

Thousand Oaks  
Community Development District

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

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