

Thousand Oaks
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O & M ASSESSMENTS	299,408
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511
OTHER REVENUES	0
INTEREST INCOME	1,500
TOTAL REVENUES	\$ 763,376
EXPENDITURES	
SUPERVISOR FEES	12,000
PAYROLL TAXES	960
AQUATIC/STORMWATER MANAGEMENT	30,000
LAWN/LANDSCAPE MANAGEMENT	67,000
WETLAND PRESERVE BUFFER MAINTENANCE	0
MAINTENANCE CONTINGENCY/SPECIAL PROJECTS	102,000
ELECTRICITY - FOUNTAINS	5,000
ENGINEERING/INSPECTIONS/REPORTS	5,000
MANAGEMENT	40,284
SECRETARIAL	4,200
LEGAL	12,000
ASSESSMENT ROLL	8,000
AUDIT FEES	3,700
ARBITRAGE REBATE FEE	1,300
INSURANCE	8,700
LEGAL ADVERTISING	1,250
MISCELLANEOUS	1,850
POSTAGE	475
OFFICE SUPPLIES	1,050
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,500
TRAVEL/TRAINING	8,000
WEBSITE MANAGEMENT	1,500
TOTAL EXPENDITURES	\$ 317,944
REVENUES LESS EXPENDITURES	\$ 445,432
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
BALANCE	\$ 10,712
COUNTY APPRAISER & TAX COLLECTOR FEE	(15,237)
DISCOUNTS FOR EARLY PAYMENTS	(30,475)
EXCESS/ (SHORTFALL)	\$ (35,000)
CARRYOVER FROM PRIOR YEAR	35,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	260,088	259,609	299,408	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS (SERIES 2016 A1)	367,684	367,957	367,957	Bond Payments/.94
DEBT ASSESSMENTS (SERIES 2016 A2)	94,463	94,511	94,511	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	10,242	1,200	1,500	Projected At \$125 Per Month
TOTAL REVENUES	\$ 732,477	\$ 723,277	\$ 763,376	
EXPENDITURES				
SUPERVISOR FEES	11,800	12,000	12,000	No Change From 2025/2026 Budget
PAYROLL TAXES	903	960	960	Projected At 8% Of Supervisor Fees
AQUATIC/STORMWATER MANAGEMENT	33,879	30,000	30,000	FY 25/26 Expenditure Through March 2026 = \$15,016
LAWN/LANDSCAPE MANAGEMENT	70,725	65,000	67,000	FY 25/26 Expenditure Through March 2026 = \$37,950
WETLAND PRESERVE BUFFER MAINTENANCE	5,693	20,000	0	Now Included In Maintenance Contingency/Special Projects
MAINTENANCE CONTINGENCY/SPECIAL PROJECTS	46,428	85,000	102,000	Tree Trimming, Preserve, Etc.
ELECTRICITY - FOUNTAINS	1,571	750	5,000	FY 25/26 Expenditure Through March 2026 = \$2,405
ENGINEERING/INSPECTIONS/REPORTS	318	6,000	5,000	\$1,000 Decrease From 2025/2026 Budget
MANAGEMENT	38,124	39,228	40,284	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2025/2026 Budget
LEGAL	12,029	12,000	12,000	No Change From 2025/2026 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	As Per Contract
AUDIT FEES	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
ARBITRAGE REBATE FEE	1,300	1,300	1,300	No Change From 2025/2026 Budget
INSURANCE	7,491	7,900	8,700	FY 25/26 Expenditure Was \$7,908
LEGAL ADVERTISING	678	1,300	1,250	\$50 Decrease From 2025/2026 Budget
MISCELLANEOUS	830	1,900	1,850	\$50 Decrease From 2025/2026 Budget
POSTAGE	126	475	475	No Change From 2025/2026 Budget
OFFICE SUPPLIES	1,000	1,050	1,050	No Change From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
TRUSTEE FEES	3,500	3,500	3,500	No Change From 2025/2026 Budget
TRAVEL/TRAINING	3,811	10,000	8,000	\$2,000 Decrease From 2025/2026 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2025/2026 Budget
TOTAL EXPENDITURES	\$ 257,581	\$ 315,838	\$ 317,944	
REVENUES LESS EXPENDITURES	\$ 474,896	\$ 407,439	\$ 445,432	
BOND PAYMENTS (SERIES 2016 A1)	(350,780)	(345,880)	(345,880)	2027 P & I Payments Less Earned Interest
BOND PAYMENTS (SERIES 2016 A2)	(90,120)	(88,840)	(88,840)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 33,996	\$ (27,281)	\$ 10,712	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,696)	(14,441)	(15,237)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(26,331)	(28,883)	(30,475)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 3,969	\$ (70,605)	\$ (35,000)	
CARRYOVER FROM PRIOR YEAR	0	70,605	35,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 3,969	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Interest Income (A-1)	19,551	1,500	1,750	Projected Interest For 2026/2027
Interest Income (A-2)	5,583	600	900	Projected Interest For 2026/2027
NAV Tax Collection (A-1)	350,780	345,880	345,880	Yearly Maximum Debt Assessment
NAV Tax Collection (A-2)	90,120	88,840	88,840	Yearly Maximum Debt Assessment
Total Revenues	\$ 466,034	\$ 436,820	\$ 437,370	
EXPENDITURES				
Principal Payments (A-1)	245,000	255,000	260,000	Principal Payment Due In 2027
Principal Payments (A-2)	60,000	60,000	65,000	Principal Payment Due In 2027
Bond Redemption (A-1)	0	2,540	6,030	Estimated Excess Debt Collections (A-1)
Bond Redemption (A-2)	0	4,800	2,100	Estimated Excess Debt Collections (A-2)
Interest Payments (A-1)	101,760	89,840	81,600	Interest Payments Due In 2027
Interest Payments (A-2)	27,520	24,640	22,640	Interest Payments Due In 2027
Total Expenditures	\$ 434,280	\$ 436,820	\$ 437,370	
Excess/ (Shortfall)	\$ 31,754	\$ -	\$ -	

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 1/1/26 = \$2,935,000

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 1/1/26 = \$800,000

**Thousand Oaks Community Development District
Assessment Comparison**

Home Type		Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
Townhomes (Thousand Oaks)	O & M	\$ 299.49	\$ 289.44	\$ 289.43	\$ 333.80
	<u>Debt</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>
	Sub-Total For Townhomes	\$ 769.69	\$ 759.64	\$ 759.63	\$ 804.00
Single-Family Attached (Thousand Oaks)	O & M	\$ 299.49	\$ 289.44	\$ 289.43	\$ 333.80
	<u>Debt</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>
	Sub-Total For Single-Family Attached	\$ 769.69	\$ 759.64	\$ 759.63	\$ 804.00
Single-Family Detached (Thousand Oaks)	O & M	\$ 299.49	\$ 289.44	\$ 289.43	\$ 333.80
	<u>Debt</u>	<u>\$ 656.48</u>	<u>\$ 656.48</u>	<u>\$ 656.48</u>	<u>\$ 656.48</u>
	Sub-Total For Single-Family Detached	\$ 955.97	\$ 945.92	\$ 945.91	\$ 990.28
Single-Family Attached (Sierra Bay)	O & M	\$ 299.49	\$ 289.44	\$ 289.43	\$ 333.80
	<u>Debt</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>
	Sub-Total For Single-Family Attached	\$ 769.69	\$ 759.64	\$ 759.63	\$ 804.00

* 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