to PBA's invoice. "Please Note" electrician may require a deposit which will be separate from PBA deposit amount. Electricians quote may include costs for providing a new dedicated line of service for unit(s) Electrician costs may include (Tapping into FPL power transformer - Stand for Panel - Permits - Trenching - Parts and labor)
- * **Fountain Replacement Parts:** It is recommended that a new cable be used whenever you are installing a replacement fountain additionally PBA always recommends that whenever replacing a motor or a pump that you replace both whenever one or the other is replaced. Used parts may cause the integrity of the new parts to fail prematurely and due to the stress put onto the new parts PBA can not guarantee how long the parts will last, how they will function or that the manufacture warranty will apply if something does fail. In such cases PBA will not be held responsible for any additional costs or labor that may occur due to reusing parts. Any additional any costs that occur will be the reasonability of the party listed.
- * **Service Requests:** PBA will guarantee a response within 48 hours of all service requests properly submitted via email or through our Palm Beach aquatics website at <http://www.pbaquatics.com/PB-Aquatics-Work-Order.php> All service requests for fountains and aeration a diagnosis fee of \$125 will apply for the first 30 mins. If the work needed is done through PBA then PBA will waive the diagnosis fee. Standard Hourly Labor Rates will still apply. No diagnosis fee will be applied to customers who are currently contracted with PBA for ongoing annual fountain maintenance service. This does not apply to standard superficial cleanings that are included with our annual lake maintenance service. Furthermore when service requests are submitted you are pre-authorizing PBA to replace any components needed up to \$250 at the time of the visit. (Does not include labor or diagnosis fee) any repairs exceeding \$250 will require a signed authorization A quote will be submitted for any repairs exceeding \$250. PBA will require written authorization before proceeding.

CONDITIONS

- * Palm Beach Aquatics shall be entitled to reasonable attorney's fees (including appeal) for purposes of endorsement of the terms and conditions listed here and shall be entitled to an award of reasonable attorney's fees (including appeal) together with costs and expenses there of in the event of prevailing in litigation arising under the terms and conditions of this agreement.

ACCEPTANCE

- * By signing this quote you understand and accept this document as a legal contract between the above listed parties as is and you accept all terms special conditions and conditions as is, you agree that the above price, specifications, scope of work and conditions are satisfactory to you, additionally you are authorizing Palm Beach Aquatics Inc. and/or a subcontracted vendor by PBA as needed to complete the above listed service in accordance within all the terms and conditions specified in this contracts scope of work.

TERMS

- * Please return a signed copy of this agreement plus a 50% nonrefundable Deposit.
- * The remaining balance will be due no later than 10 days after completion of the above listed job or service.
- * A diagnosis fee of \$125 will apply to the first 30 mins. diagnosis fee will be waived if work done with PBA
- * Please allow for a minimum of (4 - 6) weeks for Processing and assembly of Fountains and Aeration Systems
- * Quote valid for 60 days from date listed above.

JASON LEVIS

Print Name

PBA Signature:

Date

Print Name

Signature:

Date

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Thousand Oaks Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 5th day of October, 2026.

ATTEST:

**THOUSAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Thousand Oaks Community Development District

**Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
O & M ASSESSMENTS	259,609	262,119	262,119
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	373,028	373,028
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	95,836	95,836
OTHER REVENUES	0	3,571	3,571
INTEREST INCOME	1,200	8,700	8,640
Total Revenues	\$ 723,277	\$ 743,254	\$ 743,194
EXPENDITURES			
SUPERVISOR FEES	12,000	10,200	10,200
PAYROLL TAXES	960	780	780
AQUATIC/STORMWATER MANAGEMENT	30,000	35,000	29,133
LAWN/LANDSCAPE MANAGEMENT	65,000	78,000	74,825
WETLAND PRESERVE BUFFER MAINTENANCE	20,000	5,000	0
MAINTENANCE CONTINGENCY (TREE TRIMMING, ETC.)	85,000	85,000	72,627
ELECTRICITY - FOUNTAINS	750	5,000	4,006
ENGINEERING/INSPECTIONS/REPORTS	6,000	3,000	1,356
MANAGEMENT	39,228	39,228	39,228
SECRETARIAL	4,200	4,200	4,200
LEGAL	12,000	10,500	7,606
ASSESSMENT ROLL	8,000	8,000	8,000
AUDIT FEES	3,600	3,600	3,600
ARBITRAGE REBATE FEE	1,300	1,300	1,300
INSURANCE	7,900	7,908	7,908
LEGAL ADVERTISING	1,300	1,300	641
MISCELLANEOUS	1,900	1,900	1,611
POSTAGE	475	780	766
OFFICE SUPPLIES	1,050	1,450	1,396
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	3,500	3,500	3,500
TRAVEL	10,000	8,000	6,939
WEBSITE MANAGEMENT	1,500	1,500	1,500
TOTAL EXPENDITURES	\$ 315,838	\$ 315,321	\$ 281,297
REVENUES LESS EXPENDITURES	\$ 407,439	\$ 427,933	\$ 461,897
BOND PAYMENTS (SERIES 2016 A1)	(345,880)	(356,205)	(356,205)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)	(91,514)	(91,514)
BALANCE	\$ (27,281)	\$ (19,786)	\$ 14,178
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,441)	(8,030)	(8,030)
DISCOUNTS FOR EARLY PAYMENTS	(28,883)	(26,249)	(26,249)
EXCESS/ (SHORTFALL)	\$ (70,605)	\$ (54,065)	\$ (20,101)
CARRYOVER FROM PRIOR MONTH	70,605	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (54,065)	\$ (20,101)
OPERATING FUND BALANCE AS OF 9/30/25		\$254,528	
FY 2025/2026 ACTIVITY		(\$54,065)	
OPERATING FUND BALANCE AS OF 9/30/26		\$200,463	

Notes

\$70,605 Of Fund Balance Used To Reduce 2025/2026 Assessments.
\$35,000 Of Fund Balance To Be Used To Reduce 2026/2027 Assessments.

AMENDED FINAL BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
Interest Income (A1)	1,500	15,500	15,366
Interest Income (A2)	600	4,525	4,464
NAV Tax Collection (A1)	345,880	356,205	356,205
NAV Tax Collection (A2)	88,840	91,514	91,514
Prepaid Bond Collection (A1)	0	3,435	3,435
Total Revenues	\$ 436,820	\$ 471,179	\$ 470,984
EXPENDITURES			
Principal Payments (A-1)	255,000	255,000	255,000
Principal Payments (A-2)	60,000	60,000	60,000
Bond Redemption (A-1)	2,540	0	0
Bond Redemption (A-2)	4,800	0	0
Interest Payments (A-1)	89,840	93,920	93,920
Interest Payments (A-2)	24,640	25,600	25,600
Total Expenditures	\$ 436,820	\$ 434,520	\$ 434,520
Excess/ (Shortfall)	\$ -	\$ 36,659	\$ 36,464

OPERATING FUND BALANCE AS OF 9/30/25	\$547,051
FY 2025/2026 ACTIVITY	\$36,659
OPERATING FUND BALANCE AS OF 9/30/26	\$583,710

Notes

A1 Reserve Fund Balance = \$173,488* A1 Revenue Fund Balance = \$273,019*
A2 Reserve Fund Balance = \$44,561* A2 Revenue Fund Balance = \$89,207*
A1 Prepayment Fund Balance = \$3,435*
A1 Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of \$42,880.
A2 Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of \$11,840.
* Approximate Amounts

Series 2016A1 Bond Information

Original Par Amount =	\$4,875,000	Annual Principal Payments Due:
Interest Rate =	3.20%	May 1st
Issue Date =	December 2016	Annual Interest Payments Due:
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 8/31/26 =	\$2,680,000	

Series 2016A2 Bond Information

Original Par Amount =	\$1,275,000	Annual Principal Payments Due:
Interest Rate =	3.20%	May 1st
Issue Date =	December 2016	Annual Interest Payments Due:
Maturity Date =	May 2036	May 1st & November 1st
Par Amount As Of 8/31/26 =	\$740,000	

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Thousand Oaks Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-04 on August 12, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 5th day of October, 2026

ATTEST:

**THOUSAND OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

October 5, 2026

RE: Thousand Oaks Community Development District Auditor Renewal

At the November 13, 2023 Thousand Oaks Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2023, 9-30-2024 and 9-30-2025 year end audits of the District with an option to perform the 9-30-2026 and 9-30-27 audits.

The fees for the 9-30-2023 audit were \$3,400. The fees for the 9-30-2024 audit were \$3,500. And the fees for the 9-30-2025 audit were \$3,600. The proposed fee for the 9-30-2026 audit is \$3,700, which is more than the budgeted amount for audit fees for Fiscal Year 2025/2026. And the proposed fee for the 9-30-2027 audit is \$3,800.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2026 and 9-30-2027 audits for Grau & Associates.

Special District Services, Inc.

Thousand Oaks
Community Development District

**Financial Report For
August 2026**

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
AUGUST 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Aug-26	Year To Date Actual 10/1/25 - 8/31/26
REVENUES			
O & M ASSESSMENTS	259,609	0	262,074
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	0	373,028
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	0	95,836
OTHER REVENUES	0	0	3,571
INTEREST INCOME	1,200	0	8,640
Total Revenues	\$ 723,277	\$ -	\$ 743,149
EXPENDITURES			
SUPERVISOR FEES	12,000	1,000	9,200
PAYROLL TAXES	960	77	704
AQUATIC/STORMWATER MANAGEMENT	30,000	900	29,133
LAWN/LANDSCAPE MANAGEMENT	65,000	6,325	90,750
WETLAND PRESERVE BUFFER MAINTENANCE	20,000	0	0
MAINTENANCE CONTINGENCY (TREE TRIMMING, ETC.)	85,000	0	51,452
ELECTRICITY - FOUNTAINS	750	314	4,006
ENGINEERING/INSPECTIONS/REPORTS	6,000	0	1,356
MANAGEMENT	39,228	3,269	35,959
SECRETARIAL	4,200	350	3,850
LEGAL	12,000	0	7,606
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,600	0	3,600
ARBITRAGE REBATE FEE	1,300	0	1,300
INSURANCE	7,900	0	7,908
LEGAL ADVERTISING	1,300	0	641
MISCELLANEOUS	1,900	226	1,556
POSTAGE	475	721	871
OFFICE SUPPLIES	1,050	356	1,396
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,500	0	3,500
TRAVEL	10,000	3	6,180
WEBSITE MANAGEMENT	1,500	124	1,374
Total Expenditures	\$ 315,838	\$ 13,665	\$ 262,517
REVENUES LESS EXPENDITURES	\$ 407,439	\$ (13,665)	\$ 480,632
PAYMENT TO TRUSTEE (A1)	(345,880)	0	(356,205)
PAYMENT TO TRUSTEE (A2)	(88,840)	0	(91,514)
BALANCE	\$ (27,281)	\$ (13,665)	\$ 32,913
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,441)	0	(8,030)
DISCOUNTS FOR EARLY PAYMENTS	(28,883)	0	(26,249)
EXCESS/ (SHORTFALL)	\$ (70,605)	\$ (13,665)	\$ (1,366)
CARRYOVER FROM PRIOR YEAR	70,605	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (13,665)	\$ (1,366)

Bank Balance As Of 8/31/26	\$ 262,833.95
Accounts Payable As Of 8/31/26	\$ 9,673.18
Accounts Receivable As Of 8/31/26	\$ -
Available Funds As Of 8/31/26	\$ 253,160.77