



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 8, 2024
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 8, 2024
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. Approval of Minutes
 - 1. March 4, 2024 Regular Board Meeting Minutes.....Page 3
- G. Comments from the Public for Items Not on the Agenda
- H. Old Business
 - 1. Update on Newsletter and Website
 - 2. Update on Fountain Installation.....Page 7
 - 3. Update on 1277 Rosegate Blvd. Swell Issue
 - 4. Update on Preserve/Dry Conservation Project
 - 5. Update on 2024 Conferences
 - Florida League of Cities August 15th - 17th 2024
 - FASD June 10th - 13th 2024
 - 6. Update on Logo Trademark
 - 7. Update Regarding Encroachment Issue
 - 8. Update on Irrigation along Congress.....Page 11
 - 9. Update on SLB General Contracting Rip Rap Project
- I. New Business
 - 1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget.....Page 12
 - 2. Review Engineers Report.....Page 31
 - 3. Review Aquatic Contract.....Page 41
- J. Administrative Matters
 - 1. Financial Report.....Page 45
- 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, of 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 2023/2024 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 a newspaper by print in the issues of Palm
Beach Daily Business Review f/k/a Palm Beach Review on

09/29/2023

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

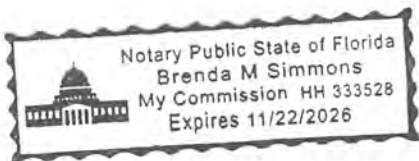
angelina Garay

Sworn to and subscribed before me this
29 day of SEPTEMBER, A.D. 2023

[Signature]

(SEAL)

ANGELINA GARAY personally known to me



**THOUSAND OAKS
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2023/2024
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 9, 2023
- November 13, 2023
- December 11, 2023
- January 8, 2024
- February 12, 2024
- March 4, 2024
- April 8, 2024
- May 13, 2024
- June 10, 2024
- July 8, 2024
- August 12, 2024
- September 9, 2024

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 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 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

9/29 23-03/0000685721P

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 4, 2024**

A. CALL TO ORDER

The March 4, 2024, Regular Board Meeting of the Thousand Oaks Community Development District (the "District") was called to order at 4:18 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 29, 2023, as part of the District's Fiscal Year 2023/2024 Regular Board Meeting, as legally required.

C. MOMENT OF SILENCE

D. ESTABLISH A QUORUM

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

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

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. APPROVAL OF MINUTES

1. February 12, 2024, Regular Board Meeting

The minutes of the February 12, 2024, Regular Board Meeting were presented for consideration.

Mr. Knowles asked Mr. Jackson about his title as Secretary/Treasurer in the minutes. The title was not by his name. Ms. Bethel stated she believes that all minutes were like that. Mr. Jackson requested that she double check and if the minutes reflect the title, revise them, if not, leave as is.

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede and passed unanimously approving the minutes of the February 12, 2024, Regular Board Meeting, as presented.

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

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

H. OLD BUSINESS

1. Update on Newsletter and Website

Mr. Knowles stated that the young lady that he had in mind to complete the project can no longer do it. Mr. Towns stated he had someone in mind. He will send that information to Ms. Bethel.

2. Update on Fountain Installation

Ms. Bethel advised that the fountains had passed final inspection and FPL had been scheduled to come out and hook up the electricity. Once completed, the fountain will be up and running.

3. Update on 1277 Rosegate Boulevard Swale Issue

Ms. Bethel stated that SLB General Contracting was working to try to get this completed since it is such a small project.

4. Update Regarding Fountain Repairs

Ms. Bethel stated the fountain was up and running and all remotes have been tested, programmed and labeled.

5. Update on Preserve/Dry Conservation Project

Ms. Bethel asked Mr. Jackson if he had a chance to review this project with Mr. Russ. Mr. Jackson stated he did not get a chance to do so, but he will.

6. Update on 2024 Conferences

Ms. Bethel stated that she added a revised Travel Authorization Request Form that should be submitted to the Board before any travel. Mr. Palen reviewed the revised form and the travel reimbursement policy with the Board. The revised form is essentially the same as that used by State officials and employees. It includes a request for a travel advance with the certification required by the adopted Travel Reimbursement Policy and state law. Mr. Jackson inquired about the revised form and asked why does the travel request needs to be approved? Mr. Palen stated that Section 112.061, Florida Statutes, requires the board to approve all travel in advance of any expenditures. Mr. Gaede agreed that this was consistent with the way municipalities handle travel requests.

Mr. Knowles stated he would like to attend both the annual conferences of the Florida Association of Special Districts (June 10-13th, 2024) and the Florida League of Cities (August 15-17th, 2024). Ms. Bethel stated she would prepare the forms and have them signed at the next meeting for the Board's review and consideration.

7. Update on Logo Trademark

Ms. Bethel stated that the attorney sent her some questions to answer about the District, which she completed and sent back. The trademark process is moving along.

8. Update Regarding Encroachment Issue

Ms. Bethel advised that she had spoken with Mr. Wells and he was a bit confused. Therefore we would like to meet with Mr. Gaede to have a few questions answered. Mr. Gaede was receptive.

9. Update on Irrigation along Congress

Ms. Bethel advised that Mr. Russ had repaired the clogged pipe along Congress and irrigation is up and running. However, she received an email from the HOA stating that the grass was dying along Congress, east of the sidewalk. Ms. Bethel spoke with Mr. Russ and he stated there was no irrigation on that side and provided a proposal. A lengthy discussion ensued. Mr. Jackson stated that irrigation on that side was paid for when they completed the irrigation project and Mr. Gaede stated he thought so as well. Mr. Jackson stated he would like Mr. Russ at every Board meeting and that the Board be copied on all email communications moving forward.

10. Consider Proposal from SLB General Contracting, LLC

After receiving the proposal, the Board had a few questions. As such, Ms. Bethel reached out to the vendor for a response. Ms. Bethel stated she was not sure if everyone had had a chance to review it and read the vendor's response to the Board. Mr. Jackson inquired about a buyer's representative. Mr. Palen stated that would be comparative to the District's Engineer, the District's Attorney, etc. Mr. Gaede agreed. A lengthy discussion ensued. Ms. Bethel advised that the District Engineer sends a very detailed report on the community and areas of improvement on an annual basis. Mr. Jackson would like Ms. Bethel to bring the Engineer's Report to the next meeting.

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede and passed unanimously approving SLB General Contracting, LLC for the Rip Rap Outfall Project in the amount of \$51,960.

I. NEW BUSINESS

1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget

Resolution No. 2024-01 was presented, entitled:

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.

Ms. Bethel went over the proposed budget. Mr. Jackson stated that the travel budget should be raised from \$8,000 to \$10,000. A lengthy discussion ensued. Mr. Jackson would like to see how much carryover would be needed to reduce the assessments by Five Dollars (\$5). Ms. Bethel will bring this information back to the next meeting. Mr. Jackson also requested that Ms. Bethel bring to the next meeting the aquatic contract for Board review.

J. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel stated that the Financial Report had been added to the agenda to give the Board a monthly review of expenses/income. Ms. Bethel reviewed the report and asked if there were any questions. There were none.

K. ATTORNEY MATTERS

Mr. Palen had nothing further.

L. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

M. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 5:08 p.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair

From: Brian Gruber <bgruber44@gmail.com>
Sent: Wednesday, March 27, 2024 8:23 AM
To: Sylvia Bethel <sbethel@sdsinc.org>
Subject: Re: New fountain in Thousand Oaks at Congress

And actually I was just thinking that the meter should not be placed on my property either. It needs to be put in the utility easement as well. This is standard practice.

Thanks,
Brian Gruber

On Wed, Mar 27, 2024 at 8:14 AM Brian Gruber <bgruber44@gmail.com> wrote:
Your vendor is 100% incorrect. He trenched directly down the middle of my yard as shown in this picture (my house is on the right, my property line goes to my neighbors fence post to the left of the shrub in the center):



Honestly, I don't care if it's underground, it was run through my property without notification or approval from the owner. You guys need to use a utility easement. I have included the plat below so you can see where it needs to be moved to. I also have my survey from when I bought my house to show my property line goes up to my neighbor's property line with no sort of easement between them.



I also have some other concerns that need to be addressed.

- 1) My name is on the permits for the electrical installation. This needs to be changed because I don't want any sort of risk of a lien being placed on my property for something I had no control over and wanted no part of.
- 2) You need to use a different address on your FPL account for this fountain. Any credit check is going to affect me even though you used different suite information. Riviera Beach can assign a different number to the meter, and if they won't do it then FPL will. I know this because I deal with addressing at my work and FPL tries to do this in my city all the time.

Please take care of these new two new issues and get back to me with proof they have been changed.

Thanks,
Brian Gruber
2220 Oakmont Drive

On Wed, Mar 27, 2024 at 7:07 AM Sylvia Bethel <sbethel@sdsinc.org> wrote:
Good morning Brian,

I spoke with the vendor and he is looking into a quitter nozzle for the fountain. I also mentioned the power cable. I was told the power cable is not directly on your property. It runs along the side from the FPL box to the lake and is underground, therefore it will not affect you installing a fence or pavers. As mentioned, I will bring this to the boards attention at the meeting on April 8th at 4:15pm.

Best Regards,

Sylvia Bethel
Special District Services
2501A Burns Road
Palm Beach Gardens, FL 33410
P: 561-630-4922 ext 227
F: 561-630-4923

www.sdsinc.org

BOARD MEMBERS: Please do not use the "Reply All" feature of your e-mail, as it may be deemed a violation of the Sunshine Law. Please reply only to the management office. Thank you!

NOTE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

-----Original Message-----

From: Brian Gruber <bgruber44@gmail.com>
Sent: Monday, March 25, 2024 2:28 PM
To: Sylvia Bethel <sbethel@sdsinc.org>
Subject: New fountain in Thousand Oaks at Congress

Ms. Bethel,

I was given your number by the Thousand Oaks HOA to reach out about some concerns I have about the new fountain that has been installed in the NE corner of Thousand Oaks.

1) This fountain is directly behind my house and it is so loud I can hear it throughout my entire house. Using my back patio is now impossible because of the noise coming from the fountain. Opening windows is now out of the question as well. I would assume these fountains need to conform to noise ordinances and I'm guessing the noise is way over the amount allowed.

2) The power cable was trenched through my property. My property is not a utility easement and I request it be re-routed to an actual utility easement. In the future I plan to fence my yard and put pavers out there and your power cable is run under where I would need to work.

We are not against a fountain there, but the noise issue and the trenching through my yard needs to be remedied.

Please give me a call as soon as possible to discuss this matter.

Thank you,
Brian Gruber
2220 Oakmont Drive
(561)531-2976

From: JOHN RUSS <john_a_russ@yahoo.com>
Sent: Monday, March 4, 2024 3:08 PM
To: Sylvia Bethel <sbethel@sdsinc.org>
Subject: Irrigation Installation along congress

Russ Total Lawn Maintenance L.L.C.
1731 Ave F.
Riviera Beach Fla. 33404
John Russ

Thousand Oaks Community Development District,
The following is the proposal for irrigation zone installation. If any questions please do not hesitate to contact me at: (561) 319-7110.

Irrigation Zone Installation Proposal Introduction

This document proposes that Russ Total Lawn Maintenance will perform the necessary Installation in an effort to maintain the beauty of the property and to enhance the beauty of the congress corridor. Also to prevent pedestrians from getting wet while on sidewalk. The goal is to maintain a conspicuous landscape for an attractive appearance for residents and visitors.

R.T.L.M. will be responsible for the following deliverables.

Deliverables

- Install approximately 1,115ft of Zone Pipe (Two additional zones)
- Install Rain Bird rotor heads for proper coverage
- Dispose of any generated debris

Compensation

Our complete price for this project base on the deliverables outlined is: \$7,800.00.

Thanks again for allowing Russ Total Lawn Maintenance to submit this proposal. Our company is small enough to give your property the attention it deserves and yet we are large enough to handle the equipment and labor necessary to do the job right and on time.

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; 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 2024/2025 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 2024/2025 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2024 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 2024/2025 Budget.

PASSED, ADOPTED and EFFECTIVE this 8th day of April, 2024.

ATTEST:

**THOUSAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Thousand Oaks
Community Development District

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O & M ASSESSMENTS	268,595
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511
OTHER REVENUES	0
INTEREST INCOME	420
TOTAL REVENUES	\$ 731,483
EXPENDITURES	
SUPERVISOR FEES	12,000
PAYROLL TAXES	960
AQUATIC/STORMWATER MANAGEMENT	30,000
LAWN/LANDSCAPE MANAGEMENT	46,715
WETLAND PRESERVE BUFFER MAINTENANCE	10,800
MAINTENANCE CONTINGENCY	85,000
CURB REPAIRS	0
FOUNTAINS	0
GOLF CART	0
ENGINEERING/INSPECTIONS/REPORTS	6,000
MANAGEMENT	38,124
SECRETARIAL	4,200
LEGAL	12,000
ASSESSMENT ROLL	8,000
AUDIT FEES	3,500
ARBITRAGE REBATE FEE	1,300
INSURANCE	6,900
LEGAL ADVERTISING	1,300
MISCELLANEOUS	1,900
POSTAGE	500
OFFICE SUPPLIES	1,075
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,600
TRAVEL/TRAINING	8,000
WEBSITE MANAGEMENT	1,500
TOTAL EXPENDITURES	\$ 283,549
REVENUES LESS EXPENDITURES	\$ 447,934
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
BALANCE	\$ 13,214
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,621)
DISCOUNTS FOR EARLY PAYMENTS	(29,243)
EXCESS/ (SHORTFALL)	\$ (30,650)
CARRYOVER FROM PRIOR YEAR	30,650
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	269,011	268,638	268,595	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS (SERIES 2016 A1)	367,671	367,957	367,957	Bond Payments/.94
DEBT ASSESSMENTS (SERIES 2016 A2)	94,459	94,511	94,511	Bond Payments/.94
OTHER REVENUES	350	0	0	
INTEREST INCOME	11,276	0	420	Projected At \$35 Per Month
TOTAL REVENUES	\$ 742,767	\$ 731,106	\$ 731,483	
EXPENDITURES				
SUPERVISOR FEES	11,600	12,000	12,000	No Change From 2023/2024 Budget
PAYROLL TAXES	887	960	960	Projected At 8% Of Supervisor Fees
AQUATIC/STORMWATER MANAGEMENT	35,430	30,000	30,000	FY 23/24 Expenditure Through Jan 2024 = \$9,370
LAWN/LANDSCAPE MANAGEMENT	69,977	46,715	46,715	FY 23/24 Expenditure Through Jan 2024 = \$20,612
WETLAND PRESERVE BUFFER MAINTENANCE	0	10,800	10,800	No Change From 2023/2024 Budget
MAINTENANCE CONTINGENCY	93,680	79,500	85,000	\$5,500 Increase From 2023/2024 Budget
CURB REPAIRS	80,675	0	0	Fiscal Year 2022/2023 Expenditure
FOUNTAINS	23,291	0	0	Fiscal Year 2022/2023 Expenditure
GOLF CART	16,580	0	0	Fiscal Year 2022/2023 Expenditure
ENGINEERING/INSPECTIONS/REPORTS	5,388	6,000	6,000	No Change From 2023/2024 Budget
MANAGEMENT	35,952	37,020	38,124	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2023/2024 Budget
LEGAL	19,613	10,000	12,000	\$2,000 Increase From 2023/2024 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	As Per Contract
AUDIT FEES	3,800	3,900	3,500	Accepted Amount For 2023/2024 Audit
ARBITRAGE REBATE FEE	1,300	1,300	1,300	No Change From 2023/2024 Budget
INSURANCE	6,608	6,900	6,900	FY 23/24 Expenditure Was \$7,024
LEGAL ADVERTISING	476	1,400	1,300	\$100 Decrease From 2023/2024 Budget
MISCELLANEOUS	2,730	1,700	1,900	\$200 Increase From 2023/2024 Budget
POSTAGE	76	500	500	No Change From 2023/2024 Budget
OFFICE SUPPLIES	1,116	1,000	1,075	\$75 Increase From 2023/2024 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2023/2024 Budget
TRUSTEE FEES	3,500	3,700	3,600	\$100 Decrease From 2023/2024 Budget
TRAVEL/TRAINING	854	8,000	8,000	No Change From 2023/2024 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2023/2024 Budget
TOTAL EXPENDITURES	\$ 427,408	\$ 275,270	\$ 283,549	
REVENUES LESS EXPENDITURES	\$ 315,359	\$ 455,836	\$ 447,934	
BOND PAYMENTS (SERIES 2016 A1)	(350,667)	(345,880)	(345,880)	2025 P & I Payments Less Earned Interest
BOND PAYMENTS (SERIES 2016 A2)	(90,088)	(88,840)	(88,840)	2025 P & I Payments Less Earned Interest
BALANCE	\$ (125,396)	\$ 21,116	\$ 13,214	
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,560)	(14,622)	(14,621)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(26,896)	(29,244)	(29,243)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (156,852)	\$ (22,750)	\$ (30,650)	
CARRYOVER FROM PRIOR YEAR	0	22,750	30,650	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (156,852)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	18,285	200	600	Projected Interest For 2024/2025
Interest Income (A-2)	5,088	100	300	Projected Interest For 2024/2025
NAV Tax Collection (A-1)	350,667	345,880	345,880	Yearly Maximum Debt Assessment
NAV Tax Collection (A-2)	90,088	88,840	88,840	Yearly Maximum Debt Assessment
Total Revenues	\$ 464,128	\$ 435,020	\$ 435,620	
EXPENDITURES				
Principal Payments (A-1)	230,000	240,000	245,000	Principal Payment Due In 2025
Principal Payments (A-2)	55,000	60,000	60,000	Principal Payment Due In 2025
Bond Redemption (A-1)	0	480	3,640	Estimated Excess Debt Collections (A-1)
Bond Redemption (A-2)	0	460	2,580	Estimated Excess Debt Collections (A-2)
Interest Payments (A-1)	116,800	105,600	97,840	Interest Payments Due In 2025
Interest Payments (A-2)	31,200	28,480	26,560	Interest Payments Due In 2025
Total Expenditures	\$ 433,000	\$ 435,020	\$ 435,620	
Excess/ (Shortfall)	\$ 31,128	\$ -	\$ -	

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 1/1/24 = \$3,420,000

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 1/1/24 = \$920,000

**Thousand Oaks Community Development District
Assessment Comparison**

Home Type		Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
Townhomes (Thousand Oaks)	O & M	\$ 299.57	\$ 299.54	\$ 299.49	\$ 299.44
	<u>Debt</u>	\$ 470.20	\$ 470.20	\$ 470.20	\$ 470.20
	Sub-Total For Townhomes	\$ 769.77	\$ 769.74	\$ 769.69	\$ 769.64
Single-Family Attached (Thousand Oaks)	O & M	\$ 299.57	\$ 299.54	\$ 299.49	\$ 299.44
	<u>Debt</u>	\$ 470.20	\$ 470.20	\$ 470.20	\$ 470.20
	Sub-Total For Single-Family Attached	\$ 769.77	\$ 769.74	\$ 769.69	\$ 769.64
Single-Family Detached (Thousand Oaks)	O & M	\$ 299.57	\$ 299.54	\$ 299.49	\$ 299.44
	<u>Debt</u>	\$ 656.48	\$ 656.48	\$ 656.48	\$ 656.48
	Sub-Total For Single-Family Detached	\$ 956.05	\$ 956.02	\$ 955.97	\$ 955.92
Single-Family Attached (Sierra Bay)	O & M	\$ 299.57	\$ 299.54	\$ 299.49	\$ 299.44
	<u>Debt</u>	\$ 470.20	\$ 470.20	\$ 470.20	\$ 470.20
	Sub-Total For Single-Family Attached	\$ 769.77	\$ 769.74	\$ 769.69	\$ 769.64

* 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

Thousand Oaks Community Development District

Scenario A -Travel At \$10,000
O&M Assessments At \$299

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O & M ASSESSMENTS	268,595
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511
OTHER REVENUES	0
INTEREST INCOME	420
TOTAL REVENUES	\$ 731,483
EXPENDITURES	
SUPERVISOR FEES	12,000
PAYROLL TAXES	960
AQUATIC/STORMWATER MANAGEMENT	30,000
LAWN/LANDSCAPE MANAGEMENT	46,715
WETLAND PRESERVE BUFFER MAINTENANCE	10,800
MAINTENANCE CONTINGENCY	85,000
CURB REPAIRS	0
FOUNTAINS	0
GOLF CART	0
ENGINEERING/INSPECTIONS/REPORTS	6,000
MANAGEMENT	38,124
SECRETARIAL	4,200
LEGAL	12,000
ASSESSMENT ROLL	8,000
AUDIT FEES	3,500
ARBITRAGE REBATE FEE	1,300
INSURANCE	6,900
LEGAL ADVERTISING	1,300
MISCELLANEOUS	1,900
POSTAGE	500
OFFICE SUPPLIES	1,075
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,600
TRAVEL/TRAINING	10,000
WEBSITE MANAGEMENT	1,500
TOTAL EXPENDITURES	\$ 285,549
REVENUES LESS EXPENDITURES	\$ 445,934
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
BALANCE	\$ 11,214
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,621)
DISCOUNTS FOR EARLY PAYMENTS	(29,243)
EXCESS/ (SHORTFALL)	\$ (32,650)
CARRYOVER FROM PRIOR YEAR	32,650
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	269,011	268,638	268,595	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS (SERIES 2016 A1)	367,671	367,957	367,957	Bond Payments/.94
DEBT ASSESSMENTS (SERIES 2016 A2)	94,459	94,511	94,511	Bond Payments/.94
OTHER REVENUES	350	0	0	
INTEREST INCOME	11,276	0	420	Projected At \$35 Per Month
TOTAL REVENUES	\$ 742,767	\$ 731,106	\$ 731,483	
EXPENDITURES				
SUPERVISOR FEES	11,600	12,000	12,000	No Change From 2023/2024 Budget
PAYROLL TAXES	887	960	960	Projected At 8% Of Supervisor Fees
AQUATIC/STORMWATER MANAGEMENT	35,430	30,000	30,000	FY 23/24 Expenditure Through Jan 2024 = \$9,370
LAWN/LANDSCAPE MANAGEMENT	69,977	46,715	46,715	FY 23/24 Expenditure Through Jan 2024 = \$20,612
WETLAND PRESERVE BUFFER MAINTENANCE	0	10,800	10,800	No Change From 2023/2024 Budget
MAINTENANCE CONTINGENCY	93,680	79,500	85,000	\$5,500 Increase From 2023/2024 Budget
CURB REPAIRS	80,675	0	0	Fiscal Year 2022/2023 Expenditure
FOUNTAINS	23,291	0	0	Fiscal Year 2022/2023 Expenditure
GOLF CART	16,580	0	0	Fiscal Year 2022/2023 Expenditure
ENGINEERING/INSPECTIONS/REPORTS	5,388	6,000	6,000	No Change From 2023/2024 Budget
MANAGEMENT	35,952	37,020	38,124	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2023/2024 Budget
LEGAL	19,613	10,000	12,000	\$2,000 Increase From 2023/2024 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	As Per Contract
AUDIT FEES	3,800	3,900	3,500	Accepted Amount For 2023/2024 Audit
ARBITRAGE REBATE FEE	1,300	1,300	1,300	No Change From 2023/2024 Budget
INSURANCE	6,608	6,900	6,900	FY 23/24 Expenditure Was \$7,024
LEGAL ADVERTISING	476	1,400	1,300	\$100 Decrease From 2023/2024 Budget
MISCELLANEOUS	2,730	1,700	1,900	\$200 Increase From 2023/2024 Budget
POSTAGE	76	500	500	No Change From 2023/2024 Budget
OFFICE SUPPLIES	1,116	1,000	1,075	\$75 Increase From 2023/2024 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2023/2024 Budget
TRUSTEE FEES	3,500	3,700	3,600	\$100 Decrease From 2023/2024 Budget
TRAVEL/TRAINING	854	8,000	10,000	\$2,000 Increase From 2023/2024 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2023/2024 Budget
TOTAL EXPENDITURES	\$ 427,408	\$ 275,270	\$ 285,549	
REVENUES LESS EXPENDITURES	\$ 315,359	\$ 455,836	\$ 445,934	
BOND PAYMENTS (SERIES 2016 A1)	(350,667)	(345,880)	(345,880)	2025 P & I Payments Less Earned Interest
BOND PAYMENTS (SERIES 2016 A2)	(90,088)	(88,840)	(88,840)	2025 P & I Payments Less Earned Interest
BALANCE	\$ (125,396)	\$ 21,116	\$ 11,214	
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,560)	(14,622)	(14,621)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(26,896)	(29,244)	(29,243)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (156,852)	\$ (22,750)	\$ (32,650)	
CARRYOVER FROM PRIOR YEAR	0	22,750	32,650	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (156,852)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Interest Income (A-1)	18,285	200	600	Projected Interest For 2024/2025
Interest Income (A-2)	5,088	100	300	Projected Interest For 2024/2025
NAV Tax Collection (A-1)	350,667	345,880	345,880	Yearly Maximum Debt Assessment
NAV Tax Collection (A-2)	90,088	88,840	88,840	Yearly Maximum Debt Assessment
Total Revenues	\$ 464,128	\$ 435,020	\$ 435,620	
EXPENDITURES				
Principal Payments (A-1)	230,000	240,000	245,000	Principal Payment Due In 2025
Principal Payments (A-2)	55,000	60,000	60,000	Principal Payment Due In 2025
Bond Redemption (A-1)	0	480	3,640	Estimated Excess Debt Collections (A-1)
Bond Redemption (A-2)	0	460	2,580	Estimated Excess Debt Collections (A-2)
Interest Payments (A-1)	116,800	105,600	97,840	Interest Payments Due In 2025
Interest Payments (A-2)	31,200	28,480	26,560	Interest Payments Due In 2025
Total Expenditures	\$ 433,000	\$ 435,020	\$ 435,620	
Excess/ (Shortfall)	\$ 31,128	\$ -	\$ -	

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 1/1/24 = \$3,420,000

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 1/1/24 = \$920,000

**Thousand Oaks Community Development District
Assessment Comparison**

Home Type		Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
Townhomes (Thousand Oaks)	O & M	\$ 299.57	\$ 299.54	\$ 299.49	\$ 299.44
	<u>Debt</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>
	Sub-Total For Townhomes	\$ 769.77	\$ 769.74	\$ 769.69	\$ 769.64
Single-Family Attached (Thousand Oaks)	O & M	\$ 299.57	\$ 299.54	\$ 299.49	\$ 299.44
	<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	\$ 769.77	\$ 769.74	\$ 769.69	\$ 769.64
Single-Family Detached (Thousand Oaks)	O & M	\$ 299.57	\$ 299.54	\$ 299.49	\$ 299.44
	<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	\$ 956.05	\$ 956.02	\$ 955.97	\$ 955.92
Single-Family Attached (Sierra Bay)	O & M	\$ 299.57	\$ 299.54	\$ 299.49	\$ 299.44
	<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	\$ 769.77	\$ 769.74	\$ 769.69	\$ 769.64

* 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

Thousand Oaks Community Development District

Scenario B -Travel At \$10,000
O&M Assessments At \$294

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O & M ASSESSMENTS	264,112
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511
OTHER REVENUES	0
INTEREST INCOME	420
TOTAL REVENUES	\$ 727,000
EXPENDITURES	
SUPERVISOR FEES	12,000
PAYROLL TAXES	960
AQUATIC/STORMWATER MANAGEMENT	30,000
LAWN/LANDSCAPE MANAGEMENT	46,715
WETLAND PRESERVE BUFFER MAINTENANCE	10,800
MAINTENANCE CONTINGENCY	85,000
CURB REPAIRS	0
FOUNTAINS	0
GOLF CART	0
ENGINEERING/INSPECTIONS/REPORTS	6,000
MANAGEMENT	38,124
SECRETARIAL	4,200
LEGAL	12,000
ASSESSMENT ROLL	8,000
AUDIT FEES	3,500
ARBITRAGE REBATE FEE	1,300
INSURANCE	6,900
LEGAL ADVERTISING	1,300
MISCELLANEOUS	1,900
POSTAGE	500
OFFICE SUPPLIES	1,075
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,600
TRAVEL/TRAINING	10,000
WEBSITE MANAGEMENT	1,500
TOTAL EXPENDITURES	\$ 285,549
REVENUES LESS EXPENDITURES	\$ 441,451
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
BALANCE	\$ 6,731
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,532)
DISCOUNTS FOR EARLY PAYMENTS	(29,063)
EXCESS/ (SHORTFALL)	\$ (36,864)
CARRYOVER FROM PRIOR YEAR	36,864
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	269,011	268,638	264,112	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS (SERIES 2016 A1)	367,671	367,957	367,957	Bond Payments/.94
DEBT ASSESSMENTS (SERIES 2016 A2)	94,459	94,511	94,511	Bond Payments/.94
OTHER REVENUES	350	0	0	
INTEREST INCOME	11,276	0	420	Projected At \$35 Per Month
TOTAL REVENUES	\$ 742,767	\$ 731,106	\$ 727,000	
EXPENDITURES				
SUPERVISOR FEES	11,600	12,000	12,000	No Change From 2023/2024 Budget
PAYROLL TAXES	887	960	960	Projected At 8% Of Supervisor Fees
AQUATIC/STORMWATER MANAGEMENT	35,430	30,000	30,000	FY 23/24 Expenditure Through Jan 2024 = \$9,370
LAWN/LANDSCAPE MANAGEMENT	69,977	46,715	46,715	FY 23/24 Expenditure Through Jan 2024 = \$20,612
WETLAND PRESERVE BUFFER MAINTENANCE	0	10,800	10,800	No Change From 2023/2024 Budget
MAINTENANCE CONTINGENCY	93,680	79,500	85,000	\$5,500 Increase From 2023/2024 Budget
CURB REPAIRS	80,675	0	0	Fiscal Year 2022/2023 Expenditure
FOUNTAINS	23,291	0	0	Fiscal Year 2022/2023 Expenditure
GOLF CART	16,580	0	0	Fiscal Year 2022/2023 Expenditure
ENGINEERING/INSPECTIONS/REPORTS	5,388	6,000	6,000	No Change From 2023/2024 Budget
MANAGEMENT	35,952	37,020	38,124	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2023/2024 Budget
LEGAL	19,613	10,000	12,000	\$2,000 Increase From 2023/2024 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	As Per Contract
AUDIT FEES	3,800	3,900	3,500	Accepted Amount For 2023/2024 Audit
ARBITRAGE REBATE FEE	1,300	1,300	1,300	No Change From 2023/2024 Budget
INSURANCE	6,608	6,900	6,900	FY 23/24 Expenditure Was \$7,024
LEGAL ADVERTISING	476	1,400	1,300	\$100 Decrease From 2023/2024 Budget
MISCELLANEOUS	2,730	1,700	1,900	\$200 Increase From 2023/2024 Budget
POSTAGE	76	500	500	No Change From 2023/2024 Budget
OFFICE SUPPLIES	1,116	1,000	1,075	\$75 Increase From 2023/2024 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2023/2024 Budget
TRUSTEE FEES	3,500	3,700	3,600	\$100 Decrease From 2023/2024 Budget
TRAVEL/TRAINING	854	8,000	10,000	\$2,000 Increase From 2023/2024 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2023/2024 Budget
TOTAL EXPENDITURES	\$ 427,408	\$ 275,270	\$ 285,549	
REVENUES LESS EXPENDITURES	\$ 315,359	\$ 455,836	\$ 441,451	
BOND PAYMENTS (SERIES 2016 A1)	(350,667)	(345,880)	(345,880)	2025 P & I Payments Less Earned Interest
BOND PAYMENTS (SERIES 2016 A2)	(90,088)	(88,840)	(88,840)	2025 P & I Payments Less Earned Interest
BALANCE	\$ (125,396)	\$ 21,116	\$ 6,731	
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,560)	(14,622)	(14,532)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(26,896)	(29,244)	(29,063)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (156,852)	\$ (22,750)	\$ (36,864)	
CARRYOVER FROM PRIOR YEAR	0	22,750	36,864	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (156,852)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Interest Income (A-1)	18,285	200	600	Projected Interest For 2024/2025
Interest Income (A-2)	5,088	100	300	Projected Interest For 2024/2025
NAV Tax Collection (A-1)	350,667	345,880	345,880	Yearly Maximum Debt Assessment
NAV Tax Collection (A-2)	90,088	88,840	88,840	Yearly Maximum Debt Assessment
Total Revenues	\$ 464,128	\$ 435,020	\$ 435,620	
EXPENDITURES				
Principal Payments (A-1)	230,000	240,000	245,000	Principal Payment Due In 2025
Principal Payments (A-2)	55,000	60,000	60,000	Principal Payment Due In 2025
Bond Redemption (A-1)	0	480	3,640	Estimated Excess Debt Collections (A-1)
Bond Redemption (A-2)	0	460	2,580	Estimated Excess Debt Collections (A-2)
Interest Payments (A-1)	116,800	105,600	97,840	Interest Payments Due In 2025
Interest Payments (A-2)	31,200	28,480	26,560	Interest Payments Due In 2025
Total Expenditures	\$ 433,000	\$ 435,020	\$ 435,620	
Excess/ (Shortfall)	\$ 31,128	\$ -	\$ -	

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 1/1/24 = \$3,420,000

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 1/1/24 = \$920,000

**Thousand Oaks Community Development District
Assessment Comparison**

Home Type		Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
Townhomes (Thousand Oaks)	O & M	\$ 299.57	\$ 299.54	\$ 299.49	\$ 294.44
	<u>Debt</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>
	Sub-Total For Townhomes	\$ 769.77	\$ 769.74	\$ 769.69	\$ 764.64
Single-Family Attached (Thousand Oaks)	O & M	\$ 299.57	\$ 299.54	\$ 299.49	\$ 294.44
	<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	\$ 769.77	\$ 769.74	\$ 769.69	\$ 764.64
Single-Family Detached (Thousand Oaks)	O & M	\$ 299.57	\$ 299.54	\$ 299.49	\$ 294.44
	<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	\$ 956.05	\$ 956.02	\$ 955.97	\$ 950.92
Single-Family Attached (Sierra Bay)	O & M	\$ 299.57	\$ 299.54	\$ 299.49	\$ 294.44
	<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	\$ 769.77	\$ 769.74	\$ 769.69	\$ 764.64

* 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

Thousand Oaks Community Development District

Engineer's Certificate for Trust Indenture

Prepared for:

**Thousand Oaks Community Development
District**
Board of Supervisors
Riviera Beach, Florida

August 2, 2023

Prepared by:



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Boca Raton, FL 33487
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Thousand Oaks CDD
02122-4

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

- I. Purpose and Scope
- II. Introduction / Project Description
- III. Existing Public Facilities
 - 1. Surface Water Management System
 - 2. Water Distribution System
 - 3. Sanitary Collection and Transmission System
 - 4. Conservation Area
 - 5. Roadway Buffers and Entry Features
 - 6. Congress Avenue Median
- IV. **Facilities Inspection**
- V. **Inspection Findings**
 - 1. Sierra Bay
 - 2. Thousand Oaks

EXHIBIT 'A' - Site Plan and Location Map

EXHIBIT 'B'- Mitigation Area Drainage Outfall Bank Stabilization Repair

I Purpose and Scope

This report is being prepared at the request of the Thousand Oaks Community Development District (TOCDD) to comply with the requirements of Section 9.21 of the Trust Indenture for the Special Assessment Bonds, Series 2005A1 and 2005A2. It is the intention of this document to report on the yearly inspection of facilities owned by the TOCDD.

II Introduction / Project Description

The Thousand Oaks Community Development District (TOCDD) provides stormwater management, wetland and upland preserve habitat, roadway buffers and entry features to the residents of the District. The TOCDD is comprised of the Thousand Oaks and Sierra Bay neighborhoods. Thousand Oaks is a 101.23 gross acre residential subdivision located in the Congress Avenue PUD and Sierra Bay is a 15.75-acre residential subdivision located on the east side of Congress Avenue opposite Thousand Oaks. See Site Plan for a graphical representation of the developments, attached hereto as Exhibit "A".

Each neighborhood's infrastructure includes networks of storm drainage, water and sanitary sewer systems that provides service respectively to Thousand Oaks (221 single-family dwellings, 231 manor homes and 244 townhomes) and Sierra Bay (201 manor homes). In addition, the TOCDD maintains two conservation areas.

The District is in Section 30, Township 42S, Range 43E, in Palm Beach County, City of Riviera Beach, Florida. Thousand Oaks is bounded on the east by Congress Avenue; on the west by the SFWMD C-17 Canal; on the south by Timber Pine Plat No. 2 (a residential development); and on the north by unimproved Silver Beach Road and city canal R/W. Sierra Bay is bounded on the west by Congress Avenue, the north by the proposed Sonoma Bay residential development, the east by a City canal and elementary school, and the south by an existing apartment complex. Both developments may be accessed from Congress Avenue. A location map is shown on Exhibit "A".

III Existing Public Facilities

1. Surface Water Management System.

- a. **Thousand Oaks** - The surface water management system serving the neighborhood consists of valley gutters, inlets, manholes and storm pipes that direct runoff to the on-site lake/wetland system for detention prior to discharge into the adjacent South Florida Water Management District (SFWMD) C-17 Canal. The surface water management system is complete and fully operational with no excess capacity available.
- b. **Sierra Bay** - The surface water management system serving Sierra Bay is completely separate from Thousand Oaks system and consists of valley gutters, inlets, manholes and storm pipes that direct runoff to the on-site lake for water quality and quantity detention. The Sierra Bay surface water management system is interconnected to the adjacent Sonoma Bay surface water management system. Discharge is through Sonoma Bay development and into a

City canal along its north property line which flows west to the South Florida Water Management District (SFWMD) C-17 Canal. The surface water management system is complete and fully operational with no excess capacity available.

2. Water Distribution

- a. **Thousand Oaks** - The onsite water distribution system is composed of 6" and 8" diameter mains for potable service and fire protection. All water mains within Thousand Oaks are complete, certified, and have been transferred by the TOCDD to the City of Riviera Beach Utilities Department for ownership, operation, and maintenance.
- b. **Sierra Bay** - The onsite water distribution system is composed of 6" and 8" diameter mains for potable service and fire protection. All water mains within Sierra Bay are complete, certified, and have been transferred by the TOCDD to the City of Riviera Beach Utilities Department for ownership, operation, and maintenance.

3. Sanitary Collection and Transmission System

- a. **Thousand Oaks** - The sewage collection and transmission system consists of a lift station, 6" force main, 8" polyvinyl chloride (PVC) gravity pipe, manholes and 6" service laterals. The lift station is centrally located within the recreation area and the 6" force main extends east on Canopy Lane and ties into an existing 6" force main within the Congress Avenue right-of-way. The 8" PVC gravity pipe extends throughout the project to serve all the units. The entire sewer system for Thousand Oaks is complete, certified and has been transferred by the TOCDD to the City of Riviera Beach Utilities Department for ownership, operation, and maintenance.
- b. **Sierra Bay** - The sewage collection system consists of 8" polyvinyl chloride (PVC) gravity pipe, manholes and 6" service laterals. The entire sewer system for Sierra Bay is complete, certified and has been transferred by the TOCDD to the City of Riviera Beach Utilities Department for ownership, operation, and maintenance.

4. Conservation Area

- a. **Thousand Oaks** - The TOCDD owns and maintains two conservation areas; a wetland totaling 8.19 acres and consisting predominately of sawgrass marsh. The second area is a combination wetland and upland totaling 3.08 acres. In order to insure perpetual preservation, both areas are encumbered by conservation easements dedicated to the South Florida Water Management District.

5. Roadway Buffers and Entry Features

- a. **Thousand Oaks** - The TOCDD owns and maintains the land and improvements within the buffer along Congress Avenue, which is generally 50 feet in width north of Canopy Lane and 20 feet in width south of Canopy Lane. The improvements within the buffer include a berm, landscaping, irrigation, and an entry feature/sign wall.
- b. **Sierra Bay** - The TOCDD owns and maintains the land and improvements within the buffer along Congress Avenue, which is generally 20 feet in width. The improvements within the buffer include a berm, retaining wall, landscaping, irrigation, and an entry feature/sign wall.

6. Congress Avenue Median

The TOCDD maintains the landscaping and irrigation in the median.

IV. Facilities Inspection

An inspection was performed on July 26 & 27, 2023 of the facilities owned by the TOCDD. A visual inspection was conducted of all the roadway curbs, lakes, lake banks, conservation areas, roadway buffers, entry features, and adjacent Congress Avenue median. All drainage catch basins, the discharge control structure, and the drainage pipe connections to the catch basins and lakes were inspected for cleanliness by probing with a PVC pipe. No inspection of the water and sewer system was conducted since these items are no longer owned by the TOCDD.

V. Field Inspection Findings

1. Sierra Bay

a. Surface Water Management System

1. **Curb** - The curb was found to be in good condition.
Repairs were recently completed in March 2023.
2. **Drainage** -The entire drainage system was recently cleaned in March 2023. The drainage system was observed to be clean and unobstructed except in the following locations:
 - i. CB #26 completely covered with leaves. The grates on this structure need to be exposed and cleaned.
3. **Lakes**-All lake banks are properly sloped and stabilized with sod. The lake water level was 10" above design water level.

b. Conservation Area

Not applicable to Sierra Bay.

c. Roadway Buffers and Entry Features

The roadway buffers are generally in good condition. Although the roadways are not owned by the CDD, we observed the following: Sealcoat was installed throughout the project. We don't recommend sealcoat in roadways. Many parking

stalls show evidence of oil stains that are deteriorating the asphalt. Asphalt settlement was noticed at the intersection of Carvelle Dr & Sonrisa Dr. This area should be monitored for future settlement or possible repair. Sidewalk was broken across the street from house 3247 Scarletta Drive.

d. Congress Avenue Median

The median was landscaped with sod and trees and observed to be in good condition. Some small shrubs appeared to be missing.

2. Thousand Oaks

a. Surface Water Management System

1. **Curb** - The curb was found to be in good condition. Repairs were recently completed in March 2023. Some minor areas of cracking in the "D" curb on Canopy Lane. There were some areas of curb uplifting from tree roots causing minimal water retention in curb. Other areas of small cracking were noticed, but not curb displacement at the time of the inspection. These areas will be monitored on future inspections.
2. **Sidewalks-** Although not a CDD item, the sidewalks were found to be in good condition.
3. **Drainage** – The drainage system was found to be clean and unobstructed. The system was recently cleaned in March 2023. The following items were noticed and need to be addressed.
 - i. Catch basin #77 (by clubhouse) needs to be raised to grade. This will require relocating shrubs and possibly paver brick repair.
3. **Lakes** – All lake banks are properly sloped and stabilized with sod. Some erosion has occurred at the design edge of water likely due to wave action and water level variations. All lakes appear to be at the same water level and were approximately 6" above the above design water level.

b. Conservation Area

Some erosion has occurred in the wetland buffer at the bubble up structures and upland slope. There also is dirt partially blocking the critter crossing culvert under Canopy Lane. These structures and culvert openings should be repaired per the attached exhibit "B". The stone that was placed by the small bubble up basins from the gutters have kept erosion around the basins to a minimum. The nutrient berm was missing in most areas.

c. Roadway Buffers and Entry Features

The roadway buffers and entry features are generally in good condition. Although the roadways are not owned by the CDD, we observed the following: There is a small area of settlement around sanitary manhole at 3017 Laurel Ridge Circle. Many additional speed humps have been added throughout the community. There are advance warning signs, and the Speed Hump signs are not always located at the speed hump. The stop sign is too low at Sagewood Ct & Rosegate Blvd as well as Laurel Ridge Circle & Laurel Ridge Circle. Stop signs are too low

at the intersection of Oakmont Dr & Oakhurst Way, Canopy Lane & Rosegate Blvd. These should be raised to the required height of 7' above pavement. There are small shrubs and two signs partially blocking the emergency fire access gate in the NE corner of the property. Many wheel stops were dislocated in parking stalls. Additional STOP signs, stop bars and double yellow striping have been added throughout the community.

d. Congress Avenue Median

The median was landscaped with sod and trees and found to be in good condition. Several small trees & shrubs are missing on Congress Ave.

e. Other Items

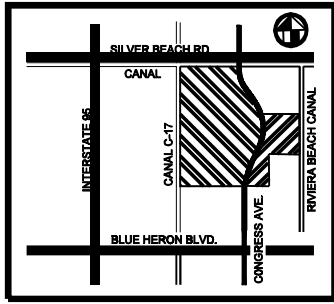
Although not a CDD item, please note that the two Case II red reflector signs are missing at the south leg of the southwest corner of Laurel Ridge Circle.

V. Insurance

The District currently carries comprehensive general liability insurance (covering bodily injury and property damage) with a coverage limit of \$1,000,000 per occurrence. We believe these coverage limits to be reasonable. We recommend the annual premium be included in the CDD budget.

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT SITE PLAN

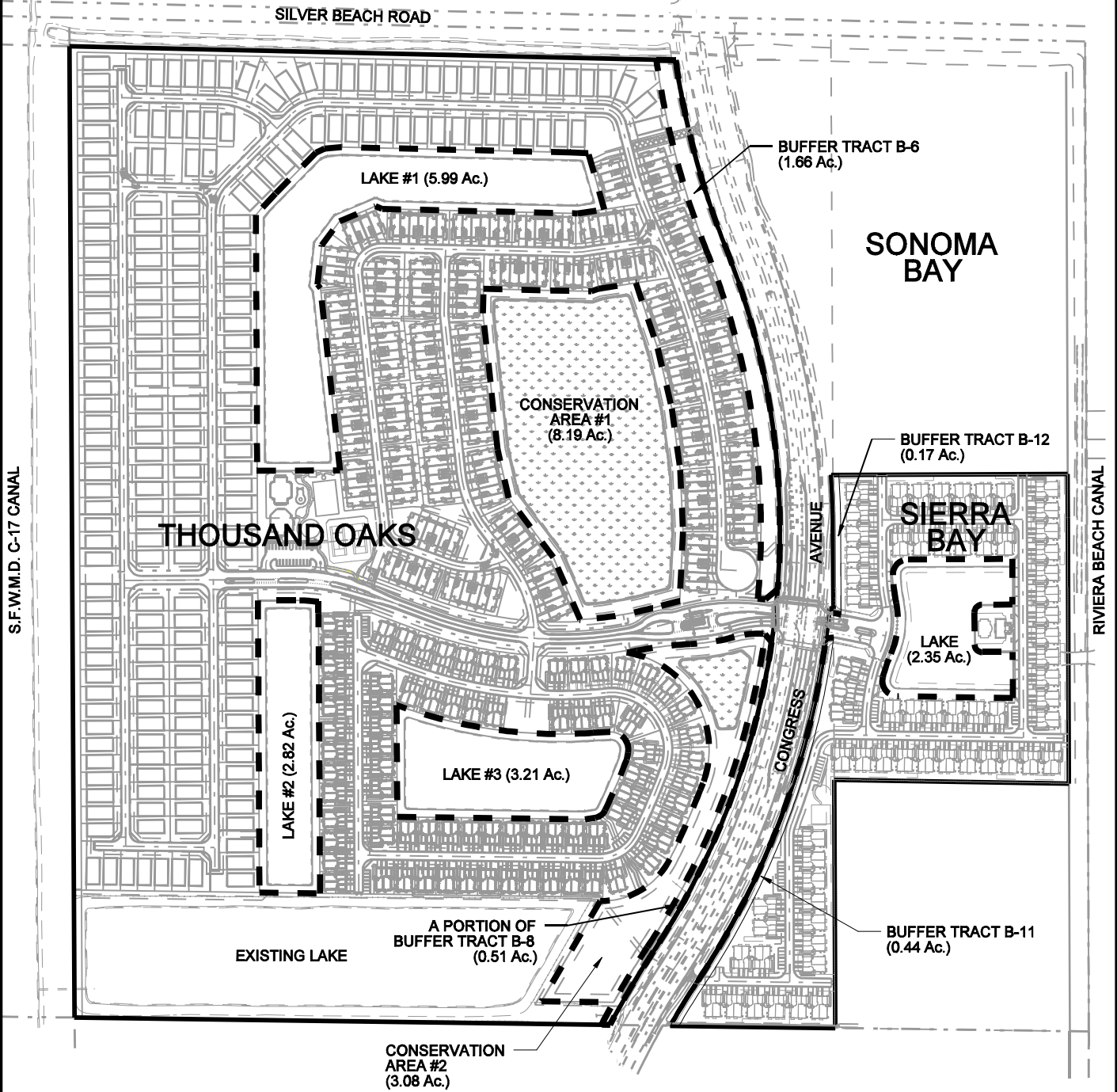
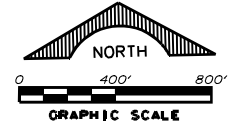
EXHIBIT 'A'



LOCATION MAP
N.T.S.

LEGEND

- THOUSAND OAKS**
- LIMITS OF C.D.D. (101.23 ACRES)
 - LIMITS OF C.D.D. OWNED LAND (25.46 ACRES)
- SIERRA BAY**
- LIMITS OF C.D.D. (15.75 ACRES)
 - LIMITS OF C.D.D. OWNED LAND (2.96 ACRES)





LEGEND

- CHANGES TO THE NUMBER OF LOTS TO BE GRANTED
- IMPAVED STRUCTURE & SIDE
- EDGE OF PAVEMENT

CALL SURFINDER
1-800-432-4770
COMMERCIAL DIVISION
FLORIDA

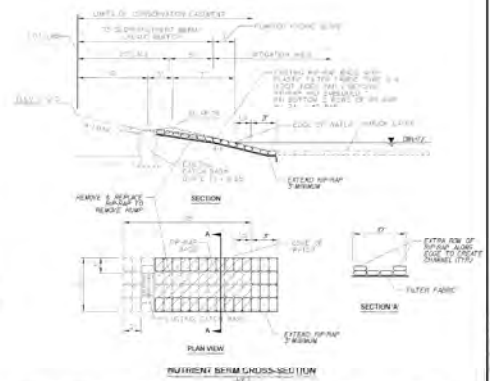
FIRST CALL OF FLORIDA
1-800-327-3386
OR 352-247-3386

GRAPHIC SCALE
0 50 100

811
Know what's below
Call before you dig



- GENERAL NOTES**
- UNDER FLORIDA STATUTE, THE CONTRACTOR MUST PROVIDE A 48 HOUR NOTIFICATION PRIOR TO ANY OPERATION WHICH WOULD "IMPACT" THE LAMPING SURFACE. AFTER THE WORK STARTS, NOTIFY THE LOCAL CABLE TELEVISION COMPANY. THE NOTIFICATION NUMBER IS A ONE-DIGIT NUMBER. THE NOTIFICATION NUMBER IS A ONE-DIGIT NUMBER. THE NOTIFICATION NUMBER IS A ONE-DIGIT NUMBER. THE NOTIFICATION NUMBER IS A ONE-DIGIT NUMBER.
 - BEFORE ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES IF AVAILABLE:
FLORIDA POWER AND LIGHT COMPANY
FLORIDA GAS COMPANY
FLORIDA WATER MANAGEMENT
LOCAL CABLE TELEVISION COMPANY
LOCAL WIRE-BROADCAST SYSTEMS
 - ALL UTILITIES ARE SHOWN ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND RESTORATION OF EXISTING PAVEMENT, CURB, CONCRETE, ETC., AND UNPAVED AREAS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS AND SHALL RESTORE THEM PROPERLY.



SCHNARS
ENGINEERING CORPORATION

1918 Palm Beach Blvd.
West Palm Beach, FL 33411
Tel: 561-833-1100
Fax: 561-833-1101

OWNER: THOUSAND OAKS C. D. D.
c/o SPECIAL DISTRICT SERVICES
2501 A BURNS ROAD
PALM BEACH GARDENS, FL 33410

PROJECT: THOUSAND OAKS
COMMUNITY DEVELOPMENT DISTRICT
RIVIERA BEACH FLORIDA

FILE: EXHIBIT "B"
MITIGATION AREA DRAINAGE OUTFALL
BANK STABILIZATION
REPAIR

REVISION	DATE	BY	CHKD
1	3/20/10	JTS	JTS

DATE	ISSUED BY	REVISIONS	DATE



Aquatic Vegetation Control, Inc.

6753 Garden Road, Suite 109

Riviera Beach, Florida 33404

Offices Located in Port St. Lucie, Pembroke Pines/City of Weston, and Florida City

(561) 845-5525 or (800) 327-8745 Fax (561) 845-5374

www.avcaquatic.com

PROPOSAL/AGREEMENT/CONTRACT

This Agreement for environmental services is entered into contract between **Aquatic Vegetation Control, Inc.** hereinafter referred to as "AVC", whose address is 6753 Garden Road, Suite 109, Riviera Beach, Florida 33404, and submitted to **Thousand Oaks CDD c/o Special District Services, Inc.** whose address is listed below, on the latest date of execution of this Agreement by both parties signature.

Address: 2501 Burns Road, Suite A **City, State, Zip:** Palm Beach Gardens, FL 33410
Phone: 561-630-4922 **Fax:** _____
Contact: Richard Ellington **Email:** rellington@sdsinc.org
Job Name: Thousand Oaks **Location:** Riviera Beach, FL

Scope of Services and Related Costs

AVC does hereby agree to furnish all labor, equipment, herbicides, and materials unless otherwise specified for an Aquatic Weed Control Program to be performed twice per month. The scope of services is listed below.

AVC will provide all supervision, labor, material, and equipment necessary for the maintenance of five lakes and two conservation areas including litter removal, fountain cleaning / repair, weed / algae control, permit compliance and monthly reports per the specifications in the RFP.

The services to be provided by the Provider shall include but are not limited to:

- (1) Two lake maintenance visits per month for each of the five lakes within the District;
- (2) Two littoral/wetland (the "Preserves") maintenance visits per month;
- (3) Submerged weed, floating weed, bank grass and algae control in the lakes;
- (4) Permit compliance and exotic species control in the Preserves;
- (5) Fountain cleaning and repair and litter removal from the lakes;
- (6) Monthly reports to the District Manager; and
- (7) Submit all reports, annually or otherwise, as required, to the South Florida Water Management District.

AVC proposes to perform the work as specified for the sum of:

One thousand nine hundred twenty three Dollars and 25 cents (\$1,923.25) as specified (tax-exempt) to be billed for a grand total of Twenty three thousand seventy nine Dollars and 00 cents (\$23,079.00) annually (tax-exempt).



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PROPOSAL/AGREEMENT/CONTRACT

Invoices and Billing-Any fee disputed by **Thousand Oaks CDD c/o Special District Services, Inc.** shall be brought to the attention of AVC, in writing, within fifteen (15) days of receipt of an invoice. If an invoice is not disputed within that time, the invoice shall be deemed acceptable and shall be paid within thirty (30) days of receipt. Interest shall accrue on the invoice at a rate of 1 ½ percent per month or the maximum rate allowed by law, whichever is less.

Terms and Conditions-All material is guaranteed to be as specified. All work will be completed in a skillful manner according to standard practices. Any modification from the above scope of work will be completed only upon a written work order signed by both parties, and will be at an extra charge over and above the cost specified in this agreement. This agreement is contingent upon strikes, accidents, or delays beyond our control. This agreement is subject to acceptance within 30 days and is void thereafter at the option of AVC. Each party shall acknowledge changes for any modifications, additions, and/or deletions to this proposal/agreement.

Plant Warranty/Guarantee Terms and Conditions- Aquatic Vegetation Control, Inc. (AVC) d/b/a Martin County Farms (MCF) guarantees the plants' health and professional installation, if applicable, under normal site and weather conditions. AVC/MCF cannot be held liable for plant mortality under abnormal site and/or weather conditions, or acts of God. Plant sales and installation will be guaranteed for 10 days.

This agreement shall be in effect for a period of one-year. This agreement may be executed for an additional year or years on terms and conditions mutually agreeable to the parties and reduced in writing unless cancelled by either party in writing with 30 days notice via certified mail. We reserve the right to include a CPI increase not to exceed 5% per year with a 60 day written notice to client.

Liability-The parties to this agreement understand that AVC bears responsibility for their own willful or negligent actions that result in damages or injury to persons or property arising out of the performance of this contract. Provided, however, the extent of any damages for which AVC may be responsible because of its negligence or willful activity, shall be limited to the amount of this contract.

All herbicides used in the program are approved by the Department of Environmental Protection. Material Safety and Data Sheets are available upon request. AVC will assist customer in obtaining a permit from the Department of Environmental Protection, if required. AVC will furnish proof of liability, vehicle, worker's compensation, and pollution liability insurance upon request.

Proposal date: 4-2-09

Proposal expiration date: 10-2-09

Commencement date: 10-1-09

Aquatic Vegetation Control, Inc.

Project Manager/Point of Contact:

Alex Mateos (561) 722-0239

Accepted By:

Authorized AVCSignatory

Todd J. Olson

Date: 5-19-09

Accepted By:

Company Name

Authorized Signature

Name and Title

Date



Aquatic Vegetation Control, Inc.
6753 Garden Road, Suite 109
Riviera Beach, Florida 33404

Offices Located in Port St. Lucie, Pembroke Pines/City of Weston, and Florida City
(561) 845-5525 or (800) 327-8745 Fax (561) 845-5374
www.avcaquatic.com

PROPOSAL/AGREEMENT/CONTRACT

Contact Information

Please complete the following information upon acceptance of the agreement and return to our office. Please check if the billing information is the same.

Billing Information

Point of Contact: _____

Phone & Fax #: _____

Email Address: _____

Submit Bills To: _____

Federal Tax I.d. # _____

Tax Exempt: _____ *Yes (attach exemption certificate)* _____ **No**

Send Bills: **Mail** **Fax** **Email** **Other** _____

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/20/09

PRODUCER 1-305-592-6080
Arthur J. Gallagher Risk Management Services, Inc.
8200 N.W. 41st Street
Suite 200
Miami, FL 33166

INSURED
Aquatic Vegetation Control, Inc.
P.O. Box 10845
Riviera Beach, FL 33419

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: LIBERTY INS CORP	42404
INSURER B: LIBERTY MUT FIRE INS CO	23035
INSURER C: LM INS CORP	33600
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	TB7-Z51-275208-119	04/01/09	04/01/10	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	AS2-Z51-275208-109	04/01/09	04/01/10	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
B	EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$10,000	TH2-Z51-275208-139	04/01/09	04/01/10	EACH OCCURRENCE \$4,000,000 AGGREGATE \$4,000,000 \$ \$ \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	WC5-Z51-275208-099	04/01/09	04/01/10	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000
	OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 General Liability Deductible: \$10,000 Combined BI/PD/ALAE Per Occurrence.

CERTIFICATE HOLDER

Thousand Oaks CDD
 c/o Special District Services, Inc.
 Richard R. Ellington, District Man
 2501A Burns Road
 Palm Beach Gardens, FL 33410

USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

[Signature]

IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

Thousand Oaks
Community Development District

**Financial Report For
March 2024**

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Mar-24	Year To Date Actual 10/1/23 - 3/31/24
REVENUES			
O & M ASSESSMENTS	268,638	3,909	255,523
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	5,187	349,750
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	1,333	89,855
OTHER REVENUES	0	0	0
INTEREST INCOME	0	0	4,589
Total Revenues	\$ 731,106	\$ 10,429	\$ 699,717
EXPENDITURES			
SUPERVISOR FEES	12,000	800	5,600
PAYROLL TAXES	960	61	428
AQUATIC/STORMWATER MANAGEMENT	30,000	900	13,093
LAWN/LANDSCAPE MANAGEMENT	46,715	2,097	24,806
WETLAND PRESERVE BUFFER MAINTENANCE	10,800	0	0
MAINTENANCE CONTINGENCY (TREE TRIMMING, ETC.)	79,500	1,075	63,030
ENGINEERING/INSPECTIONS/REPORTS	6,000	0	110
MANAGEMENT	37,020	3,085	18,510
SECRETARIAL	4,200	350	2,100
LEGAL	10,000	0	2,460
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,900	0	0
ARBITRAGE REBATE FEE	1,300	0	1,300
INSURANCE	6,900	0	7,024
LEGAL ADVERTISING	1,400	0	0
MISCELLANEOUS	1,700	63	1,503
POSTAGE	500	0	23
OFFICE SUPPLIES	1,000	85	369
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,700	0	3,500
TRAVEL	8,000	0	3,747
WEBSITE MANAGEMENT	1,500	125	750
ELECTRICITY - FOUNTAINS	0	148	148
MISCELLANEOUS MAINTENANCE	0	0	914
FOUNTAINS	0	0	12,670
Total Expenditures	\$ 275,270	\$ 8,789	\$ 162,260
REVENUES LESS EXPENDITURES	\$ 455,836	\$ 1,640	\$ 537,457
PAYMENT TO TRUSTEE (A1)	(345,880)	(5,089)	(332,719)
PAYMENT TO TRUSTEE (A2)	(88,840)	(1,308)	(85,480)
BALANCE	\$ 21,116	\$ (4,757)	\$ 119,258
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,622)	(103)	(7,800)
DISCOUNTS FOR EARLY PAYMENTS	(29,244)	(94)	(27,169)
EXCESS/ (SHORTFALL)	\$ (22,750)	\$ (4,954)	\$ 84,289
CARRYOVER FROM PRIOR YEAR	22,750	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (4,954)	\$ 84,289

Bank Balance As Of 3/31/24	\$ 403,208.75
Accounts Payable As Of 3/31/24	\$ 15,220.63
Accounts Receivable As Of 3/31/24	\$ 552.08
Available Funds As Of 3/31/24	\$ 388,540.20