



*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 3, 2025  
4:15 P.M.**

**Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410**

**[www.thousandoakscdd.org](http://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 3, 2025  
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. February 10, 2025 Regular Board Meeting.....Page 2
- G. Comments from the Public for Items Not on the Agenda
- H. Old Business
  - 1. Update on Fountain Installation
  - 2. Update Regarding Golf Cart
  - 3. Update on Logo Trademark
  - 4. Update Regarding Only Trees-Tree Removal (2308 CenterStone Lane)
- I. New Business
  - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 6
- J. Administrative Matters
  - 1. Financial Report.....Page 13
- K. Attorney Matters
- L. Board Member Comments
- M. Adjourn

# LOCALIQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune  
News Herald | The Palm Beach Post  
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Thousand Oaks Cdd  
Thousand Oaks Cdd  
2501 BURNS RD  
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

09/24/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2024

Legal Clerk

Notary, State of WI, County of Brown

5.19.27

My commission expires

Publication Cost: \$267.74  
Tax Amount: \$0.00  
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Order No: 10583254 # of Copies:  
Customer No: 730529 1  
PO #: fiscal meeting sched

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025 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 7, 2024
- November 4, 2024
- December 9, 2024
- January 13, 2025
- February 10, 2025
- March 3, 2025
- April 14, 2025
- May 12, 2025
- June 9, 2025
- July 14, 2025
- August 11, 2025
- September 8, 2025

The purpose of the meetings is to conduct any business coming before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure 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  
No.10583254 Sept. 24, 2024

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 10, 2025**

**A. CALL TO ORDER**

The February 10, 2025, Regular Board Meeting of the Thousand Oaks Community Development District (the “District”) was called to order at 4:20 p.m. in the Thousand Oaks’ HOA Office located at 1034 Center Stone Lane, Riviera Beach, Florida 33404.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 24, 2024, as part of the District’s Fiscal Year 2024/2025 Regular Board Meeting, as legally required.

**C. MOMENT OF SILENCE**

**D. ESTABLISH A QUORUM**

A quorum was established by the presence of Chairman Rance Gaede, Vice Chairman Corey Smith (appeared by phone) and Supervisors Malachi Knowles, Horace Towns and Jeffery Jackson.

Staff present was District Manager Andrew Karmeris of Special District Services, Inc; District Counsel Frank Palen and Frances Bethel of Caldwell Pacetti Edwards Schoech & Viator LLP.

Also present were the following:

Ann Williams-Resident  
Cathy Gaede-Resident  
Kay Marsh-Resident  
Brian Gruber- Resident

**E. ADDITIONS OR DELETIONS TO THE AGENDA**

Messrs. Gaede and Jackson disclosed that they were both members of the HOA and District Boards.

A **motion** was made by Mr. Knowles, seconded by Mr. Jackson and unanimously passed approving the agenda.

**F. APPROVAL OF MINUTES**

**1. January 13, 2025, Regular Board Meeting**

A **motion** was made by Mr. Knowles, seconded by Mr. Towns and unanimously passed approving the minutes of the January 13, 2025, Regular Board Meeting, as presented.

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

Ms. Williams stated her name was Ann not Sandra as listed in the minutes.

A **motion** was made by Mr. Knowles, seconded by Mr. Towns rescinding the previous motion approving the minutes and unanimously passed approving the minutes of the January 13, 2025, Regular Board Meeting, as amended with the correction to Ms. Williams' name.

## **H. OLD BUSINESS**

### **1. Update on Fountain Installation**

Mr. Karmeris informed the Board that the fountain had been moved and just waiting on inspection.

Mr. Jackson confirmed that the fountain had been moved.

### **2. Update on 1277 Rosegate Boulevard Swale Issue**

Mr. Karmeris stated the project is complete.

### **3. Update Regarding Golf Cart**

Mr. Karmeris stated that there were no updates as of yet. Mr. Jackson and Mr. Knowles stated they would like to keep the current asking price through the end of the snowbird season.

### **4. Discussion Regarding HOA Landscape Maintenance Agreement**

Mr. Jackson commented that it would make sense to get a third proposal. Mr. Gaede added that there are currently two proposals to review. Mr. Towns asked how soon this decision would need to be made. Mr. Gaede stated the District property identified in the scope of services is not currently being maintained and is District responsibility. Therefore it would be appropriate to make a decision sooner than later in order to bring the maintenance current. Mr. Knowles added that he believes a third proposal is needed. District resident Cathy Gaede commented that she did a site visit with Reliable Landscaping on behalf of the HOA in order to accurately identify the specific scope of services to make the two proposals comparable. She added that the longer the District board waits on a decision, the more overgrown the landscape will become. District resident Ann Williams commented that it was her understanding as well as others that the District board was in agreement with proposed increase and it was a done deal. She was concerned that it sounds like the District board is not ready to make a decision today. Mr. Towns asked how the proposed increases would effect the budget. Mr. Gaede added that there are available funds to pay for the increase in the current fiscal year. Mr. Knowles asked District Counsel Palen if Mr. Gaede and Mr. Jackson as HOA board members had any conflict in voting on these proposals. Mr. Palen said no.

A **motion** was made by Mr. Knowles, seconded by Mr. Towns and unanimously passed approving the Brightview proposal and increase of \$XXXX to the landscape maintenance agreement subject to legal review.

### **5. Update on Logo Trademark**

Mr. Knowles provided an email from (Law firm Name) with a not to exceed price of \$2,500 to complete the logo trademark filing requirements.

Mr. Towns asked if \$2,500 was the total to complete the work. Mr. Knowles said yes.

A **motion** was made by Mr. Towns, seconded by Mr. Jackson and unanimously passed approving the hiring of (Law firm Name) to complete the logo trademark filing requirements at a not to exceed price of \$2,500 and to include Mr. Knowles on all correspondence with (Law firm Name), as presented.

Mr. Knowles then asked if the Board was comfortable with Special District Services, Inc. being the registered agent for the District and opened the topic for discussion. Mr. Towns asked Mr. Knowles if he is asking to be the registered agent for the District? Mr. Jackson stated that the registered agent should remain Special District Services, Inc. Mr. Gaede and Mr. Smith agreed with Mr. Jackson to keep the registered agent as is but echoed that Mr. Knowles would be copied on all correspondence regarding the trademark filings.

## **I. NEW BUSINESS**

### **1. Consider Approval for Only Trees, LLC Tree Removal at 2308 Centerstone Lane**

Mr. Towns asked if there was only one proposal? Mr. Jackson asked if we should get a proposal from Brightview as well? Mr. Palen suggested soliciting three proposals for small projects like this going forward. Mr. Gaede commented that based on other tree removal proposal received recently, the \$3,500 price to remove two trees, plus stump grinding and clean up was a fair price.

A **motion** was made by Mr. Jackson, seconded by Mr. Towns and unanimously passed approving the Only Trees, LLC tree removal proposal for \$3,500, as presented.

## **J. ADMINISTRATIVE MATTERS**

### **1. Financial Report**

Mr. Gaede stated the financial report was in your agenda packet and had already been reviewed during the landscape proposal discussion.

Mr. Karmeris added that he is available if there are any other questions.

## **K. ATTORNEY MATTERS**

There was no further report from the District's attorney.

## **L. BOARD MEMBER COMMENTS**

Mr. Knowles commented that he knows it is not District business but is embarrassed that the entry gate is consistently down for maintenance. Mr. Jackson echoed concerns with the gate.

Mr. Towns commented that the Tallahassee trip is coming up to meet with elected officials.

Mr. Knowles asked District resident Cathy Gaede to make an announcement. She informed the Board that the HOA is holding an event for all resident business owners on April 5<sup>th</sup> to meet the community and network and asked that any business owners interested contact her to sign up.

District resident Brian Gruber asked if there was an update on the fountain? The Board commented that Ms. Bethel is still looking into it.

**M. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 5:06 p.m. There were no objections.

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Secretary/Assistant Secretary

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Chair/Vice Chair

**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 2025/2026; 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 2025/2026 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 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for June 9, 2025 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 2025/2026 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 3<sup>rd</sup> day of March, 2025.

**ATTEST:**

**THOUSAND OAKS  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman



Thousand Oaks  
Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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- IV ASSESSMENT COMPARISON

**PROPOSED BUDGET**  
**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O & M ASSESSMENTS	259,609
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511
OTHER REVENUES	0
INTEREST INCOME	1,200
<b>TOTAL REVENUES</b>	<b>\$ 723,277</b>
<b>EXPENDITURES</b>	
SUPERVISOR FEES	12,000
PAYROLL TAXES	960
AQUATIC/STORMWATER MANAGEMENT	30,000
LAWN/LANDSCAPE MANAGEMENT	46,175
WETLAND PRESERVE BUFFER MAINTENANCE	20,000
MAINTENANCE CONTINGENCY	85,000
FOUNTAINS	0
ELECTRICITY - FOUNTAINS	750
ENGINEERING/INSPECTIONS/REPORTS	6,000
MANAGEMENT	39,228
SECRETARIAL	4,200
LEGAL	12,000
ASSESSMENT ROLL	8,000
AUDIT FEES	3,600
ARBITRAGE REBATE FEE	1,300
INSURANCE	7,900
LEGAL ADVERTISING	1,300
MISCELLANEOUS	1,900
POSTAGE	475
OFFICE SUPPLIES	1,050
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,500
TRAVEL/TRAINING	10,000
WEBSITE MANAGEMENT	1,500
<b>TOTAL EXPENDITURES</b>	<b>\$ 297,013</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 426,264</b>
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
<b>BALANCE</b>	<b>\$ (8,456)</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,441)
DISCOUNTS FOR EARLY PAYMENTS	(28,883)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (51,780)</b>
CARRYOVER FROM PRIOR YEAR	51,780
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M ASSESSMENTS	269,508	259,627	259,609	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS (SERIES 2016 A1)	368,157	367,957	367,957	Bond Payments/.94
DEBT ASSESSMENTS (SERIES 2016 A2)	94,584	94,511	94,511	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	9,827	420	1,200	Projected At \$100 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 742,076</b>	<b>\$ 722,515</b>	<b>\$ 723,277</b>	
<b>EXPENDITURES</b>				
SUPERVISOR FEES	9,600	12,000	12,000	No Change From 2023/2024 Budget
PAYROLL TAXES	734	960	960	Projected At 8% Of Supervisor Fees
AQUATIC/STORMWATER MANAGEMENT	33,879	30,000	30,000	FY 24/25 Expenditure Through Jan 2024 = \$11,293
LAWN/LANDSCAPE MANAGEMENT	41,036	46,715	46,175	FY 24/25 Expenditure Through Jan 2025 = \$20,212
WETLAND PRESERVE BUFFER MAINTENANCE	42,000	10,800	20,000	FY 23/24 Expenditure Was For Conservation Area & Preserve Tree Trimming
MAINTENANCE CONTINGENCY	90,079	85,000	85,000	23/24 Expenditure Included Mobilization Project (Rip Rap)
FOUNTAINS	21,439	0	0	Fiscal Year 2023/2024 Expenditure
ELECTRICITY - FOUNTAINS	495	0	750	Electricity For Fountains
ENGINEERING/INSPECTIONS/REPORTS	1,528	6,000	6,000	No Change From 2024/2025 Budget
MANAGEMENT	37,020	38,124	39,228	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2024/2025 Budget
LEGAL	7,424	12,000	12,000	No Change From 2024/2025 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	As Per Contract
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
ARBITRAGE REBATE FEE	1,300	1,300	1,300	No Change From 2024/2025 Budget
INSURANCE	7,024	6,900	7,900	FY 24/25 Expenditure Was \$7,491
LEGAL ADVERTISING	891	1,300	1,300	No Change From 2024/2025 Budget
MISCELLANEOUS	1,832	1,900	1,900	No Change From 2024/2025 Budget
POSTAGE	135	500	475	\$25 Decrease From 2024/2025 Budget
OFFICE SUPPLIES	761	1,075	1,050	\$25 Decrease From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
TRUSTEE FEES	3,500	3,600	3,500	\$100 Decrease From 2024/2025 Budget
TRAVEL/TRAINING	5,587	10,000	10,000	No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2024/2025 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 323,539</b>	<b>\$ 285,549</b>	<b>\$ 297,013</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 418,537</b>	<b>\$ 436,966</b>	<b>\$ 426,264</b>	
BOND PAYMENTS (SERIES 2016 A1)	(350,991)	(345,880)	(345,880)	2026 P & I Payments Less Earned Interest
BOND PAYMENTS (SERIES 2016 A2)	(90,174)	(88,840)	(88,840)	2026 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ (22,628)</b>	<b>\$ 2,246</b>	<b>\$ (8,456)</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,885)	(14,442)	(14,441)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(27,178)	(28,884)	(28,883)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (53,691)</b>	<b>\$ (41,080)</b>	<b>\$ (51,780)</b>	
CARRYOVER FROM PRIOR YEAR	0	41,080	51,780	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (53,691)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	24,315	600	1,500	Projected Interest For 2025/2026
Interest Income (A-2)	6,848	300	600	Projected Interest For 2025/2026
NAV Tax Collection (A-1)	350,991	345,880	345,880	Yearly Maximum Debt Assessment
NAV Tax Collection (A-2)	90,174	88,840	88,840	Yearly Maximum Debt Assessment
<b>Total Revenues</b>	<b>\$ 472,328</b>	<b>\$ 435,620</b>	<b>\$ 436,820</b>	
<b>EXPENDITURES</b>				
Principal Payments (A-1)	240,000	245,000	255,000	Principal Payment Due In 2026
Principal Payments (A-2)	60,000	60,000	60,000	Principal Payment Due In 2026
Bond Redemption (A-1)	0	3,640	2,540	Estimated Excess Debt Collections (A-1)
Bond Redemption (A-2)	0	2,580	4,800	Estimated Excess Debt Collections (A-2)
Interest Payments (A-1)	109,440	97,840	89,840	Interest Payments Due In 2026
Interest Payments (A-2)	29,440	26,560	24,640	Interest Payments Due In 2026
<b>Total Expenditures</b>	<b>\$ 438,880</b>	<b>\$ 435,620</b>	<b>\$ 436,820</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 33,448</b>	<b>\$ -</b>	<b>\$ -</b>	

Series 2016A-1 Bond Refunding Information

Original Par Amount =	\$4,875,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.20%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2016		
Maturity Date =	May 2035		

Par Amount As Of 1/1/25 = \$3,180,000

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 1/1/25 = \$860,000

**Thousand Oaks Community Development District  
Assessment Comparison**

Home Type		Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Townhomes (Thousand Oaks)	O & M	\$ 299.54	\$ 299.49	\$ 289.44	\$ 289.43
	<u>Debt</u>	\$ 470.20	\$ 470.20	\$ 470.20	\$ 470.20
	Sub-Total For Townhomes	\$ 769.74	\$ 769.69	\$ 759.64	\$ 759.63
Single-Family Attached (Thousand Oaks)	O & M	\$ 299.54	\$ 299.49	\$ 289.44	\$ 289.43
	<u>Debt</u>	\$ 470.20	\$ 470.20	\$ 470.20	\$ 470.20
	Sub-Total For Single-Family Attached	\$ 769.74	\$ 769.69	\$ 759.64	\$ 759.63
Single-Family Detached (Thousand Oaks)	O & M	\$ 299.54	\$ 299.49	\$ 289.44	\$ 289.43
	<u>Debt</u>	\$ 656.48	\$ 656.48	\$ 656.48	\$ 656.48
	Sub-Total For Single-Family Detached	\$ 956.02	\$ 955.97	\$ 945.92	\$ 945.91
Single-Family Attached (Sierra Bay)	O & M	\$ 299.54	\$ 299.49	\$ 289.44	\$ 289.43
	<u>Debt</u>	\$ 470.20	\$ 470.20	\$ 470.20	\$ 470.20
	Sub-Total For Single-Family Attached	\$ 769.74	\$ 769.69	\$ 759.64	\$ 759.63

\* 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

**Financial Report For  
January 2025**

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
JANUARY 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Jan-25	Year To Date Actual 10/1/24 - 1/31/25
<b>REVENUES</b>			
O & M ASSESSMENTS	259,627	6,753	233,747
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	9,809	331,552
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	2,520	85,180
OTHER REVENUES	0	1	1
INTEREST INCOME	420	0	1,083
<b>Total Revenues</b>	<b>\$ 722,515</b>	<b>\$ 19,083</b>	<b>\$ 651,563</b>
<b>EXPENDITURES</b>			
SUPERVISOR FEES	12,000	1,000	4,800
PAYROLL TAXES	960	77	367
AQUATIC/STORMWATER MANAGEMENT	30,000	2,823	11,293
LAWN/LANDSCAPE MANAGEMENT	46,715	10,697	20,212
WETLAND PRESERVE BUFFER MAINTENANCE	10,800	0	0
MAINTENANCE CONTINGENCY (TREE TRIMMING, FOUNTAIN REPAIRS, ETC.)	85,000	10,900	24,500
ENGINEERING/INSPECTIONS/REPORTS	6,000	0	318
MANAGEMENT	38,124	3,177	12,708
SECRETARIAL	4,200	350	1,400
LEGAL	12,000	902	2,575
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,500	0	0
ARBITRAGE REBATE FEE	1,300	0	0
INSURANCE	6,900	0	7,491
LEGAL ADVERTISING	1,300	0	0
MISCELLANEOUS	1,900	56	346
POSTAGE	500	0	31
OFFICE SUPPLIES	1,075	3	244
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,600	0	3,500
TRAVEL	10,000	0	0
WEBSITE MANAGEMENT	1,500	125	500
ELECTRICITY - FOUNTAINS	0	66	132
<b>Total Expenditures</b>	<b>\$ 285,549</b>	<b>\$ 30,176</b>	<b>\$ 90,592</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 436,966</b>	<b>\$ (11,093)</b>	<b>\$ 560,971</b>
PAYMENT TO TRUSTEE (A1)	(345,880)	(9,407)	(315,206)
PAYMENT TO TRUSTEE (A2)	(88,840)	(2,417)	(80,980)
<b>BALANCE</b>	<b>\$ 2,246</b>	<b>\$ (22,917)</b>	<b>\$ 164,785</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,442)	(184)	(7,367)
DISCOUNTS FOR EARLY PAYMENTS	(28,884)	(597)	(25,823)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (41,080)</b>	<b>\$ (23,698)</b>	<b>\$ 131,595</b>
CARRYOVER FROM PRIOR YEAR	41,080	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (23,698)</b>	<b>\$ 131,595</b>

<b>Bank Balance As Of 1/31/25</b>	<b>\$ 807,742.10</b>
<b>Accounts Payable As Of 1/31/25</b>	<b>\$ 425,587.11</b>
<b>Accounts Receivable As Of 1/31/25</b>	<b>\$ -</b>
<b>Available Funds As Of 1/31/25</b>	<b>\$ 382,154.99</b>