



THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT

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 APRIL 11, 2022 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
REGULAR BOARD MEETING
April 11, 2022
4:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. February 7, 2022 “Revised” Regular Board Meeting Minutes.....Page 3
 - 2. March 14, 2022 Regular Board Meeting Minutes.....Page 7
- G. Old Business
 - 1. Update on Logos for Shirts
 - 2. Update on Preserve Site Visit Report
 - 3. Update on Signage Near Ponds.....Page 11
 - 4. Update on Annual FASD Conference
- H. New Business
 - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 13
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

PALM BEACH DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
West Palm Beach, Palm Beach County, Florida

STATE OF FLORIDA
COUNTY OF PALM BEACH:

Before the undersigned authority personally appeared ANGELINA GARAY, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Palm Beach Daily Business Review f/k/a Palm Beach Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE -
NOTICE IS HEREBY GIVEN THAT THE BOARD OF
SUPERVISORS OF THE THOUSAND OAKS COMMUNITY
DEVELOPMENT DISTRICT, ET AL.

in the XXXX Court,
was published in said newspaper in the issues of

10/06/2021

Affiant further says that the said Palm Beach Daily Business Review is a newspaper published at Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in West Palm Beach in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

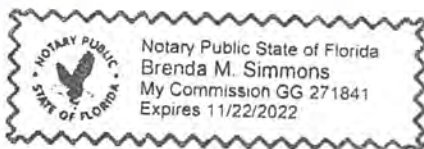
Angelina Garay

Sworn to and subscribed before me this
6 day of OCTOBER, A.D. 2021

[Signature]

(SEAL)

ANGELINA GARAY personally known to me



THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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 18, 2021
November 8, 2021
December 13, 2021
January 10, 2022
February 7, 2022
March 14, 2022
April 11, 2022
May 9, 2022
June 13, 2022
July 11, 2022
August 8, 2022
September 12, 2022

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 District's 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
10/6 21-29/0000554783P

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 7, 2022**

A. CALL TO ORDER

The February 7, 2022, Regular Board Meeting of the Thousand Oaks Community Development District (the “District”) was called to order at 4:28 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 October 6, 2021, as part of the District’s Fiscal Year 2021/2022 Regular Board Meeting, as legally required.

C. ESTABLISH A QUORUM

A quorum was established by the presence of Chairman Jeff Jackson, Supervisors Malachi Knowles and Rance Gaede.

Staff present included District Managers Andrew Karmeris and Sylvia Bethel of Special District Services, Inc.; and Frank Palen, District Attorney.

Also present were District residents Horace Towns and Ronald Jewel.

D. CONSIDER APPOINTMENT TO BOARD VACANCY

Mr. Karmeris explained that Mr. Knowles had requested this item be moved to the beginning of the agenda due to two Board seats being vacant.

Mr. Jackson would like to reorder the agenda items as follows... agenda item (G) Additions or Deletions to the Agenda to item (D) Consider Appointment to Board Vacancy, item I Approval of Minutes to item (E) Administer Oath of Office, item (D) Consider Appointment Board Vacancy to item (F) Election of Officers, item (E) Administer Oath of Office to item (G) Additions or Deletions to the Agenda, item (F) Election of Officers to item (H) Comments from the Public, and item (H) Comments from the Public to item (I) Approval of Minutes.

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede, and unanimously passed approving the reorder of agenda items, as presented.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

This item was not necessary at this time.

F. ELECTION OF OFFICERS

Mr. Jackson asked why this was on the agenda. Mr. Karmeris noted, per Mr. Knowles' request and due to Mr. Knowles and Mr. Gaede being Assistant Supervisors.

A **motion** was made by Mr. Knowles, seconded by Mr. Jackson, and unanimously passed approving Mr. Gaede being designated as Vice Chairperson.

A **motion** was then made by Mr. Gaede, seconded by Mr. Jackson, and unanimously passed approving Mr. Knowles being designated as Secretary/Treasurer.

A **motion** was then made by Mr. Knowles, seconded by Mr. Gaede, and unanimously passed approving Ms. Bethel and Mr. Karmeris being designated as Assistant Secretary and Assistant Treasurer. Mr. Karmeris will serve as backup.

The Board directed Mr. Towns to step outside while they asked Mr. Jewel a few questions about his background and history with the community. The Board advised Mr. Jewel that he does not qualify due to not being a registered voter and citizen. The Board then directed Mr. Jewel to step outside and to send Mr. Towns back into the room. The Board then proceeded to ask Mr. Towns a few questions about his background and history with the community. The Board then requested both candidates return to the meeting room. The Board would like Mr. Towns to attend the next meeting.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

I. APPROVAL OF MINUTES

1. December 13, 2021, Regular Board Meeting

The minutes of the December 13, 2021, Regular Board Meeting were presented for approval.

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede and passed unanimously approving the December 13, 2021, Regular Board Meeting minutes, as presented.

J. OLD BUSINESS

1. Discussion Regarding District Mission Statement

Mr. Karmeris advised that Mr. Palen had approved all mission statements. The Board agreed to adopt the following mission statement:

“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.”

Mr. Palen suggested posting the Statement on the website. Mr. Knowles requested adding the mission statement to the cover page of the meeting books.

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede, and unanimously passed approving the Mission Statement.

2. Consider Tree Trimming Proposals

Mr. Karmeris advised that he was waiting on one more proposal because the vendor has been very busy, but has promised to provide a proposal as soon as possible. The Board decided to table this item until the second proposal is received.

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede, and unanimously passed approving the tabling of the tree trimming proposals until the next meeting.

3. Update on Logos for Shirts

Mr. Karmeris advised that, after discussions with legal counsel, this was an item the District was authorized to purchase. The Board would have to approve a logo for their shirts. Mr. Knowles stated he knew someone who could design a logo. He would provide their contact information to Mr. Karmeris or Ms. Bethel.

K. NEW BUSINESS

1. Memo Regarding Construction and Maintenance of a Putting Green on District Property

At its December 2021 Meeting, the Board of Supervisors considered a proposal to construct and maintain a recreation facility (a golf putting green) on real property owned by the District. Mr. Palen confirmed that, while the District had the statutory authority to construct and maintain recreation facilities, it did not currently have the power to assess landowners for that purpose. The Attorney advised that in order to construct and maintain recreation facilities, The District would have to amend the District's Assessment Methodology Report pursuant to Chapter 190 F.S. Prior to initiating this lengthy process, a determination should be made if the property can in fact be used for recreation purposes. The parcel of land identified for a putting green lies within a conservation area subject to a Conservation Easement in favor of South Florida Water Management District (SFWMD) limiting its use. Experience suggests that SFWMD will be reluctant to release some or part of the land from the restrictive covenant. The District Engineer should be consulted to determine the possibility of obtaining a release. Mr. Palen suggested deferring further efforts to amend the District Assessment Methodology Report until it is determined if the property can be used for the desired purpose.

A lengthy discussion ensued and the Board directed Staff to meet with Mr. Knowles and the District Engineer to review the possibility of SFWMD releasing the covenant.

2. Consider Fountain Light Fixture Proposals

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede and passed unanimously approving the fountain light fixture proposal from Palm Beach Aquatics in the amount of \$8,636.50.

3. Preserve Site Visit Report

Mr. Karmeris advised that there were only two homes that encroached CDD property (see Inventory, photo numbers 9 and 10). The Board directed staff to contact the City of Rivera Beach Code Enforcement to have

inspectors visit the homes. After the City inspections, District Counsel can send correspondence to the affected residents informing them of the encroachment on District property and demanding removal.

L. ADMINISTRATIVE MATTERS

Mr. Karmeris gave an update on the grass carp permit. He noted that everything had been submitted by the District and we are just awaiting finalization of the permit.

M. BOARD MEMBER COMMENTS

Mr. Knowles and Mr. Jackson would like staff to schedule a site visit of the dry land preserve area to determine if homes are encroaching on District property.

N. ADJOURNMENT

There being no further business to come before the Board, Mr. Jackson adjourned the meeting at 5:48 p.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 14, 2022**

A. CALL TO ORDER

The March 14, 2022, Regular Board Meeting of the Thousand Oaks Community Development District (the "District") was called to order at 4:20 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 October 6, 2021, as part of the District's Fiscal Year 2021/2022 Regular Board Meeting, as legally required.

C. ESTABLISH A QUORUM

A quorum was established by the presence of Chairman Jeff Jackson, Vice Chairman Rance Gaede and Supervisor Malachi Knowles.

Staff present included District Manager Sylvia Bethel of Special District Services, Inc.; and Frank Palen, District Attorney.

Also present was District resident Horace Towns.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Knowles requested the addition of a discussion on the Annual Florida Association of Special Districts' (FASD) Conference and signage to the agenda. Mr. Jackson modified the agenda by adding a Discussion on the Annual FASD Conference under Old Business #6 and a Discussion on Signage under New Business #2.

A **motion** was made by Mr. Gaede, seconded by Mr. Knowles and unanimously passed adding the above noted items to the agenda.

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

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

F. APPROVAL OF MINUTES

1. February 7, 2022, Regular Board Meeting

By unanimous consent and at the request of Chairman Jackson, the minutes of the February 7, 2022, Regular Board Meeting were set aside until corrected by staff. It was noted that Ron Jewel's name was misspelled, but more importantly, that an entire section concerning a Board interview of two potential Board candidates was missing.

G. OLD BUSINESS

1. Consider Tree Trimming Proposals

Ms. Bethel advised that John Russ's proposal had been included in the meeting booklet for review.

A motion was made by Mr. Gaede, seconded by Mr. Knowles and unanimously passed approving John Russ's proposal for tree trimming.

Mr. Palen indicated that a contract would be requested for Board review.

2. Update on Logos for Shirts

Ms. Bethel indicated that she received an e-mail from Mr. Knowles, which copied Ms. Williams and asked if the Board had come up with a logo. Mr. Knowles noted it was something staff needed to do on their end and Ms. Bethel also stated the same at the last meeting. Mr. Knowles advised that he would handle the logo, etc. and would like to discuss this item with Ms. Bethel at another time. This item will be brought back before the Board at the next meeting.

3. Discussion Regarding Memo on Construction and Maintenance of a Putting Green on District Property

Mr. Jackson noted that this project was done and cannot move forward. Mr. Palen stated that staff consulted with the District Engineer who indicated that this would not be possible. The Board reviewed the memo and decided that this project is now closed.

4. Update on Fountain Light Fixtures

Ms. Bethel advised that the parts would take 2 weeks or longer to receive. Mr. Gaede noted that the project had been completed. Mr. Knowles believed that the controllers should not be placed in the HOA office. Mr. Jackson asked Mr. Knowles if he wanted the controller for the fountain behind his house and Mr. Knowles responded that he would like that. Mr. Jackson informed Mr. Knowles that he could pick up the controller for the fountain from the office.

5. Update on Preserve Site Visit Report

Ms. Bethel went over an e-mail sent from Mr. Grimm, a Riviera Beach Building Official. Mr. Grimm came out to inspect the homes in question: 2380 Center Stone has a permit for a 4-foot aluminum fence and 2382 Center Stone does not have any permits. Mr. Grimm will open an investigation into 2380 Center Stone for pavers. Mr. Palen stated that the e-mail references a setback and this is a case of encroachment. He will have to locate a map to send. Mr. Jackson directed staff to coordinate with the HOA to obtain any documents needed. Mr. Gaede indicated there were townhomes that were in violation as well. Mr. Jackson would like staff to have the building official walk the entire property for other violations.

6. Annual Florida Association of Special Districts' (FASD) Conference

Ms. Bethel will register any Board Member that is interested in attending the conference. Any normal policy related travel expenses will have to be submitted to her for reimbursement. Mr. Palen noted that only certain expenses could be reimbursed. Mr. Jackson would like to know if any districts have gas cards. Mr. Palen noted there were none.

7. Mr. Towns' Resume

Mr. Knowles **nominated** Horace Towns to Seat #3 on the Board.

Mr. Jackson would like to know the reasoning behind Mr. Knowles' choice. Mr. Knowles stated he does not have a reason. Mr. Jackson noted that they have always done it the other way; electing a Member for the seat with the longest term. Mr. Jackson asked Mr. Palen his thoughts. Mr. Palen stated it was policy not to hold seats. Mr. Gaede indicated Mr. Knowles had a good idea because if Mr. Smith comes back, he would have to qualify again and may lose his Board seat.

Mr. Knowles's **nomination** was reiterated, seconded by Mr. Gaede and passed unanimously passed electing Horace Towns to Seat #3.

H. NEW BUSINESS

1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget

The Board requested bringing this item back to the next meeting for consideration.

2. Signage Discussion

Mr. Knowles advised that folks were throwing what appeared to be food products into the lake behind his house. He also indicated that there were kids fishing there as well. Mr. Knowles suggested having signs stating, "No Fishing", etc. Mr. Jackson agreed and indicated they should have signs that say, "No Feeding", "No Swimming", and "No Trespassing" or "Watch Kids". Mr. Knowles noted that the signs should include different languages.

The Board directed staff to obtain pricing for approximately 10 or more signs in different languages such as English, Spanish and Creole. Mr. Jackson suggested checking with the HOA to see what vendor they utilized; it may be cheaper. Ms. Bethel indicated she would do so.

I. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

J. BOARD MEMBER COMMENTS

Mr. Knowles stated that all of us have Mr. Jackson and his family in our prayers for the loss of his mother. He further commended Mr. Towns on his election to the Board.

K. ADJOURNMENT

There being no further business to come before the Board, Mr. Jackson adjourned the meeting at 4:58 p.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair

Woman Owned Small Business Enterprise
www.signarama-npb.com
Licensed Palm Beach County Sign Contractor #U22244
Licensed Broward County Sign Contractor # 19-SE21530-R

Payment Terms: No Term Customer

Created Date: 3/29/2022

DESCRIPTION: Reflective Panel - Lake Signs

Bill To: Thousand Oaks C/O Special District Services
2501A Burns Rd.
Thousand Oaks CDD c/o Special District S
Palm Beach Gardens, FL 33410
US

Installed: Thousand Oaks C/O Special District Services
Location TBD
2501A Burns Rd.
Thousand Oaks CDD c/o Special District S
Palm Beach Gardens, FL 33410
US

Requested By: Sylvia Bethel
Email: sbethel@sdsinc.org
Work Phone: (561) 630-4922
Tax ID: 85-801310644C-7

Salesperson: Lisa Marder
Email: lisa@sar-npb.com
Work Phone: (561) 845-7339
Cell Phone: (561) 666-7986
Entered By: Lisa Marder

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	<p>Reflective Panel with Post (NO Tres/NO Swim/NO Fish...)</p> <p>W: 18" x H: 24" Reflective Sign Panel with U-Channel Post and hardware. One standard color plus white.</p> <p>TO READ: NO Trespassing NO Swimming NO Fishing Beware of Alligators and Snakes</p> <p>Final text layout TBD during design.</p> <p>Customer to approve proof prior to fabrication. Installation priced as a separate line item. Price predicated on an order of no less than 3 signs.</p>	10	\$231.25	\$2,312.50
2	<p>Installation</p> <p>Installation of above-referenced signage into grass/dirt. Installation into concrete or other hard terrains will be an additional charge. Price predicated on an order of no less than 10 signs.</p>	1	\$500.00	\$500.00

Estimate is based upon information provided by the customer. The design details, materials, sizes, and colors used are as specified in this estimate. Customer changes after final proof approval will result in a change to the final

price.

DUE TO RECENT ECONOMIC CONDITIONS, PRICES QUOTED ARE GUARANTEED FOR 14 DAYS, AFTER WHICH PRICES MAY BE ADJUSTED FOR FLUCTUATIONS IN WHOLESALE PRICES.

Subtotal:	\$2,812.50
Taxes:	\$0.00
Grand Total:	\$2,812.50
Deposit Required:	\$1,406.25

**** ALL DEPOSITS ON NEW ORDERS ARE NON-REFUNDABLE ****
BALANCE IS DUE BEFORE OR UPON INSTALLATION

***** PROCESSING FEE FOR CREDIT CARD PAYMENTS.** In order to not increase our prices across the board, there will now be a 3.5% processing fee for all credit card payments. The fee will be reflected in the credit card receipt, not on our invoice. *******

Signature: _____ **Date:** _____

Certified Woman Owned Small Business Enterprise
Prices shown on estimates are guaranteed for 14 days.

RESOLUTION NO. 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (“Board”) of the Thousand Oaks Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2022 at 4:15 p.m. in the Thousand Oaks HOA Office located at 1034 Center Stone Lane, Riviera Beach, Florida 34404, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 11th day of April, 2022.

ATTEST:

**THOUSAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Thousand Oaks Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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

PROPOSED BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O & M ASSESSMENTS	268,679
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511
OTHER REVENUES	0
INTEREST INCOME	0
TOTAL REVENUES	\$ 731,147
EXPENDITURES	
SUPERVISOR FEES	12,000
PAYROLL TAXES	960
AQUATIC/STORMWATER MANAGEMENT	30,000
LAWN/LANDSCAPE MANAGEMENT	46,715
PRESERVE EROSION REPAIR	50,000
WETLAND PRESERVE BUFFER MAINTENANCE	10,800
MAINTENANCE CONTINGENCY	29,500
ENGINEERING/INSPECTIONS/REPORTS	6,000
MANAGEMENT	35,952
SECRETARIAL	4,200
LEGAL	8,000
ASSESSMENT ROLL	8,000
AUDIT FEES	3,800
ARBITRAGE REBATE FEE	1,300
INSURANCE	6,356
LEGAL ADVERTISING	1,500
MISCELLANEOUS	1,700
POSTAGE	475
OFFICE SUPPLIES	925
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,700
TRAVEL/TRAINING	1,900
WEBSITE MANAGEMENT	1,500
TOTAL EXPENDITURES	\$ 265,458
REVENUES LESS EXPENDITURES	\$ 465,689
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
BALANCE	\$ 30,969
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,623)
DISCOUNTS FOR EARLY PAYMENTS	(29,246)
EXCESS/ (SHORTFALL)	\$ (12,900)
CARRYOVER FROM PRIOR YEAR	12,900
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	324,005	268,712	268,679	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS (SERIES 2016 A1)	367,674	367,957	367,957	Bond Payments/.94
DEBT ASSESSMENTS (SERIES 2016 A2)	94,460	94,511	94,511	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	0	0	0	
TOTAL REVENUES	\$ 786,139	\$ 731,180	\$ 731,147	
EXPENDITURES				
SUPERVISOR FEES	11,600	12,000	12,000	No Change From 2021/2022 Budget
PAYROLL TAXES	887	960	960	Projected At 8% Of Supervisor Fees
AQUATIC/STORMWATER MANAGEMENT	28,754	28,400	30,000	FY 21/22 Expenditure Through Jan 22 = \$16,756
LAWN/LANDSCAPE MANAGEMENT	42,541	46,715	46,715	No Change From 2021/2022 Budget
PRESERVE EROSION REPAIR	0	50,000	50,000	No Change From 2021/2022 Budget
WETLAND PRESERVE BUFFER MAINTENANCE	0	10,800	10,800	Wetland Preserve Buffer Maintenance
MAINTENANCE CONTINGENCY	18,013	29,500	29,500	No Change From 2021/2022 Budget
ENGINEERING/INSPECTIONS/REPORTS	3,101	6,000	6,000	No Change From 2021/2022 Budget
MANAGEMENT	34,428	34,908	35,952	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2021/2022 Budget
LEGAL	3,851	8,500	8,000	\$500 Decrease From 2021/2022 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	As Per Contract
AUDIT FEES	3,600	3,700	3,800	Accepted Amount For 2021/2022 Audit
ARBITRAGE REBATE FEE	1,300	1,300	1,300	No Change From 2021/2022 Budget
INSURANCE	5,513	6,356	6,356	Insurance Estimate
LEGAL ADVERTISING	675	1,500	1,500	No Change From 2021/2022 Budget
MISCELLANEOUS	747	1,700	1,700	No Change From 2021/2022 Budget
POSTAGE	35	575	475	\$100 Decrease From 2021/2022 Budget
OFFICE SUPPLIES	469	1,000	925	\$75 Decrease From 2021/2022 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2021/2022 Budget
TRUSTEE FEES	3,500	3,700	3,700	No Change From 2021/2022 Budget
TRAVEL/TRAINING	11	1,900	1,900	No Change From 2021/2022 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2021/2022 Budget
TOTAL EXPENDITURES	\$ 172,900	\$ 263,389	\$ 265,458	
REVENUES LESS EXPENDITURES	\$ 613,239	\$ 467,791	\$ 465,689	
BOND PAYMENTS (SERIES 2016 A1)	(350,677)	(345,880)	(345,880)	2023 P & I Payments Less Earned Interest
BOND PAYMENTS (SERIES 2016 A2)	(90,093)	(88,840)	(88,840)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 172,469	\$ 33,071	\$ 30,969	
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,781)	(14,624)	(14,623)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(28,904)	(29,247)	(29,246)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 138,784	\$ (10,800)	\$ (12,900)	
CARRYOVER FROM PRIOR YEAR	0	10,800	12,900	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 138,784	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	104	25	25	Projected Interest For 2022/2023
Interest Income (A-2)	28	25	25	Projected Interest For 2022/2023
NAV Tax Collection (A-1)	350,677	345,880	345,880	Yearly Maximum Debt Assessment
NAV Tax Collection (A-2)	90,093	88,840	88,840	Yearly Maximum Debt Assessment
Total Revenues	\$ 440,902	\$ 434,770	\$ 434,770	
EXPENDITURES				
Principal Payments (A-1)	215,000	225,000	230,000	Principal Payment Due In 2023
Principal Payments (A-2)	55,000	55,000	55,000	Principal Payment Due In 2023
Bond Redemption (A-1)	0	505	2,785	Estimated Excess Debt Collections (A-1)
Bond Redemption (A-2)	0	1,785	3,545	Estimated Excess Debt Collections (A-2)
Interest Payments (A-1)	130,880	120,400	113,120	Interest Payments Due In 2023
Interest Payments (A-2)	34,720	32,080	30,320	Interest Payments Due In 2023
Total Expenditures	\$ 435,600	\$ 434,770	\$ 434,770	
Excess/ (Shortfall)	\$ 5,302	\$ -	\$ -	

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 1/1/22 = \$3,875,000

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 1/1/22 = \$1,030,000

**Thousand Oaks Community Development District
Assessment Comparison**

Home Type		Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
Townhomes (Thousand Oaks)	O & M <u>Debt</u>	\$ 361.33 \$ 470.20	\$ 361.30 \$ 470.20	\$ 299.57 \$ 470.20	\$ 299.54 \$ 470.20
	Sub-Total For Townhomes	\$ 831.53	\$ 831.50	\$ 769.77	\$ 769.74
Single-Family Attached (Thousand Oaks)	O & M <u>Debt</u>	\$ 361.33 \$ 470.20	\$ 361.30 \$ 470.20	\$ 299.57 \$ 470.20	\$ 299.54 \$ 470.20
	Sub-Total For Single-Family Attached	\$ 831.53	\$ 831.50	\$ 769.77	\$ 769.74
Single-Family Detached (Thousand Oaks)	O & M <u>Debt</u>	\$ 361.33 \$ 656.48	\$ 361.30 \$ 656.48	\$ 299.57 \$ 656.48	\$ 299.54 \$ 656.48
	Sub-Total For Single-Family Detached	\$ 1,017.81	\$ 1,017.78	\$ 956.05	\$ 956.02
Single-Family Attached (Sierra Bay)	O & M <u>Debt</u>	\$ 361.33 \$ 470.20	\$ 361.30 \$ 470.20	\$ 299.57 \$ 470.20	\$ 299.54 \$ 470.20
	Sub-Total For Single-Family Attached	\$ 831.53	\$ 831.50	\$ 769.77	\$ 769.74

* 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