

Thousand Oaks  
Community Development District

**Proposed Budget For  
Fiscal Year 2019/2020  
October 1, 2019 - September 30, 2020**

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**PROPOSED BUDGET**  
**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	<b>FISCAL YEAR 2019/2020 BUDGET</b>
<b>REVENUES</b>	
O & M ASSESSMENTS	324,113
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>\$ 786,581</b>
<b>EXPENDITURES</b>	
SUPERVISOR FEES	12,000
PAYROLL TAXES	960
AQUATIC/STORMWATER MANAGEMENT	28,400
LAWN/LANDSCAPE MANAGEMENT	41,715
PRESERVE EROSION REPAIR	100,000
MAINTENANCE CONTINGENCY	40,000
ENGINEERING/INSPECTIONS/REPORTS	4,750
MANAGEMENT	33,660
SECRETARIAL	4,200
LEGAL	8,000
ASSESSMENT ROLL	8,000
AUDIT FEES	3,500
ARBITRAGE REBATE FEE	1,300
INSURANCE	6,356
LEGAL ADVERTISING	1,400
MISCELLANEOUS	1,500
POSTAGE	600
OFFICE SUPPLIES	1,050
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,700
CONTINUING DISCLOSURE FEE	0
TRAVEL	1,900
WEBSITE MANAGEMENT	1,500
<b>TOTAL EXPENDITURES</b>	<b>\$ 304,666</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 481,915</b>
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
<b>BALANCE</b>	<b>\$ 47,195</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(15,732)
DISCOUNTS FOR EARLY PAYMENTS	(31,463)
<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 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M ASSESSMENTS	218,024	217,226	324,113	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS (SERIES 2016 A1)	368,880	367,957	367,957	Bond Payments/.94
DEBT ASSESSMENTS (SERIES 2016 A2)	94,770	94,511	94,511	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	0	0	0	
<b>TOTAL REVENUES</b>	<b>\$ 681,674</b>	<b>\$ 679,694</b>	<b>\$ 786,581</b>	
<b>EXPENDITURES</b>				
SUPERVISOR FEES	11,400	12,000	12,000	No Change From 2018/2019 Budget
PAYROLL TAXES	872	960	960	Projected At 8% Of Supervisor Fees
AQUATIC/STORMWATER MANAGEMENT	24,596	28,400	28,400	No Change From 2018/2019 Budget
LAWN/LANDSCAPE MANAGEMENT	36,639	41,715	41,715	No Change From 2018/2019 Budget
PRESERVE EROSION REPAIR	0	0	100,000	Preserve Erosion Repair
MAINTENANCE CONTINGENCY	34,722	40,000	40,000	No Change From 2018/2019 Budget
ENGINEERING/INSPECTIONS/REPORTS MANAGEMENT	2,725	5,000	4,750	\$250 Decrease From 2018/2019 Budget
SECRETARIAL	32,364	33,036	33,660	CPI Adjustment
LEGAL	4,200	4,200	4,200	No Change From 2018/2019 Budget
ASSESSMENT ROLL	8,559	8,000	8,000	No Change From 2018/2019 Budget
AUDIT FEES	8,000	8,000	8,000	As Per Contract
ARBITRAGE REBATE FEE	3,800	3,900	3,500	Accepted Amount For 2018/2019 Audit
INSURANCE	1,300	1,300	1,300	No Change From 2018/2019 Budget
LEGAL ADVERTISING	5,778	6,356	6,356	Insurance Estimate
MISCELLANEOUS	1,858	1,250	1,400	\$150 Increase From 2018/2019 Budget
POSTAGE	1,175	1,500	1,500	No Change From 2018/2019 Budget
OFFICE SUPPLIES	148	625	600	\$25 Decrease From 2018/2019 Budget
DUES & SUBSCRIPTIONS	738	1,075	1,050	\$25 Decrease From 2018/2019 Budget
TRUSTEE FEES	175	175	175	No Change From 2018/2019 Budget
CONTINUING DISCLOSURE FEE	3,500	3,800	3,700	\$100 Decrease From 2018/2019 Budget
TRAVEL	0	1,000	0	Prager No Longer Charging Fee
WEBSITE MANAGEMENT	1,356	1,900	1,900	No Change From 2018/2019 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 184,905</b>	<b>\$ 205,192</b>	<b>\$ 304,666</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 496,769</b>	<b>\$ 474,502</b>	<b>\$ 481,915</b>	
BOND PAYMENTS (SERIES 2016 A1)	(352,579)	(345,880)	(345,880)	2020 P & I Payments Less Earned Interest
BOND PAYMENTS (SERIES 2016 A2)	(90,582)	(88,840)	(88,840)	2020 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 53,608</b>	<b>\$ 39,782</b>	<b>\$ 47,195</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,813)	(13,594)	(15,732)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(23,713)	(27,188)	(31,463)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 26,082</b>	<b>\$ (1,000)</b>	<b>\$ -</b>	
CARRYOVER FROM PRIOR YEAR	0	1,000	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 26,082</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income (A-1)	4,926	75	75	Projected Interest For 2019/2020
Interest Income (A-2)	1,282	75	75	Projected Interest For 2019/2020
NAV Tax Collection (A-1)	352,579	345,880	345,880	Yearly Maximum Debt Assessment
NAV Tax Collection (A-2)	90,582	88,840	88,840	Yearly Maximum Debt Assessment
<b>Total Revenues</b>	<b>\$ 449,369</b>	<b>\$ 434,870</b>	<b>\$ 434,870</b>	
<b>EXPENDITURES</b>				
Principal Payments (A-1)	195,000	205,000	210,000	Principal Payment Due In 2020
Principal Payments (A-2)	50,000	50,000	50,000	Principal Payment Due In 2020
Bond Redemption (A-1)	0	75	1,715	Estimated Excess Debt Collections (A-1)
Bond Redemption (A-2)	0	1,795	3,395	Estimated Excess Debt Collections (A-2)
Interest Payments (A-1)	150,400	140,880	134,240	Interest Payments Due In 2020
Interest Payments (A-2)	39,520	37,120	35,520	Interest Payments Due In 2020
<b>Total Expenditures</b>	<b>\$ 434,920</b>	<b>\$ 434,870</b>	<b>\$ 434,870</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 14,449</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 1/1/19 = \$4,505,000

**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 1/1/19 = \$1,185,000

**Thousand Oaks Community Development District  
Assessment Comparison**

Home Type		Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Projected Assessment*
Townhomes (Thousand Oaks)	O & M	\$ 239.05	\$ 242.46	\$ 242.18	\$ 361.33
	<u>Debt</u>	<u>\$ 543.80</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>
	Sub-Total For Townhomes	\$ 782.85	\$ 712.66	\$ 712.38	\$ 831.53
Single-Family Attached (Thousand Oaks)	O & M	\$ 239.05	\$ 242.46	\$ 242.18	\$ 361.33
	<u>Debt</u>	<u>\$ 546.16</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>
	Sub-Total For Single-Family Attached	\$ 785.21	\$ 712.66	\$ 712.38	\$ 831.53
Single-Family Detached (Thousand Oaks)	O & M	\$ 239.05	\$ 242.46	\$ 242.18	\$ 361.33
	<u>Debt</u>	<u>\$ 741.66</u>	<u>\$ 656.48</u>	<u>\$ 656.48</u>	<u>\$ 656.48</u>
	Sub-Total For Single-Family Detached	\$ 980.71	\$ 898.94	\$ 898.66	\$ 1,017.81
Single-Family Attached (Sierra Bay)	O & M	\$ 239.05	\$ 242.46	\$ 242.18	\$ 361.33
	<u>Debt</u>	<u>\$ 529.72</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>
	Sub-Total For Single-Family Attached	\$ 768.77	\$ 712.66	\$ 712.38	\$ 831.53

\* 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