



*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 14, 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**  
April 14, 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. March 3, 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
    - a. Consider Approval of Palm Beach Aquatics Proposals.....Page 5
  - 2. Update Regarding Golf Cart
  - 3. Update on Logo Trademark
- I. New Business
  - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 9
- J. Administrative Matters
  - 1. Financial Report.....Page 16
- 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

My commission expires

Publication Cost: \$267.74

Tax Amount: \$0.00

Payment Cost: \$267.74

Order No: 10583254

Customer No: 730529

PO #: fiscal meeting sched

# of Copies:

1

**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  
MARCH 3, 2025**

**A. CALL TO ORDER**

The March 3, 2025, Regular Board Meeting of the Thousand Oaks Community Development District (the “District”) was called to order at 4:17 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 and Supervisors Malachi Knowles (via phone), Horace Towns and Jeffery Jackson.

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

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

Ms. Bethel added Update on HOA and CDD Agreement under Old Business Item H5.

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

**F. APPROVAL OF MINUTES**

**1. February 10, 2025, Regular Board Meeting**

A **motion** was made by Mr. Knowles, seconded by Mr. Smith and unanimously passed approving the minutes of the February 10, 2025, 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 Fountain Installation**

Ms. Bethel advised that the electrician had an issue with insurance, but it had been taken care of, and the inspection has been scheduled. The Board would like a proposal from Palm Beach Aquatics to move the fountain 20/30 yards.

## **2. Update Regarding Golf Cart**

Ms. Bethel advised there were no updates. Mr. Gaede stated that they were waiting until the end of April to make a decision on the golf course.

## **3. Update on Logo Trademark**

Ms. Bethel stated that from what she read from the attorney, in order to move forward with the trademark, the logo has been in use for 5 years, the District's trademark has been in use since 2023. Mr. Knowles stated that he would speak with the attorney and handle it.

## **4. Update Regarding Only Trees Tree Removal at 2308 Centerstone Lane**

Ms. Bethel indicated this would be completed on March 11, 2025. The HOA has been informed of the date and agreed with it.

## **5. Update on HOA and CDD Maintenance Agreement**

Mr. Palen went over several bullet points regarding the agreement and stated that he needed clarification in order to move forward with the final agreement. Following discussion, Mr. Palen asked Ms. Bethel to email the agreement to the Board for their review and discussion at the next meeting.

## **I. NEW BUSINESS**

### **1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget**

Resolution No. 2025-01 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 2025/2026; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Bethel presented the Fiscal Year 2025/2026 Proposed Budget. Following discussion, the Board requested a few changes and to bring it back for consideration during the next meeting.

## **J. ADMINISTRATIVE MATTERS**

### **1. Financial Report**

Ms. Bethel reminded the Board to complete their Form 1.

## **K. ATTORNEY MATTERS**

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

**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 4:57 p.m. There were no objections.

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Secretary/Assistant Secretary

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Chair/Vice Chair



# Palm Beach Aquatics

P.O. Box 541510 Lake Worth FL 33454  
Phone: (888) 391-5253 (LAKE) Fax: (561) 790-7220  
jlevis@PBAquatics.com

**ATTN:** *Sylvia Bethel*

Account : Special District Services (Thousand Oaks)  
Address: 1034 Center Stone Ln, Riviera Beach, 33404  
Phone: (561) 630-4922. EXT: (227)  
Email: [Sbethel@sdsinc.org](mailto:Sbethel@sdsinc.org)

Job Name: New Fountain  
Address: 1034 Center Stone Ln, Riviera Beach, 33404  
Contact: Sylvia Bethel  
Phone: (561) 630-4922. EXT: (227)

Scope of Work: 0

Date: Tuesday, March 25, 2025

This quote is for to extend both the motor and light cables on lake fountain.

Amount	Taxed Items	Cost	Total
80	8g/4w SOOW Motor Cable	\$ 5.69	\$ 455.20
80	14g/4w SOOW Light Cable	\$ 2.69	\$ 215.20
2	Underwater Splice	\$ 125.00	\$ 250.00
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Amount	Non - Taxed Items	Cost	Total
4	Labor	\$ 125.00	\$ 500.00
		\$ -	\$ -
		\$ -	\$ -
Sub-Total			1,420.40
Tax			-

50% Deposit : \$ 710.20

Total Cost : \$ 1,420.40

To start the production or services listed above, Please Initial (page 1), Sign & date (page 2) and return with the 50% deposit to the P/O box listed above.

Initial :

# Palm Beach Aquatics

## "Terms & Conditions"

### SPECIAL CONDITIONS

- \* **Services:** Any alteration from the listed specifications that may arise due to any unforeseen issues may change the scope of work and may have additional costs or specification other than what is listed on this agreement. If this happens then PBA will stop the project and submit an additional quote for that extra project/parts. Both the original quote given and the new one must be signed and returned to PBA before we are to proceed with the listed job/service. Both quotes will be invoiced as separate invoices.
- \* **Fountain Sales & New Installation:** It's the responsibility of The HOA to provide the adequate power needed to run each system. An electrician can provide power if no electrical service is currently available. The customer may provide their own electrician or PBA can subcontract one if no electrician is available. If PBA provides the electrician the customer can either pay electrician directly or the cost can be added to PBA's invoice. "Please Note" electrician may require a deposit which will be separate from PBA deposit amount. Electricians quote may include costs for providing a new dedicated line of service for unit(s) Electrician costs may include (Tapping into FPL power transformer - Stand for Panel - Permits - Trenching - Parts and labor)
- \* **Fountain Replacement Parts:** It is recommended that a new cable be used whenever you are installing a replacement fountain additionally PBA always recommends that whenever replacing a motor or a pump that you replace both whenever one or the other is replaced. Used parts may cause the integrity of the new parts to fail prematurely and due to the stress put onto the new parts PBA can not guarantee how long the parts will last, how they will function or that the manufacture warranty will apply if something does fail. In such cases PBA will not be held responsible for any additional costs or labor that may occur due to reusing parts. Any additional any costs that occur will be the
- \* **Service Requests:** PBA will guarantee a response within 48 hours of all service requests properly submitted via email or through our Palm Beach Aquatics website at <http://www.pbaquatics.com/PB-Aquatics-Work-Order.php> All service requests for fountains and aeration a diagnosis fee of \$125 will apply for the first 30 mins. If the work needed is done through PBA then PBA will waive the diagnosis fee. Standard Hourly Labor Rates will still apply. No diagnosis fee will be applied to customers who are currently contracted with PBA for ongoing annual fountain maintenance service. This does not apply to standard superficial cleanings that are included with our annual lake maintenance service. Furthermore when service requests are submitted you are pre-authorizing PBA to replace any components needed up to \$250 at the time of the visit. (Does not include labor or diagnosis fee) any repairs exceeding \$250 will require a signed authorization A quote will be submitted for any repairs exceeding \$250. PBA will require written authorization before proceeding.

### CONDITIONS

- \* Palm Beach Aquatics shall be entitled to reasonable attorney's fees (including appeal) for purposes of endorsement of the terms and conditions listed here and shall be entitled to an award of reasonable attorney's fees (including appeal) together with costs and expenses there of in the event of prevailing in litigation arising under the terms and conditions of this agreement.

### ACCEPTANCE

- \* By signing this quote you understand and accept this document as a legal contract between the above listed parties as is and you accept all terms special conditions and conditions as is, you agree that the above price, specifications, scope of work and conditions are satisfactory to you, additionally you are authorizing Palm Beach Aquatics Inc. and/or a subcontracted vendor by PBA as needed to complete the above listed service in accordance within all the terms and conditions specified in this contract's scope of work.

### TERMS

- \* Please return a signed copy of this agreement plus a 50% nonrefundable Deposit.
- \* The remaining balance will be due no later than 10 days after completion of the above listed job or service.
- \* A diagnosis fee of \$125 will apply to the first 30 mins. diagnosis fee will be waived if work done with PBA
- \* Please allow for a minimum of (4 - 6) weeks for Processing and assembly of Fountains and Aeration Systems
- \* Quote valid for 60 days from date listed above.

JASON LEVIS

Print Name

PBA Signature:

Date

Print Name

Signature:

Date





# Palm Beach Aquatics

P.O. Box 541510 Lake Worth FL 33454  
Phone: (888) 391-5253 (LAKE) Fax: (561) 790-7220  
jlevis@PBAquatics.com

**ATTN:** *Sylvia Bethel*

Account : Special District Services (Thousand Oaks)  
Address: 1034 Center Stone Ln, Riviera Beach, 33404  
Phone: (561) 630-4922. EXT: (227)  
Email: [Sbethel@sdsinc.org](mailto:Sbethel@sdsinc.org)

Job Name: New Fountain  
Address: 1034 Center Stone Ln, Riviera Beach, 33404  
Contact: Sylvia Bethel  
Phone: (561) 630-4922. EXT: (227)

Scope of Work: 0

Date: Wednesday, April 2, 2025

Upgrade GFCI Breaker 30 mA equipment protection breaker to prevent nuisance tripping

Amount	Taxed Items	Cost	Total
1	30 mA equipment protection breaker	\$ 669.00	\$ 669.00
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Amount	Non - Taxed Items	Cost	Total
1	LABOR	\$ 125.00	\$ 125.00
		\$ -	\$ -
		\$ -	\$ -
Sub-Total			794.00
Tax			-

50% Deposit : \$ 397.00

Total Cost : \$ 794.00

To start the production or services listed above, Please Initial (page 1), Sign & date (page 2) and return with the 50% deposit to the P/O box listed above.

Initial :

# Palm Beach Aquatics

## "Terms & Conditions"

### **SPECIAL CONDITIONS**

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- \* **Fountain Sales & New Installation:** Its the reasonability of The HOA to provide the adequate power needed to run each system. An electrician can provide power if no electrical service is currently available. The customer may provide their own electrician or PBA can subcontract one if no electrician is available. If PBA provides the electrician the customer can either pay electrician directly or the cost can be added to PBA's invoice. "Please Note" electrician may require a deposit which will be separate from PBA deposit amount. Electricians quote may include costs for providing a new dedicated line of service for unit(s) Electrician costs may include (Tapping into FPL power transformer - Stand for Panel - Permits - Trenching - Backfilling)
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- \* **Service Requests:** PBA will guarantee a response within 48 hours of all service requests properly submitted via email or through our Palm Beach aquatics website at <http://www.pbaquatics.com/PB-Aquatics-Work-Order.php> All service requests for fountains and aeration a diagnosis fee of \$125 will apply for the first 30 mins. If the work needed is done through PBA then PBA will waive the diagnosis fee. Standard Hourly Labor Rates will still apply. No diagnosis fee will be applied to customers who are currently contracted with PBA for ongoing annual fountain maintenance service. This does not apply to standard superficial cleanings that are included with our annual lake maintenance service. Furthermore when service requests are submitted you are pre-authorizing PBA to replace any components needed up to \$250 at the time of the visit. (Does not include labor or diagnosis fee) any repairs exceeding \$250 will require a signed authorization A quote will be submitted for any repairs exceeding \$250. PBA will require written authorization before proceeding.

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- \* Palm Beach Aquatics shall be entitled to reasonable attorney's fees (including appeal) for purposes of endorsement of the terms and conditions listed here and shall be entitled to an award of reasonable attorney's fees (including appeal) together with costs and expenses there of in the event of prevailing in litigation arising under the terms and conditions of this agreement.

### **ACCEPTANCE**

- \* By signing this quote you understand and accept this document as a legal contract between the above listed parties as is and you accept all terms special conditions and conditions as is, you agree that the above price, specifications, scope of work and conditions are satisfactory to you, additionally you are authorizing Palm Beach Aquatics Inc. and/or a subcontracted vendor by PBA as needed to complete the above listed service in accordance within all the terms and conditions specified in this contracts scope of work.

### **TERMS**

- \* Please return a signed copy of this agreement plus a 50% nonrefundable Deposit.
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- \* A diagnosis fee of \$125 will apply to the first 30 mins. diagnosis fee will be waived if work done with PBA
- \* Please allow for a minimum of (4 - 6) weeks for Processing and assembly of Fountains and Aeration Systems
- \* Quote valid for 60 days from date listed above.

JASON LEVIS

Print Name

PBA Signature:

Date

Print Name

Signature:

Date

**RESOLUTION NO. 2025-01**

**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 14<sup>th</sup> day of April, 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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- III      DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- 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	65,000
WETLAND PRESERVE BUFFER MAINTENANCE	20,000
MAINTENANCE CONTINGENCY/SPECIAL PROJECTS	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>\$ 315,838</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 407,439</b>
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
<b>BALANCE</b>	<b>\$ (27,281)</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,441)
DISCOUNTS FOR EARLY PAYMENTS	(28,883)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (70,605)</b>
CARRYOVER FROM PRIOR YEAR	70,605
<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 2025 = \$11,293
LAWN/LANDSCAPE MANAGEMENT	41,036	46,715	65,000	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/SPECIAL PROJECTS	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>\$ 315,838</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 418,537</b>	<b>\$ 436,966</b>	<b>\$ 407,439</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>\$ (27,281)</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>\$ (70,605)</b>	
CARRYOVER FROM PRIOR YEAR	0	41,080	70,605	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		Fiscal Year 2023/2024		Fiscal Year 2024/2025		Fiscal Year 2025/2026	
	Assessment*		Assessment*		Assessment*		Projected Assessment*	
Townhomes (Thousand Oaks)	\$	299.54	\$	299.49	\$	289.44	\$	289.43
	\$	470.20	\$	470.20	\$	470.20	\$	470.20
	\$	769.74	\$	769.69	\$	759.64	\$	759.63
Sub-Total For Townhomes								
Single-Family Attached (Thousand Oaks)	\$	299.54	\$	299.49	\$	289.44	\$	289.43
	\$	470.20	\$	470.20	\$	470.20	\$	470.20
	\$	769.74	\$	769.69	\$	759.64	\$	759.63
Sub-Total For Single-Family Attached								
Single-Family Detached (Thousand Oaks)	\$	299.54	\$	299.49	\$	289.44	\$	289.43
	\$	656.48	\$	656.48	\$	656.48	\$	656.48
	\$	956.02	\$	955.97	\$	945.92	\$	945.91
Sub-Total For Single-Family Detached								
Single-Family Attached (Sierra Bay)	\$	299.54	\$	299.49	\$	289.44	\$	289.43
	\$	470.20	\$	470.20	\$	470.20	\$	470.20
	\$	769.74	\$	769.69	\$	759.64	\$	759.63
Sub-Total For Single-Family Attached								

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Townhomes (Thousand Oaks)	244
Attached Single Family (Thousand Oaks)	231
Detached Single Family (Thousand Oaks)	221
Attached Single Family (Sierra Bay)	201
Total Units	897
Attached Single Family Home (Thousand Oaks) Information	
Total Units	231
Prepayments	1
Billed For Debt	230

Thousand Oaks  
Community Development District

**Financial Report For  
March 2025**

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

	<b>Annual Budget 10/1/24 - 9/30/25</b>	<b>Actual Mar-25</b>	<b>Year To Date Actual 10/1/24 - 3/31/25</b>
<b>REVENUES</b>			
O & M ASSESSMENTS	259,627	5,210	244,171
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	7,178	346,285
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	1,844	88,965
OTHER REVENUES	0	0	1
INTEREST INCOME	420	0	5,135
<b>Total Revenues</b>	<b>\$ 722,515</b>	<b>\$ 14,232</b>	<b>\$ 684,557</b>
<b>EXPENDITURES</b>			
SUPERVISOR FEES	12,000	1,000	5,800
PAYROLL TAXES	960	77	444
AQUATIC/STORMWATER MANAGEMENT	30,000	900	15,016
LAWN/LANDSCAPE MANAGEMENT	46,715	2,097	25,481
WETLAND PRESERVE BUFFER MAINTENANCE	10,800	0	0
MAINTENANCE CONTINGENCY (TREE TRIMMING, FOUNTAIN REPAIRS, ETC.)	85,000	3,500	28,000
ENGINEERING/INSPECTIONS/REPORTS	6,000	0	318
MANAGEMENT	38,124	3,177	19,062
SECRETARIAL	4,200	350	2,100
LEGAL	12,000	0	4,817
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	54	489
POSTAGE	500	0	70
OFFICE SUPPLIES	1,075	78	373
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,600	0	3,500
TRAVEL	10,000	0	0
WEBSITE MANAGEMENT	1,500	124	750
ELECTRICITY - FOUNTAINS	0	0	196
<b>Total Expenditures</b>	<b>\$ 285,549</b>	<b>\$ 11,357</b>	<b>\$ 114,082</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 436,966</b>	<b>\$ 2,875</b>	<b>\$ 570,475</b>
PAYMENT TO TRUSTEE (A1)	(345,880)	(7,028)	(329,543)
PAYMENT TO TRUSTEE (A2)	(88,840)	(1,805)	(84,664)
<b>BALANCE</b>	<b>\$ 2,246</b>	<b>\$ (5,958)</b>	<b>\$ 156,268</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,442)	(291)	(7,801)
DISCOUNTS FOR EARLY PAYMENTS	(28,884)	(158)	(26,314)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (41,080)</b>	<b>\$ (6,407)</b>	<b>\$ 122,153</b>
CARRYOVER FROM PRIOR YEAR	41,080	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (6,407)</b>	<b>\$ 122,153</b>

<b>Bank Balance As Of 3/31/25</b>	<b>\$ 393,992.03</b>
<b>Accounts Payable As Of 3/31/25</b>	<b>\$ 21,278.94</b>
<b>Accounts Receivable As Of 3/31/25</b>	<b>\$ -</b>
<b>Available Funds As Of 3/31/25</b>	<b>\$ 372,713.09</b>