

Thousand Oaks  
Community Development District

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

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

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
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
<b>TOTAL REVENUES</b>	<b>\$ 731,147</b>
<b>EXPENDITURES</b>	
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 265,458</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 465,689</b>
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
<b>BALANCE</b>	<b>\$ 30,969</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,623)
DISCOUNTS FOR EARLY PAYMENTS	(29,246)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (12,900)</b>
CARRYOVER FROM PRIOR YEAR	12,900
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**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
<b>REVENUES</b>				
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	
<b>TOTAL REVENUES</b>	<b>\$ 786,139</b>	<b>\$ 731,180</b>	<b>\$ 731,147</b>	
<b>EXPENDITURES</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 172,900</b>	<b>\$ 263,389</b>	<b>\$ 265,458</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 613,239</b>	<b>\$ 467,791</b>	<b>\$ 465,689</b>	
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
<b>BALANCE</b>	<b>\$ 172,469</b>	<b>\$ 33,071</b>	<b>\$ 30,969</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 138,784</b>	<b>\$ (10,800)</b>	<b>\$ (12,900)</b>	
CARRYOVER FROM PRIOR YEAR	0	10,800	12,900	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 138,784</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
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
<b>Total Revenues</b>	<b>\$ 440,902</b>	<b>\$ 434,770</b>	<b>\$ 434,770</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 435,600</b>	<b>\$ 434,770</b>	<b>\$ 434,770</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 5,302</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 1/1/22 = \$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	\$ 361.33	\$ 361.30	\$ 299.57	\$ 299.54
	<u>Debt</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>
	Sub-Total For Townhomes	\$ 831.53	\$ 831.50	\$ 769.77	\$ 769.74
Single-Family Attached (Thousand Oaks)	O & M	\$ 361.33	\$ 361.30	\$ 299.57	\$ 299.54
	<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	\$ 831.53	\$ 831.50	\$ 769.77	\$ 769.74
Single-Family Detached (Thousand Oaks)	O & M	\$ 361.33	\$ 361.30	\$ 299.57	\$ 299.54
	<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	\$ 1,017.81	\$ 1,017.78	\$ 956.05	\$ 956.02
Single-Family Attached (Sierra Bay)	O & M	\$ 361.33	\$ 361.30	\$ 299.57	\$ 299.54
	<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	\$ 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