



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
MARCH 13, 2023
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
March 13, 2023
4:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Moment of Silence
- D. Establish Quorum
- E. Additions or Deletions to Agenda/ Board Member Disclosures
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. February 13, 2023 Regular Board Meeting Minutes.....Page 3
- H. Old Business
 - 1. Update on Funds Owed to the HOA Regarding Fence-Line Tree Trimming
 - 2. Update on ATV Purchase or Rental
 - 3. Update on Newsletter and Website
 - 4. Update on Regarding District Investment Policy
 - 5. Update on Fountain Installation
 - 6. Update on Stormwater Drainage Cleaning.....Page 7
 - 7. Update Regarding Encroachment Issue
 - 8. Update on Next Step's for Thousand Oaks New Logo
 - 9. Update on Villa Rosa Mulch & Fountain Repair
 - 10. Update on Thousand Oaks Fountain Repair
- I. New Business
 - 1. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget.....Page 8
- J. Administrative Matters
- K. Attorney Matters
- L. Board Members Comments
- M. Adjourn

PALM BEACH

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 2022/2023 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. ETC

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

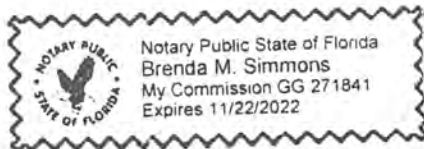
09/19/2022

Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

angelina garay
Sworn to and subscribed before me this
19 day of SEPTEMBER, A.D. 2022

(SEAL)

ANGELINA GARAY personally known to me



THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that
the Board of Supervisors of the
Thousand Oaks Community Develop-
ment 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 4, 2022
November 14, 2022
December 12, 2022
January 9, 2023
February 13, 2023
March 13, 2023
April 10, 2023
May 8, 2023
June 12, 2023
July 10, 2023
August 14, 2023
September 11, 2023

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 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 tele-
phone; 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 meetings 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

9/19

22-01/0000620066P

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 13, 2023**

A. CALL TO ORDER

The February 13, 2023, Regular Board Meeting of the Thousand Oaks Community Development District (the “District”) was called to order at 4:15 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 September 19, 2022, as part of the District’s Fiscal Year 2022/2023 Regular Board Meeting, as legally required.

C. MOMENT OF SILENCE

A moment of silence was led by Mr. Jackson.

D. ESTABLISH A QUORUM

A quorum was established by the presence of Chairman Jeff Jackson, Vice Chairman Rance Gaede and Supervisors Malachi Knowles, Horace Towns and Corey Smith.

Staff present included District Manager Sylvia Bethel of Special District Services, Inc.; and District Counsel Frank Palen of Caldwell Pacetti Edwards Schoech & Viator LLP.

E. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Knowles requested the addition of an Update on Villa Rosa Fountain Repair. This item was added under New Business.

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede and unanimously passed adding an Update on the Villa Rosa Fountain Repair under New Business.

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

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

G. APPROVAL OF MINUTES

1. January 9, 2023, Regular Board Meeting

A **motion** was made by Mr. Gaede, seconded by Mr. Smith and passed unanimously approving the January 9, 2023, Regular Board Meeting minutes, as presented.

H. OLD BUSINESS

1. Update on Funds Owed to HOA Regarding Fence Line Tree Trimming

Mr. Jackson will bring this item back to the next meeting.

2. Update on ATV Purchase or Rental

Mr. Jackson went over ATV handouts with the Board. A lengthy discussion ensued. Mr. Palen advised that the ATV was a physical District asset and cannot be used for non-District purposes. Mr. Towns indicated that he wanted to be sure the ATV was all-terrain. Mr. Jackson assured that it was. Mr. Towns was okay with the six passenger ATV. Mr. Jackson stated that the ATV could also be modified, at a later date if necessary, but none of these additions are needed at this time.

A **motion** was made by Mr. Smith, seconded by Mr. Towns and passed unanimously approving the purchase of a burgundy 20236-Passenger Street Legal Ready Bintelli Beyond Lifted Golf Cart Aluminum Chassis Fast Luxury Custom 5KW AC Motor as a cost of \$14,995, pursuant to the proposal dated February 13, 2023, from PrimeGolfCars.com.

3. Update on Newsletter and Website

Mr. Jackson requested that this item be held until the next meeting.

4. Update Regarding District Investment Policy

Mr. Palen advised this item would be discussed under New Business.

5. Update on Fountain Installation

Ms. Bethel advised that the vendor and technician had been on vacation, but the permit had been approved and she will follow- with him again.

6. Update on Stormwater Drainage Cleaning

Ms. Bethel advised that she was copied on an email from Mr. Meloy to Mr. Brown indicating that the vendor was having an issue getting into Villa Rosa. She has not heard anything further, but followed up with the engineer and was awaiting a response.

7. Discussion Regarding Encroachment Issue

A lengthy discussion ensued regarding encroachments throughout the development. Mr. Knowles inquired about the survey of encroachments proposed by Mr. Wells. Mr. Palen stated that Mr. Wells had not yet provided proof of insurance and a business tax receipt. Ms. Bethel noted that Mr. Wells advised he would provide these requirements, but he has not yet gotten back to her. She will follow-up with him.

I. NEW BUSINESS

1. Consider Resolution No. 2023-01 – Approving Enrolling in FLCLASS

Resolution No. 2023-01 was presented, entitled:

RESOLUTION NO. 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
APPROVING FOR ENTRANCE INTO AN INTERLOCAL
AGREEMENT WITH OTHER GOVERNMENTAL PARTICIPANTS
FOR THE PURPOSE OF EXERCISING INVESTMENT POWER
JOINTLY TO INVEST FUNDS IN CONCERT WITH OTHER
PARTICIPANTS; PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Palen went over the three investment options allowed by Section 218.415, Florida Statutes. Mr. Jackson asked Mr. Palen for his recommendation. Mr. Palen responded that he was not a financial advisor, but FLCLASS satisfies the statute and would be a prudent choice.. A lengthy discussion ensued. Ms. Bethel went over the fact that the signers would be three employees of Special District Services, Inc and Mr. Jackson. Mr. Knowles wanted to know the roles of a Treasurer/Secretary and Mr. Jackson asked if he would like to be on the account. Mr. Knowles stated he would. Staff will be sure Mr. Knowles will be added as a signature to the account.

A **motion** was made by Mr. Knowles, seconded by Mr. Towns and unanimously passed adopting Resolution No. 2023-01, as presented.

2. Discussion Regarding Next Steps for Thousand Oaks' New Logo

Ms. Bethel stated that Mr. Towns had done a great job with reaching out to a vendor and having a proposal sent to her. She directed the Board to Page 92 of the meeting book for discussion. The Board discussed the proposal and agreed to move forward. A lengthy discussion ensued. Mr. Knowles inquired about shirts and business cards. Mr. Jackson suggested one long sleeve shirt and one short sleeve dry-fit polo. Mr. Towns will look into the polo shirts and business cards (digital and paper). The Board would like the new logo on the website as well as adding it to the meeting books. They also requested the creation of email addresses for each Board Member.

A **motion** was made by Mr. Knowles, seconded by Mr. Smith and unanimously passed approving the hiring of TrademarkXpress at the cost of \$75 to trademark the Thousand Oaks CDD's new logo.

3. Consider Proposal for Villa Rosa Mulch

Ms. Bethel noted that she had been contacted by Mr. McKenzie of Villa Rosa about mulch and a fountain repair. She contacted Mr. Russ for a proposal for the Board to review.

A **motion** was made by Mr. Knowles, seconded by Mr. Smith and unanimously passed approving the Russ Total Lawn Maintenance LLC mulch proposal in the amount of \$4,550.

4. Consider Proposal for Villa Rosa Fountain Repair

Ms. Bethel advised that she was still awaiting a proposal from the contractor. A consensus of the Board authorized Ms. Bethel to proceed with approving the repair, as long as it was within her authorized expenditure authority of \$5,000. She was asked to include the proposal in the next meeting book.

J. ADMINISTRATIVE MATTERS

Mr. Jackson suggested revising the Agenda to add Board Member Disclosures, following Agenda Item E (Additions or Deletions to Agenda). There was a consensus of the Board to do so.

Mr. Jackson suggested adding “Attorney Reports” on the agenda as Item K. There was a consensus of the Board to do so.

Mr. Jackson asked Mr. Palen to look into the District’s ability to retain a lobbyist. Mr. Palen indicated she would do so.

Mr. Jackson asked the Board to consider raising the amount for Ms. Knowles’ photographic services from \$200 to \$300 based on the extraordinary service provided.

A **motion** was made by Mr. Smith, seconded by Mr. Gaede approving the increase in the amount payable to Ms. Knowles for photography from \$200.to \$300. The **motion** carried 4 to 0 with Mr. Knowles abstaining.

Ms. Bethel will send Mr. Knowles the Form 8B Memorandum of Voting Conflict regarding this matter.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 5:27 p.m. by Mr. Jackson. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair

STATEWIDE GRADING, L.L.C.

14954 78th PLACE NORTH
LOXAHATCHEE, FL 33470

Invoice

Date	Invoice #
3/1/2023	030123-01

Bill To
Thousand Oaks CDD C/O: SYLVIA BETHEL 2501A Burns Road PBG, FL 33410

Project	Terms
Thousand Oaks	Due on receipt

Item	Description	Amount
Contract Work	Remove & Replace 900 LF of Damaged Curb at Thousand Oaks	49,500.00
Contract Work	Remove & Replace 400 LF of Damaged Curb at Sierra Bay	22,000.00
Contract Work	Remove & Replace Additional 85 LF Over Contracted Amount of Damaged Curb at Thousand Oaks	4,675.00
Contract Work	Asphalt Patches	4,500.00

All work is complete!	Total	\$80,675.00
	Payments/Credits	\$0.00
	Balance Due	\$80,675.00

RESOLUTION NO. 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024;
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 2023/2024 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 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 12, 2023 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 2023/2024 Budget.

PASSED, ADOPTED and EFFECTIVE this 13th day of March, 2023.

ATTEST:

**THOUSAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Thousand Oaks Community Development District

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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

PROPOSED BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
O & M ASSESSMENTS	268,638
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511
OTHER REVENUES	0
INTEREST INCOME	0
TOTAL REVENUES	\$ 731,106
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	37,020
SECRETARIAL	4,200
LEGAL	18,000
ASSESSMENT ROLL	8,000
AUDIT FEES	3,900
ARBITRAGE REBATE FEE	1,300
INSURANCE	6,900
LEGAL ADVERTISING	1,400
MISCELLANEOUS	1,700
POSTAGE	450
OFFICE SUPPLIES	900
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,700
TRAVEL/TRAINING	5,000
WEBSITE MANAGEMENT	1,500
TOTAL EXPENDITURES	\$ 280,120
REVENUES LESS EXPENDITURES	\$ 450,986
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
BALANCE	\$ 16,266
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,622)
DISCOUNTS FOR EARLY PAYMENTS	(29,244)
EXCESS/ (SHORTFALL)	\$ (27,600)
CARRYOVER FROM PRIOR YEAR	27,600
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	268,678	268,679	268,638	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS (SERIES 2016 A1)	367,707	367,957	367,957	Bond Payments/.94
DEBT ASSESSMENTS (SERIES 2016 A2)	94,469	94,511	94,511	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	0	0	0	
TOTAL REVENUES	\$ 730,854	\$ 731,147	\$ 731,106	
EXPENDITURES				
SUPERVISOR FEES	7,200	12,000	12,000	No Change From 2022/2023 Budget
PAYROLL TAXES	551	960	960	Projected At 8% Of Supervisor Fees
AQUATIC/STORMWATER MANAGEMENT	44,147	30,000	30,000	FY 22/23 Expenditure Through Jan 2023 = \$11,027
LAWN/LANDSCAPE MANAGEMENT	49,886	46,715	46,715	FY 22/23 Expenditure Through Feb 2023 = \$18,289
PRESERVE EROSION REPAIR	0	50,000	50,000	No Change From 2021/2022 Budget
WETLAND PRESERVE BUFFER MAINTENANCE	12,500	10,800	10,800	No Change From 2022/2023 Budget
MAINTENANCE CONTINGENCY	40,013	29,500	29,500	No Change From 2022/2023 Budget
ENGINEERING/INSPECTIONS/REPORTS	4,999	6,000	6,000	No Change From 2022/2023 Budget
MANAGEMENT	34,908	35,952	37,020	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2022/2023 Budget
LEGAL	17,470	8,000	18,000	\$10,000 Increase From 2022/2023 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	As Per Contract
AUDIT FEES	3,700	3,800	3,900	\$100 Increase From 2022/2023 Budget
ARBITRAGE REBATE FEE	1,300	1,300	1,300	No Change From 2022/2023 Budget
INSURANCE	5,706	6,356	6,900	FY 22/23 Expenditure Was \$6,455
LEGAL ADVERTISING	582	1,500	1,400	\$100 Decrease From 2022/2023 Budget
MISCELLANEOUS	723	1,700	1,700	No Change From 2022/2023 Budget
POSTAGE	87	475	450	\$25 Decrease From 2022/2023 Budget
OFFICE SUPPLIES	942	925	900	\$25 Decrease From 2022/2023 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2022/2023 Budget
TRUSTEE FEES	3,500	3,700	3,700	No Change From 2022/2023 Budget
TRAVEL/TRAINING	5,218	1,900	5,000	\$3,100 Increase From 2022/2023 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2022/2023 Budget
TOTAL EXPENDITURES	\$ 247,307	\$ 265,458	\$ 280,120	
REVENUES LESS EXPENDITURES	\$ 483,547	\$ 465,689	\$ 450,986	
BOND PAYMENTS (SERIES 2016 A1)	(350,637)	(345,880)	(345,880)	2024 P & I Payments Less Earned Interest
BOND PAYMENTS (SERIES 2016 A2)	(90,083)	(88,840)	(88,840)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 42,827	\$ 30,969	\$ 16,266	
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,157)	(14,623)	(14,622)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(27,023)	(29,246)	(29,244)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 11,647	\$ (12,900)	\$ (27,600)	
CARRYOVER FROM PRIOR YEAR	0	12,900	27,600	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 11,647	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	1,800	25	200	Projected Interest For 2023/2024
Interest Income (A-2)	498	25	100	Projected Interest For 2023/2024
NAV Tax Collection (A-1)	350,637	345,880	345,880	Yearly Maximum Debt Assessment
NAV Tax Collection (A-2)	90,083	88,840	88,840	Yearly Maximum Debt Assessment
Total Revenues	\$ 443,018	\$ 434,770	\$ 435,020	
EXPENDITURES				
Principal Payments (A-1)	225,000	230,000	240,000	Principal Payment Due In 2024
Principal Payments (A-2)	55,000	55,000	60,000	Principal Payment Due In 2024
Bond Redemption (A-1)	0	2,785	480	Estimated Excess Debt Collections (A-1)
Bond Redemption (A-2)	0	3,545	460	Estimated Excess Debt Collections (A-2)
Interest Payments (A-1)	124,000	113,120	105,600	Interest Payments Due In 2024
Interest Payments (A-2)	32,960	30,320	28,480	Interest Payments Due In 2024
Total Expenditures	\$ 436,960	\$ 434,770	\$ 435,020	
Excess/ (Shortfall)	\$ 6,058	\$ -	\$ -	

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 1/1/23 = \$3,650,000

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 1/1/23 = \$975,000

**Thousand Oaks Community Development District
Assessment Comparison**

Home Type	Fiscal Year 2020/2021		Fiscal Year 2021/2022		Fiscal Year 2022/2023		Fiscal Year 2023/2024	
	Assessment*		Assessment*		Assessment*		Projected Assessment*	
Townhomes (Thousand Oaks)	\$	361.30	\$	299.57	\$	299.54	\$	299.49
	\$	470.20	\$	470.20	\$	470.20	\$	470.20
	\$	831.50	\$	769.77	\$	769.74	\$	769.69
Sub-Total For Townhomes								
O & M Debt								
Single-Family Attached (Thousand Oaks)	\$	361.30	\$	299.57	\$	299.54	\$	299.49
	\$	470.20	\$	470.20	\$	470.20	\$	470.20
	\$	831.50	\$	769.77	\$	769.74	\$	769.69
Sub-Total For Single-Family Attached								
O & M Debt								
Single-Family Detached (Thousand Oaks)	\$	361.30	\$	299.57	\$	299.54	\$	299.49
	\$	656.48	\$	656.48	\$	656.48	\$	656.48
	\$	1,017.78	\$	956.05	\$	956.02	\$	955.97
Sub-Total For Single-Family Detached								
O & M Debt								
Single-Family Attached (Sierra Bay)	\$	361.30	\$	299.57	\$	299.54	\$	299.49
	\$	470.20	\$	470.20	\$	470.20	\$	470.20
	\$	831.50	\$	769.77	\$	769.74	\$	769.69
Sub-Total For Single-Family Attached								

* 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
Attached Single Family (Sierra Bay)	201
Total Units	897

Attached Single Family Home (Thousand Oaks) Information

Total Units	231
Prepayments	1
Billed For Debt	230