

Thousand Oaks  
Community Development District

**Proposed Budget For  
Fiscal Year 2021/2022  
October 1, 2021 - September 30, 2022**

# **CONTENTS**

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	<b>FISCAL YEAR 2021/2022 BUDGET</b>
<b>REVENUES</b>	
O & M ASSESSMENTS	321,903
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>\$ 784,371</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
WETLAND PRESERVE BUFFER MAINTENANCE	10,800
MAINTENANCE CONTINGENCY	29,500
ENGINEERING/INSPECTIONS/REPORTS	6,000
MANAGEMENT	34,908
SECRETARIAL	4,200
LEGAL	8,500
ASSESSMENT ROLL	8,000
AUDIT FEES	3,700
ARBITRAGE REBATE FEE	1,300
INSURANCE	6,356
LEGAL ADVERTISING	1,500
MISCELLANEOUS	1,700
POSTAGE	575
OFFICE SUPPLIES	1,000
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,700
TRAVEL	1,900
WEBSITE MANAGEMENT	1,500
<b>TOTAL EXPENDITURES</b>	<b>\$ 313,389</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 470,982</b>
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
<b>BALANCE</b>	<b>\$ 36,262</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(15,687)
DISCOUNTS FOR EARLY PAYMENTS	(31,375)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (10,800)</b>
CARRYOVER FROM PRIOR YEAR	10,800
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M ASSESSMENTS	324,613	324,079	321,903	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS (SERIES 2016 A1)	368,311	367,957	367,957	Bond Payments/.94
DEBT ASSESSMENTS (SERIES 2016 A2)	94,624	94,511	94,511	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	0	0	0	
<b>TOTAL REVENUES</b>	<b>\$ 787,548</b>	<b>\$ 786,547</b>	<b>\$ 784,371</b>	
<b>EXPENDITURES</b>				
SUPERVISOR FEES	10,600	12,000	12,000	No Change From 2020/2021 Budget
PAYROLL TAXES	811	960	960	Projected At 8% Of Supervisor Fees
AQUATIC/STORMWATER MANAGEMENT	23,302	28,400	28,400	No Change From 2020/2021 Budget
LAWN/LANDSCAPE MANAGEMENT	38,361	46,715	46,715	No Change From 2020/2021 Budget
PRESERVE EROSION REPAIR	0	100,000	100,000	No Change From 2020/2021 Budget
WETLAND PRESERVE BUFFER MAINTENANCE	0	0	10,800	Wetland Preserve Buffer Maintenance
MAINTENANCE CONTINGENCY	19,996	32,725	29,500	\$3,225 Decrease From 2020/2021 Budget
ENGINEERING/INSPECTIONS/REPORTS	2,638	6,000	6,000	No Change From 2020/2021 Budget
MANAGEMENT	33,660	34,428	34,908	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2020/2021 Budget
LEGAL	8,982	8,000	8,500	\$500 Increase From 2020/2021 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	As Per Contract
AUDIT FEES	3,500	3,600	3,700	Accepted Amount For 2020/2021 Audit
ARBITRAGE REBATE FEE	1,300	1,300	1,300	No Change From 2020/2021 Budget
INSURANCE	5,251	6,356	6,356	Insurance Estimate
LEGAL ADVERTISING	1,680	1,350	1,500	\$150 Increase From 2020/2021 Budget
MISCELLANEOUS	758	1,700	1,700	No Change From 2020/2021 Budget
POSTAGE	44	600	575	\$25 Decrease From 2020/2021 Budget
OFFICE SUPPLIES	454	1,025	1,000	\$25 Decrease From 2020/2021 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2020/2021 Budget
TRUSTEE FEES	3,500	3,700	3,700	No Change From 2020/2021 Budget
TRAVEL	0	1,900	1,900	No Change From 2020/2021 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2020/2021 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 168,712</b>	<b>\$ 304,634</b>	<b>\$ 313,389</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 618,836</b>	<b>\$ 481,913</b>	<b>\$ 470,982</b>	
BOND PAYMENTS (SERIES 2016 A1)	(351,503)	(345,880)	(345,880)	2022 P & I Payments Less Earned Interest
BOND PAYMENTS (SERIES 2016 A2)	(90,306)	(88,840)	(88,840)	2022 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 177,027</b>	<b>\$ 47,193</b>	<b>\$ 36,262</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,974)	(15,731)	(15,687)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(28,544)	(31,462)	(31,375)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 144,509</b>	<b>\$ -</b>	<b>\$ (10,800)</b>	
CARRYOVER FROM PRIOR YEAR	0	0	10,800	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 144,509</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income (A-1)	3,239	100	25	Projected Interest For 2021/2022
Interest Income (A-2)	869	100	25	Projected Interest For 2021/2022
NAV Tax Collection (A-1)	351,503	345,880	345,880	Yearly Maximum Debt Assessment
NAV Tax Collection (A-2)	90,306	88,840	88,840	Yearly Maximum Debt Assessment
<b>Total Revenues</b>	<b>\$ 445,917</b>	<b>\$ 434,920</b>	<b>\$ 434,770</b>	
<b>EXPENDITURES</b>				
Principal Payments (A-1)	210,000	215,000	225,000	Principal Payment Due In 2022
Principal Payments (A-2)	50,000	55,000	55,000	Principal Payment Due In 2022
Bond Redemption (A-1)	0	3,540	505	Estimated Excess Debt Collections (A-1)
Bond Redemption (A-2)	0	100	1,785	Estimated Excess Debt Collections (A-2)
Interest Payments (A-1)	137,600	127,440	120,400	Interest Payments Due In 2022
Interest Payments (A-2)	36,320	33,840	32,080	Interest Payments Due In 2022
<b>Total Expenditures</b>	<b>\$ 433,920</b>	<b>\$ 434,920</b>	<b>\$ 434,770</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 11,997</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 1/1/21 = \$4,090,000

**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 1/1/21 = \$1,085,000

**Thousand Oaks Community Development District  
Assessment Comparison**

Home Type		Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Projected Assessment*
Townhomes (Thousand Oaks)	O & M	\$ 242.18	\$ 361.33	\$ 361.30	\$ 358.87
	<u>Debt</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>
	Sub-Total For Townhomes	\$ 712.38	\$ 831.53	\$ 831.50	\$ 829.07
Single-Family Attached (Thousand Oaks)	O & M	\$ 242.18	\$ 361.33	\$ 361.30	\$ 358.87
	<u>Debt</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>
	Sub-Total For Single-Family Attached	\$ 712.38	\$ 831.53	\$ 831.50	\$ 829.07
Single-Family Detached (Thousand Oaks)	O & M	\$ 242.18	\$ 361.33	\$ 361.30	\$ 358.87
	<u>Debt</u>	<u>\$ 656.48</u>	<u>\$ 656.48</u>	<u>\$ 656.48</u>	<u>\$ 656.48</u>
	Sub-Total For Single-Family Detached	\$ 898.66	\$ 1,017.81	\$ 1,017.78	\$ 1,015.35
Single-Family Attached (Sierra Bay)	O & M	\$ 242.18	\$ 361.33	\$ 361.30	\$ 358.87
	<u>Debt</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>
	Sub-Total For Single-Family Attached	\$ 712.38	\$ 831.53	\$ 831.50	\$ 829.07

\* 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