



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
AUGUST 10, 2026
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
1-800-743-4099 Access 3101013
REGULAR BOARD MEETING & PUBLIC HEARING
August 10, 2026
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. July 13, 2026 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 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 6
- I. Old Business
 - 1. Update Regarding Restock of Carp in District Lakes
 - 2. Update Regarding Lake Erosion
 - 3. Update Regarding Conferences
- J. New Business
 - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 13
 - 2. Discussion Regarding Plants Along Congress Avenue
- K. Administrative Matters
 - 1. Financial Report.....Page 15
- L. Attorney Matters
- M. Board Member Comments
- N. Adjourn

Publication Date
2026-07-28

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 August 10, 2026, 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 2026/2027 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 Districts website (www.thousandoakscdd.org) 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

PUBLISH: PALM BEACH POST

07/21/26 & 07/28/26

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JULY 13, 2026**

A. CALL TO ORDER

The July 13, 2026, 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 22, 2025, as part of the District’s Fiscal Year 2025/2026 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 included District Manager Sylvia Bethel of Special District Services, Inc.; and General Counsel Frances Penton.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There was an addition under New Business: 5. Discussion Regarding Villa Rosa Tree Trimming.

Mr. Jackson disclosed that he was on both the Thousand Oaks CDD and the Thousand Oaks HOA Boards.

F. APPROVAL OF MINUTES

1. May 11, 2026, Regular Board Meeting

A **motion** was made by Mr. Jackson, seconded by Mr. Smith and unanimously passed approving the minutes of the May 11, 2026, 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

Ms. Bethel stated she had not yet heard back from the City regarding the permit. Mr. Towns stated that Ms. Bethel should follow up with Bernard Buxton and he would send over the contact information.

I. NEW BUSINESS

1. Discussion Regarding District Ownership

Mr. Jackson went over the canal outside the fence on the side of the community which has been established not to be District property, however, the City or County has not been maintaining it. A lengthy conversation ensued with Mr. Gaede asking Ms. Bethel to send an email to the City about the maintenance.

2. Discussion Regarding Restock of Carp in District Lakes

Mr. Jackson stated the fish were dying in the lakes and they should probably restock the fish in all lakes. Ms. Bethel will reach out to get a proposal for fish restocking.

3. Discussion Regarding Lake Erosion

Mr. Jackson indicated that erosion was beginning to show around the townhomes and it would need to be addressed at some point. A lengthy discussion ensued. Mr. Gaede stated that they had previously discussed this issue before and South Florida Water Management District (SFWMD) would not allow anything in the preserve area. A lengthy discussion further ensued. Mr. Knowles suggested reviewing the master plans for the District. Mr. Gaede asked Ms. Bethel to email the master plans to the Board and to follow up with SFWMD to see what options were available.

4. Discussion Regarding Conferences

Mr. Jackson and Mr. Knowles updated the Board on the FASD conference they had attended. Mr. Jackson indicated that they would like to attend the October 5-7th FASD Conference. The conference is a requirement to be considered a part of the FASD Board. Mr. Gaede asked Ms. Bethel to research the conference information and email the information to the Board.

5. Discussion Regarding Villa Rosa Tree Trimming

Ms. Bethel advised that Mr. Russ maintains the outside along Congress in Villa Rosa and contacted her about the trees. Mr. Gaede suggested taking a look to see if the work was needed and Mr. Jackson stated he would take a look and request a proposal from BrightView.

J. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel stated that the 2025 Form 1 – Statement of Financial Interests was due July 1st and that a \$25.00 per day fine would be incurred if they were not completed by the deadline.

K. ATTORNEY MATTERS

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

L. BOARD MEMBER COMMENTS

There were no further Board Member comments.

M. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 5:04 p.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair

Publication Date
2026-07-28

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Regular Board Meeting of the
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Development District

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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

PUBLISH: PALM BEACH POST

07/21/26 & 07/28/26

RESOLUTION NO. 2026-02

A RESOLUTION OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the Thousand Oaks Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 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 2026/2027 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 10th day of August, 2026.

ATTEST:

**THOUSAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Thousand Oaks Community Development District

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

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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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O & M ASSESSMENTS	299,408
DEBT ASSESSMENTS (SERIES 2016 A1)	367,487
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511
OTHER REVENUES	0
INTEREST INCOME	1,500
TOTAL REVENUES	\$ 762,906
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	\$ 444,962
BOND PAYMENTS (SERIES 2016 A1)	(345,438)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
BALANCE	\$ 10,684
COUNTY APPRAISER & TAX COLLECTOR FEE	(15,228)
DISCOUNTS FOR EARLY PAYMENTS	(30,456)
EXCESS/ (SHORTFALL)	\$ (35,000)
CARRYOVER FROM PRIOR YEAR	35,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL 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	367,487	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	\$ 762,906	
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	\$ 444,962	
BOND PAYMENTS (SERIES 2016 A1)	(350,780)	(345,880)	(345,438)	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)	\$ 10,684	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,696)	(14,441)	(15,228)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(26,331)	(28,883)	(30,456)	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 FINAL DEBT SERVICE FUND BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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	345,438	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	\$ 436,928	
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	5,588	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	\$ 436,928	
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 <u>Debt</u>	\$ 299.49 \$ 470.20	\$ 289.44 \$ 470.20	\$ 289.43 \$ 470.20	\$ 333.80 \$ 470.20
	Sub-Total For Townhomes	\$ 769.69	\$ 759.64	\$ 759.63	\$ 804.00
Single-Family Attached (Thousand Oaks)	O & M <u>Debt</u>	\$ 299.49 \$ 470.20	\$ 289.44 \$ 470.20	\$ 289.43 \$ 470.20	\$ 333.80 \$ 470.20
	Sub-Total For Single-Family Attached	\$ 769.69	\$ 759.64	\$ 759.63	\$ 804.00
Single-Family Detached (Thousand Oaks)	O & M <u>Debt</u>	\$ 299.49 \$ 656.48	\$ 289.44 \$ 656.48	\$ 289.43 \$ 656.48	\$ 333.80 \$ 656.48
	Sub-Total For Single-Family Detached	\$ 955.97	\$ 945.92	\$ 945.91	\$ 990.28
Single-Family Attached (Sierra Bay)	O & M <u>Debt</u>	\$ 299.49 \$ 470.20	\$ 289.44 \$ 470.20	\$ 289.43 \$ 470.20	\$ 333.80 \$ 470.20
	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>2</u>
Billed For Debt	229

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 10th day of August, 2026.

ATTEST:

**THOUSAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 5, 2026
November 2, 2026
December 14, 2026
January 11, 2027
February 8, 2027
March 8, 2027
April 12, 2027
May 10, 2027
June 14, 2027
July 12, 2027
August 09, 2027
September 13, 2027

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.

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

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT

PUBLISH: PALM BEACH DAILY BUSINESS REVIEW 09/22/25

Thousand Oaks
Community Development District

**Financial Report For
July 2026**

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JULY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Jul-26	Year To Date Actual 10/1/25 - 7/31/26
REVENUES			
O & M ASSESSMENTS	259,609	5,471	262,074
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	7,725	373,028
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	1,985	95,836
OTHER REVENUES	0	0	3,571
INTEREST INCOME	1,200	0	7,966
Total Revenues	\$ 723,277	\$ 15,181	\$ 742,475
EXPENDITURES			
SUPERVISOR FEES	12,000	1,000	8,200
PAYROLL TAXES	960	77	627
AQUATIC/STORMWATER MANAGEMENT	30,000	900	26,309
LAWN/LANDSCAPE MANAGEMENT	65,000	6,325	84,425
WETLAND PRESERVE BUFFER MAINTENANCE	20,000	0	0
MAINTENANCE CONTINGENCY (TREE TRIMMING, ETC.)	85,000	0	51,452
ELECTRICITY - FOUNTAINS	750	333	3,692
ENGINEERING/INSPECTIONS/REPORTS	6,000	0	1,356
MANAGEMENT	39,228	3,269	32,690
SECRETARIAL	4,200	350	3,500
LEGAL	12,000	0	7,606
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,600	0	3,600
ARBITRAGE REBATE FEE	1,300	0	1,300
INSURANCE	7,900	0	7,908
LEGAL ADVERTISING	1,300	0	175
MISCELLANEOUS	1,900	54	1,330
POSTAGE	475	0	150
OFFICE SUPPLIES	1,050	8	1,040
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,500	0	3,500
TRAVEL	10,000	1,497	6,177
WEBSITE MANAGEMENT	1,500	125	1,251
Total Expenditures	\$ 315,838	\$ 13,938	\$ 246,463
REVENUES LESS EXPENDITURES	\$ 407,439	\$ 1,243	\$ 496,012
PAYMENT TO TRUSTEE (A1)	(345,880)	(7,725)	(356,205)
PAYMENT TO TRUSTEE (A2)	(88,840)	(1,985)	(91,514)
BALANCE	\$ (27,281)	\$ (8,467)	\$ 48,293
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,441)	0	(8,031)
DISCOUNTS FOR EARLY PAYMENTS	(28,883)	0	(26,249)
EXCESS/ (SHORTFALL)	\$ (70,605)	\$ (8,467)	\$ 14,013
CARRYOVER FROM PRIOR YEAR	70,605	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (8,467)	\$ 14,013

Bank Balance As Of 7/31/26	\$ 291,363.45
Accounts Payable As Of 7/31/26	\$ 22,822.48
Accounts Receivable As Of 7/31/26	\$ -
Available Funds As Of 7/31/26	\$ 268,540.97