

Thousand Oaks  
Community Development District

**Proposed Budget For  
Fiscal Year 2020/2021  
October 1, 2020 - September 30, 2021**

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**PROPOSED BUDGET**  
**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	<b>FISCAL YEAR 2020/2021 BUDGET</b>
<b>REVENUES</b>	
O & M ASSESSMENTS	324,079
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511
OTHER REVENUES	0
INTEREST INCOME	0
<b>TOTAL REVENUES</b>	<b>\$ 786,547</b>
<b>EXPENDITURES</b>	
SUPERVISOR FEES	12,000
PAYROLL TAXES	960
AQUATIC/STORMWATER MANAGEMENT	28,400
LAWN/LANDSCAPE MANAGEMENT	46,715
PRESERVE EROSION REPAIR	100,000
MAINTENANCE CONTINGENCY	32,725
ENGINEERING/INSPECTIONS/REPORTS	6,000
MANAGEMENT	34,428
SECRETARIAL	4,200
LEGAL	8,000
ASSESSMENT ROLL	8,000
AUDIT FEES	3,600
ARBITRAGE REBATE FEE	1,300
INSURANCE	6,356
LEGAL ADVERTISING	1,350
MISCELLANEOUS	1,700
POSTAGE	600
OFFICE SUPPLIES	1,025
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,700
TRAVEL	1,900
WEBSITE MANAGEMENT	1,500
<b>TOTAL EXPENDITURES</b>	<b>\$ 304,634</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 481,913</b>
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
<b>BALANCE</b>	<b>\$ 47,193</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(15,731)
DISCOUNTS FOR EARLY PAYMENTS	(31,462)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
CARRYOVER FROM PRIOR YEAR	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M ASSESSMENTS	219,441	324,113	324,079	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS (SERIES 2016 A1)	372,682	367,957	367,957	Bond Payments/.94
DEBT ASSESSMENTS (SERIES 2016 A2)	95,747	94,511	94,511	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	0	0	0	
<b>TOTAL REVENUES</b>	<b>\$ 687,870</b>	<b>\$ 786,581</b>	<b>\$ 786,547</b>	
<b>EXPENDITURES</b>				
SUPERVISOR FEES	11,600	12,000	12,000	No Change From 2019/2020 Budget
PAYROLL TAXES	887	960	960	Projected At 8% Of Supervisor Fees
AQUATIC/STORMWATER MANAGEMENT	24,253	28,400	28,400	No Change From 2019/2020 Budget
LAWN/LANDSCAPE MANAGEMENT	45,111	41,715	46,715	\$5,000 Increase From 2019/2020 Budget
PRESERVE EROSION REPAIR	0	100,000	100,000	No Change From 2019/2020 Budget
MAINTENANCE CONTINGENCY	17,066	40,000	32,725	\$7,275 Decrease From 2019/2020 Budget
ENGINEERING/INSPECTIONS/REPORTS	7,664	4,750	6,000	\$1,250 Increase From 2019/2020 Budget
MANAGEMENT	33,036	33,660	34,428	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2019/2020 Budget
LEGAL	7,916	8,000	8,000	No Change From 2019/2020 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	As Per Contract
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2019/2020 Audit
ARBITRAGE REBATE FEE	1,300	1,300	1,300	No Change From 2019/2020 Budget
INSURANCE	5,000	6,356	6,356	Insurance Estimate
LEGAL ADVERTISING	688	1,400	1,350	\$50 Decrease From 2019/2020 Budget
MISCELLANEOUS	1,595	1,500	1,700	\$200 Increase From 2019/2020 Budget
POSTAGE	1,083	600	600	No Change From 2019/2020 Budget
OFFICE SUPPLIES	1,413	1,050	1,025	\$25 Decrease From 2019/2020 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2019/2020 Budget
TRUSTEE FEES	3,500	3,700	3,700	No Change From 2019/2020 Budget
TRAVEL	1,627	1,900	1,900	No Change From 2019/2020 Budget
WEBSITE MANAGEMENT	1,000	1,500	1,500	No Change From 2019/2020 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 180,514</b>	<b>\$ 304,666</b>	<b>\$ 304,634</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 507,356</b>	<b>\$ 481,915</b>	<b>\$ 481,913</b>	
BOND PAYMENTS (SERIES 2016 A1)	(356,045)	(345,880)	(345,880)	2021 P & I Payments Less Earned Interest
BOND PAYMENTS (SERIES 2016 A2)	(91,472)	(88,840)	(88,840)	2021 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 59,839</b>	<b>\$ 47,195</b>	<b>\$ 47,193</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,567)	(15,732)	(15,731)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(24,311)	(31,463)	(31,462)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 31,961</b>	<b>\$ -</b>	<b>\$ -</b>	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 31,961</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
Interest Income (A-1)	8,212	75	100	Projected Interest For 2020/2021
Interest Income (A-2)	2,170	75	100	Projected Interest For 2020/2021
NAV Tax Collection (A-1)	356,045	345,880	345,880	Yearly Maximum Debt Assessment
NAV Tax Collection (A-2)	91,472	88,840	88,840	Yearly Maximum Debt Assessment
<b>Total Revenues</b>	<b>\$ 457,899</b>	<b>\$ 434,870</b>	<b>\$ 434,920</b>	
<b>EXPENDITURES</b>				
Principal Payments (A-1)	205,000	210,000	215,000	Principal Payment Due In 2021
Principal Payments (A-2)	50,000	50,000	55,000	Principal Payment Due In 2021
Bond Redemption (A-1)	0	1,715	3,540	Estimated Excess Debt Collections (A-1)
Bond Redemption (A-2)	0	3,395	100	Estimated Excess Debt Collections (A-2)
Interest Payments (A-1)	144,160	134,240	127,440	Interest Payments Due In 2021
Interest Payments (A-2)	37,920	35,520	33,840	Interest Payments Due In 2021
<b>Total Expenditures</b>	<b>\$ 437,080</b>	<b>\$ 434,870</b>	<b>\$ 434,920</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 20,819</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2016A-1 Bond Refunding Information**

Original Par Amount =	\$4,875,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.20%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2016		
Maturity Date =	May 2035		

Par Amount As Of 1/1/20 = \$4,300,000

**Series 2016A-2 Bond Refunding Information**

Original Par Amount =	\$1,275,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.20%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2016		
Maturity Date =	May 2036		

Par Amount As Of 1/1/20 = \$1,135,000

**Thousand Oaks Community Development District  
Assessment Comparison**

Home Type		Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Projected Assessment*
Townhomes (Thousand Oaks)	O & M	\$ 242.46	\$ 242.18	\$ 361.33	\$ 361.30
	<u>Debt</u>	\$ 470.20	\$ 470.20	\$ 470.20	\$ 470.20
	Sub-Total For Townhomes	\$ 712.66	\$ 712.38	\$ 831.53	\$ 831.50
Single-Family Attached (Thousand Oaks)	O & M	\$ 242.46	\$ 242.18	\$ 361.33	\$ 361.30
	<u>Debt</u>	\$ 470.20	\$ 470.20	\$ 470.20	\$ 470.20
	Sub-Total For Single-Family Attached	\$ 712.66	\$ 712.38	\$ 831.53	\$ 831.50
Single-Family Detached (Thousand Oaks)	O & M	\$ 242.46	\$ 242.18	\$ 361.33	\$ 361.30
	<u>Debt</u>	\$ 656.48	\$ 656.48	\$ 656.48	\$ 656.48
	Sub-Total For Single-Family Detached	\$ 898.94	\$ 898.66	\$ 1,017.81	\$ 1,017.78
Single-Family Attached (Sierra Bay)	O & M	\$ 242.46	\$ 242.18	\$ 361.33	\$ 361.30
	<u>Debt</u>	\$ 470.20	\$ 470.20	\$ 470.20	\$ 470.20
	Sub-Total For Single-Family Attached	\$ 712.66	\$ 712.38	\$ 831.53	\$ 831.50

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Townhomes (Thousand Oaks)	244
Attached Single Family (Thousand Oaks)	231
Detached Single Family (Thousand Oaks)	221
<u>Attached Single Family (Sierra Bay)</u>	<u>201</u>
Total Units	897

Attached Single Family Home (Thousand Oaks) Information

Total Units	231
<u>Prepayments</u>	<u>1</u>
Billed For Debt	230