



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
& PUBLIC HEARING
JULY 14, 2025
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 & PUBLIC HEARING
July 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. June 9, 2025 Regular Board Meeting.....Page 2
- G. Comments from the Public for Items Not on the Agenda
- H. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 6
- I. Old Business
 - 1. Update on Fountain Installation
 - 2. Update Regarding Golf Cart
 - 3. Update on Logo Trademark
 - 4. Update on “Amended and Restated Agreement for Sharing Landscape and Irrigation Maintenance Costs” with Thousand Oaks at Congress Master Association, Inc.
 - 5. Update on Beautification on Congress (along fence line).....Page 13
 - 6. Update on Evaluation Tool of Districts Vendors – Malachi Knowles
- J. New Business
 - 1. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 15
 - 2. Annual Retreat – Malachi Knowles
- K. Administrative Matters
 - 1. Financial Report.....Page 17
- L. Attorney Matters
- M. Board Member Comments
- N. 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
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PO #: fiscal meeting sched

of Copies:
1

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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
JUNE 9, 2025**

A. CALL TO ORDER

The June 9, 2025, Regular Board Meeting of the Thousand Oaks Community Development District (the “District”) was called to order at 4:15 p.m. in the Thousand Oaks’ HOA Office located at 1034 Center Stone Lane, Riviera Beach, Florida 33404.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 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, 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.

Also present were District residents, Brian Gruber and Sandy Williams.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. APPROVAL OF MINUTES

1. May 12, 2025, Regular Board Meeting

A **motion** was made by Mr. Smith, seconded by Mr. Jackson and unanimously passed approving the minutes of the May 12, 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 installation had started last week due to the weather and it would be completed no later than Friday. A pump had gone bad, and the vendor was double checking if it was included in the proposal for the new fountain, which it should be.

2. Update Regarding Golf Cart

Ms. Bethel advised that she had contacted the company and there were no updates as of yet. The vendor will contact Ms. Bethel when it sells.

3. Update on Logo Trademark

Ms. Bethel confirmed that the deposit to start the project had been sent on June 1st.

4. Consider Amended and Restated Agreement for Sharing Landscape and Irrigation Maintenance Costs with Thousand Oaks' at Congress Master Association, Inc.

Mr. Palen indicated that we were awaiting comments from the HOA.

5. Update on FASD Conference

Ms. Bethel advised that she had the documents prepared for signature along with the checks for the conference.

6. Update on Beautification on Congress (along fence line)

Mr. Jackson indicated that he had met with Mr. Russ from Russ Total Lawn Maintenance and had a scope. He will send it over to Ms. Bethel to forward to other vendors for proposals.

I. NEW BUSINESS

1. Evaluation of Special District Services, Inc. – Malachi Knowles

Mr. Knowles suggested that the District start evaluating the management company and attorney to see if they are happy with the service being provided. Mr. Jackson stated that this should be done with all vendors, not just management and the attorney. The Board agreed and asked Mr. Knowles to draft an evaluation document for the Board to review. Mr. Smith suggested this could be done during contract renewals. Mr. Gaede asked Ms. Bethel to pull all vendor contract dates for the Board for the next meeting.

J. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel reminded the Board about their Form 1's being due July 1st and the completion of the ethics training must be completed by December 31st.

Mr. Russ verified that 3245 Laurel had started removing the plants from the District's property. Mr. Gaede asked that Ms. Bethel get together with the HOA to obtain a proposal from BrightView to replace top dressing on Mr. Gruber's property from removal of the fountain installation.

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 4:37 p.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair

Publication Date
2025-06-24

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Regular Board Meeting of the
Thousand Oaks Community
Development District

The Board of Supervisors of the Thousand Oaks Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on July 14, 2025, at 4:15 p.m., or as soon thereafter as can be heard, in the Thousand Oaks HOA Office located at 1034 Center Stone Lane, Riviera Beach, Florida 33404. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website () or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Thousand Oaks Community Development District

www.thousandoakscdd.org

6/24, 7/1/25 11416346

RESOLUTION NO. 2025-02

A RESOLUTION OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Thousand Oaks Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 14th day of July, 2025.

ATTEST:

**THOUSAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Thousand Oaks Community Development District

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

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

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
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
TOTAL REVENUES	\$ 723,277
EXPENDITURES	
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
TOTAL EXPENDITURES	\$ 315,838
REVENUES LESS EXPENDITURES	\$ 407,439
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
BALANCE	\$ (27,281)
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,441)
DISCOUNTS FOR EARLY PAYMENTS	(28,883)
EXCESS/ (SHORTFALL)	\$ (70,605)
CARRYOVER FROM PRIOR YEAR	70,605
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 742,076	\$ 722,515	\$ 723,277	
EXPENDITURES				
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
TOTAL EXPENDITURES	\$ 323,539	\$ 285,549	\$ 315,838	
REVENUES LESS EXPENDITURES	\$ 418,537	\$ 436,966	\$ 407,439	
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
BALANCE	\$ (22,628)	\$ 2,246	\$ (27,281)	
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
EXCESS/ (SHORTFALL)	\$ (53,691)	\$ (41,080)	\$ (70,605)	
CARRYOVER FROM PRIOR YEAR	0	41,080	70,605	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (53,691)	\$ -	\$ -	

DETAILED FINAL 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
Total Revenues	\$ 472,328	\$ 435,620	\$ 436,820	
EXPENDITURES				
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
Total Expenditures	\$ 438,880	\$ 435,620	\$ 436,820	
Excess/ (Shortfall)	\$ 33,448	\$ -	\$ -	

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 :

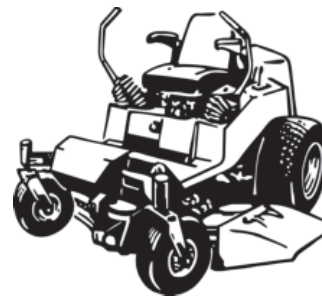
- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

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

Russ Total Lawn Maintenance

1731 Avenue F
Riviera Beach, FL 33404
United States
john_a_russ@yahoo.com



Estimate

ADDRESS

Thousand Oaks Community
Development District

ESTIMATE # 1009**DATE 06/18/2025**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Beautify existing landscape	3 gal. Mammy Croton	154	15.00	2,310.00
	Beautify existing landscape	3 gal. Ixora	38	15.00	570.00
	Beautify existing landscape	3 gal. Pinwheel	12	12.00	144.00
	Beautify existing landscape	3 gal. Coco plums	10	15.00	150.00
	Beautify existing landscape	3 gal. Plumbago	4	18.00	72.00
	Beautify existing landscape	3 gal. Porto Corpus	1	15.00	15.00
	Beautify existing landscape	15 gal Clusia Plants	54	95.00	5,130.00
	Beautify existing landscape	Remove Bougainvillea and dead Viburnum hedge	1	1,200.00	1,200.00
	Beautify existing landscape	Red Mulch	13	300.00	3,900.00
	Beautify existing landscape	St Augustine Sod	2	260.00	520.00
	Beautify existing landscape	Remove dead trees and stump grind 4 Buttonwood and 1 Cabbage Palm	1	800.00	800.00
	Beautify existing landscape	Labor	1	4,450.00	4,450.00

SUBTOTAL	19,261.00
TAX	0.00
TOTAL	\$19,261.00

Accepted By

Accepted Date

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Thousand Oaks Community Development District ("District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 14th day of July, 2025.

ATTEST:

**THOUSAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 06, 2025
November 3, 2025
December 8, 2025
January 12, 2026
February 09, 2026
March 2, 2026
April 13, 2026
May 11, 2026
June 8, 2026
July 13, 2026
August 10, 2026
September 14, 2026

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 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 meeting 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

PUBLISH: PALM BEACH DAILY BUSINESS REVIEW 00/00/2025

Thousand Oaks
Community Development District

**Financial Report For
June 2025**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Jun-25	Year To Date Actual 10/1/24 - 6/30/25
REVENUES			
O & M ASSESSMENTS	259,627	596	255,274
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	771	361,519
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	198	92,878
OTHER REVENUES	0	0	1
INTEREST INCOME	420	0	6,825
Total Revenues	\$ 722,515	\$ 1,565	\$ 716,497
EXPENDITURES			
SUPERVISOR FEES	12,000	1,000	8,800
PAYROLL TAXES	960	77	673
AQUATIC/STORMWATER MANAGEMENT	30,000	900	23,486
LAWN/LANDSCAPE MANAGEMENT	46,715	6,314	45,498
WETLAND PRESERVE BUFFER MAINTENANCE	10,800	0	0
MAINTENANCE CONTINGENCY (TREE TRIMMING, FOUNTAINS, FOUNTAINS REPAIRS, ETC.)	85,000	0	31,378
ENGINEERING/INSPECTIONS/REPORTS	6,000	0	318
MANAGEMENT	38,124	3,177	28,593
SECRETARIAL	4,200	350	3,150
LEGAL	12,000	0	6,528
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,500	3,500	3,500
ARBITRAGE REBATE FEE	1,300	0	1,300
INSURANCE	6,900	0	7,491
LEGAL ADVERTISING	1,300	0	0
MISCELLANEOUS	1,900	57	659
POSTAGE	500	10	125
OFFICE SUPPLIES	1,075	113	572
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,600	0	3,500
TRAVEL	10,000	412	2,752
WEBSITE MANAGEMENT	1,500	125	1,125
ELECTRICITY - FOUNTAINS	0	126	655
FOUNTAINS	0	6,704	14,061
Total Expenditures	\$ 285,549	\$ 22,865	\$ 184,339
REVENUES LESS EXPENDITURES	\$ 436,966	\$ (21,300)	\$ 532,158
PAYMENT TO TRUSTEE (A1)	(345,880)	(763)	(344,615)
PAYMENT TO TRUSTEE (A2)	(88,840)	(196)	(88,536)
BALANCE	\$ 2,246	\$ (22,259)	\$ 99,007
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,442)	(16)	(8,098)
DISCOUNTS FOR EARLY PAYMENTS	(28,884)	0	(26,331)
EXCESS/ (SHORTFALL)	\$ (41,080)	\$ (22,275)	\$ 64,578
CARRYOVER FROM PRIOR YEAR	41,080	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (22,275)	\$ 64,578

Bank Balance As Of 6/30/25	\$ 337,548.17
Accounts Payable As Of 6/30/25	\$ 22,410.57
Accounts Receivable As Of 6/30/25	\$ -
Available Funds As Of 6/30/25	\$ 315,137.60