



THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT

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 MARCH 14, 2022 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
March 14, 2022
4:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. February 7, 2022 Regular Board Meeting Minutes.....Page 3
- G. Old Business
 - 1. Consider Approval of Tree Trimming Proposals.....Page 7
 - 2. Update on Logos for Shirts
 - 3. Memo Regarding Construction and Maintenance of a Putting Green on District Property.....Page 13
 - 4. Update on Fountain Light Fixtures
 - 5. Update on Preserve Site Visit Report
- H. New Business
 - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 22
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

PALM BEACH DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
West Palm Beach, Palm Beach County, Florida

STATE OF FLORIDA
COUNTY OF PALM BEACH:

Before the undersigned authority personally appeared ANGELINA GARAY, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Palm Beach Daily Business Review f/k/a Palm Beach Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE -
NOTICE IS HEREBY GIVEN THAT THE BOARD OF
SUPERVISORS OF THE THOUSAND OAKS COMMUNITY
DEVELOPMENT DISTRICT, ET AL.

in the XXXX Court,
was published in said newspaper in the issues of

10/06/2021

Affiant further says that the said Palm Beach Daily Business Review is a newspaper published at Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in West Palm Beach in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

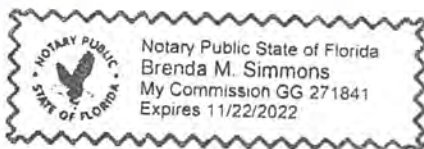
Angelina Garay

Sworn to and subscribed before me this
6 day of OCTOBER, A.D. 2021

[Signature]

(SEAL)

ANGELINA GARAY personally known to me



THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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 18, 2021
November 8, 2021
December 13, 2021
January 10, 2022
February 7, 2022
March 14, 2022
April 11, 2022
May 9, 2022
June 13, 2022
July 11, 2022
August 8, 2022
September 12, 2022

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
10/6 21-29/0000554783P

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 7, 2022**

A. CALL TO ORDER

The February 7, 2022, Regular Board Meeting of the Thousand Oaks Community Development District (the “District”) was called to order at 4:28 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 October 6, 2021, as part of the District’s Fiscal Year 2021/2022 Regular Board Meeting, as legally required.

C. ESTABLISH A QUORUM

A quorum was established by the presence of Chairman Jeff Jackson, Supervisors Malachi Knowles and Rance Gaede.

Staff present included District Managers Andrew Karmeris and Sylvia Bethel of Special District Services, Inc.; and Frank Palen, District Attorney.

Also present were District residents Horace Towns and Ronal Jewel.

D. CONSIDER APPOINTMENT TO BOARD VACANCY

Mr. Karmeris explained that Mr. Knowles had requested this item be moved to the beginning of the agenda due to two Board seats being vacant.

Mr. Jackson would like to reorder the agenda items as follows... agenda item (G) Additions or Deletions to the Agenda to item (D) Consider Appointment to Board Vacancy, item I Approval of Minutes to item (E) Administer Oath of Office, item (D) Consider Appointment Board Vacancy to item (F) Election of Officers, item (E) Administer Oath of Office to item (G) Additions or Deletions to the Agenda, item (F) Election of Officers to item (H) Comments from the Public, and item (H) Comments from the Public to item (I) Approval of Minutes.

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede, and unanimously passed approving the reorder of agenda items, as presented.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

This item was not necessary at this time.

F. ELECTION OF OFFICERS

Mr. Jackson asked why this was on the agenda. Mr. Karmeris noted, per Mr. Knowles' request and due to Mr. Knowles and Mr. Gaede being Assistant Supervisors.

A **motion** was made by Mr. Knowles, seconded by Mr. Jackson, and unanimously passed approving Mr. Gaede being designated as Vice Chairperson.

A **motion** was then made by Mr. Gaede, seconded by Mr. Jackson, and unanimously passed approving Mr. Knowles being designated as Secretary/Treasurer.

A **motion** was then made by Mr. Knowles, seconded by Mr. Gaede, and unanimously passed approving Ms. Bethel and Mr. Karmeris being designated as Assistant Secretary and Assistant Treasurer. Mr. Karmeris will serve as backup.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

I. APPROVAL OF MINUTES

1. December 13, 2021, Regular Board Meeting

The minutes of the December 13, 2021, Regular Board Meeting were presented for approval.

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede and passed unanimously approving the December 13, 2021, Regular Board Meeting minutes, as presented.

J. OLD BUSINESS

1. Discussion Regarding District Mission Statement

Mr. Karmeris advised that Mr. Palen had approved all mission statements. The Board agreed to adopt the following mission statement:

“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.”

Mr. Palen suggested posting the Statement on the website. Mr. Knowles requested adding the mission statement to the cover page of the meeting books.

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede, and unanimously passed approving the Mission Statement.

2. Consider Tree Trimming Proposals

Mr. Karmeris advised that he was waiting on one more proposal because the vendor has been very busy, but has promised to provide a proposal as soon as possible. The Board decided to table this item until the second proposal is received.

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede, and unanimously passed approving the tabling of the tree trimming proposals until the next meeting.

3. Update on Logos for Shirts

Mr. Karmeris advised that, after discussions with legal counsel, this was an item the District was authorized to purchase. The Board would have to approve a logo for their shirts. Mr. Knowles stated he knew someone who could design a logo. He would provide their contact information to Mr. Karmeris or Ms. Bethel.

K. NEW BUSINESS

1. Memo Regarding Construction and Maintenance of a Putting Green on District Property

At its December 2021 Meeting, the Board of Supervisors considered a proposal to construct and maintain a recreation facility (a golf putting green) on real property owned by the District. Mr. Palen confirmed that, while the District had the statutory authority to construct and maintain recreation facilities, it did not currently have the power to assess landowners for that purpose. The Attorney advised that in order to construct and maintain recreation facilities, The District would have to amend the District's Assessment Methodology Report pursuant to Chapter 190 F.S. Prior to initiating this lengthy process, a determination should be made if the property can in fact be used for recreation purposes. The parcel of land identified for a putting green lies within a conservation area subject to a Conservation Easement in favor of South Florida Water Management District (SFWMD) limiting its use. Experience suggests that SFWMD will be reluctant to release some or part of the land from the restrictive covenant. The District Engineer should be consulted to determine the possibility of obtaining a release. Mr. Palen suggested deferring further efforts to amend the District Assessment Methodology Report until it is determined if the property can be used for the desired purpose.

A lengthy discussion ensued and the Board directed Staff to meet with Mr. Knowles and the District Engineer to review the possibility of SFWMD releasing the covenant.

2. Consider Fountain Light Fixture Proposals

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede and passed unanimously approving the fountain light fixture proposal from Palm Beach Aquatics in the amount of \$8,636.50.

3. Preserve Site Visit Report

Mr. Karmeris advised that there were only two homes that encroached CDD property (see Inventory, photo numbers 9 and 10). The Board directed staff to contact the City of Rivera Beach Code Enforcement to have inspectors visit the homes. After the City inspections, District Counsel can send correspondence to the affected residents informing them of the encroachment on District property and demanding removal.

L. ADMINISTRATIVE MATTERS

Mr. Karmeris gave an update on the grass carp permit. He noted that everything had been submitted by the District and we are just awaiting finalization of the permit.

M. BOARD MEMBER COMMENTS

Mr. Knowles and Mr. Jackson would like staff to schedule a site visit of the dry land preserve area to determine if homes are encroaching on District property.

N. ADJOURNMENT

There being no further business to come before the Board, Mr. Jackson adjourned the meeting at 5:48 p.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair

From: JOHN RUSS <john_a_russ@yahoo.com>

Sent: Thursday, March 3, 2022 7:37 PM

To: Sylvia Bethel <sbethel@sdsinc.org>

Subject: Proposal for Conservation #1 tree trimming at Thousand Oaks

Russ Total Lawn Maintenance L.L.C.

1731 Ave F.

Riviera Beach Fl. 33404

John Russ

Thousand Oaks CDD,

The following is the proposal for the tree trimming at 1034 Center Stone Lane in Riviera Beach.

If you should have any questions please do not hesitate to contact me at: (561) 319-7110.

Tree Trimming Proposal Introduction

This document proposes that Russ Total Lawn Maintenance will perform the necessary Tree Trimming in an effort to maintain the beauty of the property. The goal is to maintain a conspicuous landscape for residents and visitors.

R.T.L.M. will be responsible for the following deliverables.

Deliverables

Conservation Area #1

- Raising the canopy on all low hanging Live Oak and other trees throughout designated area
- Intercept all branches protruding toward buildings at least 10 feet
- Hurricane prune all Palm trees
- Trim and reshape Coco Plums to at least 5ft in height
- Remove any dead or diseased trees or branches
- Dispose of all existing and generated debris

Compensation

Our complete price for this project base on the deliverables outlined is, **\$23,500.00**

Thanks again for allowing Russ Total Lawn Maintenance to submit this proposal. Our company is small enough to give your property the attention it deserves and yet we are large enough to handle the equipment and labor necessary to do the job right and on time!

From: JOHN RUSS <john_a_russ@yahoo.com>
Sent: Thursday, March 3, 2022 7:44 PM
To: Sylvia Bethel <sbethel@sdsinc.org>
Subject: Conservation #2 Tree trimming at Thousand Oaks

Russ Total Lawn Maintenance L.L.C.
1731 Ave F.
Riviera Beach Fl. 33404
John Russ

Thousand Oaks CDD,
The following is the proposal for the tree trimming at 1034 Center Stone Lane in Riviera Beach.
If you should have any questions please do not hesitate to contact me at: (561) 319-7110.

Tree Trimming Proposal Introduction

This document proposes that Russ Total Lawn Maintenance will perform the necessary Tree Trimming in an effort to maintain the beauty of the property. The goal is to maintain a conspicuous landscape for residents and visitors.
R.T.L.M. will be responsible for the following deliverables.

Deliverables

Conservation Area #2

- Raising the canopy on all low hanging Live Oak, Mango and other trees throughout designated area
- Intercept all branches protruding toward buildings at least 10 feet
- Hurricane prune all Palm trees
- Remove any dead or diseased trees or branches
- Dispose of all existing and generated debris

Compensation

Our complete price for this project based on the deliverables outlined is, **\$12,500.00**

Thanks again for allowing Russ Total Lawn Maintenance to submit this proposal. Our company is small enough to give your property the attention it deserves and yet we are large enough to handle the equipment and labor necessary to do the job right and on time!



PO Box 7144
Jupiter, FL 33468

561-747-8050



Estimate

Date	Estimate No.
12/7/2021	10709

Certified Arborist:
Teri Davis FL-6004A
Steve Vecchio FL-1097A
Brandon McMullen FL-6009A
Leo Erripa FL-9623A

Customer Name/Address

Thousand Oaks CDD
c/o Special District Services, Inc.
2501-A Burns Road
Palm Beach Gardens, FL 33410



Payment Method	Only Trees Rep.
Due on receipt	Leo(561)262-9555

Item	Description	Location	Qty	Rate	Total
Oak Tree cl...	CONSERVATION AREA #2 (FROM BUILDING 3245 TO 3181 LAUREL RIDGE CIR) Oak Trees and Mango Tree-clean, thin and raise canopy; provide a 10 foot clearance from structures		34	175.00	5,950.00
Sabal Palms	Sabal Palms trimmed		29	50.00	1,450.00
Clean	TERMS: Clean: Selective pruning to remove one or more of the following parts: dead, diseased, and/or broken branches (Dead branches to be removed will be 1.5 inches in diameter or more, as measured at the base of the branch)				
Thin	Thin: Selective pruning to reduce density of live branches				
Raise	Raise: Selective pruning to provide vertical clearance				
Palm Trees	The Palm Trees will be trimmed at the 9-3 o'clock level. The seed pods and fruit will be removed.				

E-mail
onlytrees@bellsouth.net

Thank you for your time and consideration. We look forward to hearing from you soon.

Total

Fax #
561-741-1098

Signature



PO Box 7144
Jupiter, FL 33468

561-747-8050



Estimate

Date	Estimate No.
12/7/2021	10709

Certified Arborist:
Teri Davis FL-6004A
Steve Vecchio FL-1097A
Brandon McMullen FL-6009A
Leo Erripa FL-9623A

Customer Name/Address

Thousand Oaks CDD
c/o Special District Services, Inc.
2501-A Burns Road
Palm Beach Gardens, FL 33410



Payment Method	Only Trees Rep.
Due on receipt	Leo(561)262-9555

Item	Description	Location	Qty	Rate	Total
Ansi A300	All work performed by Only Trees, LLC will be in accordance with the American National Standards Institute (ANSI) A300 Standard for Tree Care Operations unless otherwise noted.				
Debris	Complete clean-up and debris removal is included in this estimate/invoice.				
W/C Cert.	Our Workers Comp. and General Liability Insurance certificates will be faxed to you directly from our carrier upon your request and acceptance of this proposal.				
Signature of...	Upon the acceptance please sign this service agreement and fax or e-mail it back to our office.				

E-mail
onlytrees@bellsouth.net

Thank you for your time and consideration. We look forward to hearing from you soon.

Total	\$7,400.00
--------------	-------------------

Fax #
561-741-1098

Signature



PO Box 7144
Jupiter, FL 33468

561-747-8050



Estimate

Date	Estimate No.
12/7/2021	10708

Certified Arborist:
Teri Davis FL-6004A
Steve Vecchio FL-1097A
Brandon McMullen FL-6009A
Leo Erripa FL-9623A

Customer Name/Address

Thousand Oaks CDD
c/o Special District Services, Inc.
2501-A Burns Road
Palm Beach Gardens, FL 33410



Payment Method	Only Trees Rep.
Due on receipt	Leo(561)262-9555

Item	Description	Location	Qty	Rate	Total
	CONSERVATION AREA #1				
Oak Tree cl...	Live Oak Trees and Holly Trees-clean, thin and raise canopy, provide a 6-10 foot clearance from structures		137	175.00	23,975.00
Sabal Palms	Sabal Palms trimmed		33	50.00	1,650.00
Coco Plum	Coco Plum Clusters trimmed- reduce and reshape just above the old cuts (5 feet0		82	150.00	12,300.00
Clean	TERMS: Clean: Selective pruning to remove one or more of the following parts: dead, diseased, and/or broken branches (Dead branches to be removed will be 1.5 inches in diameter or more, as measured at the base of the branch)				
Thin	Thin: Selective pruning to reduce density of live branches				
Raise	Raise: Selective pruning to provide vertical clearance				

E-mail
onlytrees@bellsouth.net

Thank you for your time and consideration. We look forward to hearing from you soon.

Total

Fax #
561-741-1098

Signature



PO Box 7144
Jupiter, FL 33468

561-747-8050



Estimate

Date	Estimate No.
12/7/2021	10708

Certified Arborist:
Teri Davis FL-6004A
Steve Vecchio FL-1097A
Brandon McMullen FL-6009A
Leo Erripa FL-9623A

Customer Name/Address

Thousand Oaks CDD
c/o Special District Services, Inc.
2501-A Burns Road
Palm Beach Gardens, FL 33410



Payment Method	Only Trees Rep.
Due on receipt	Leo(561)262-9555

Item	Description	Location	Qty	Rate	Total
Reduce	Reduce: Selective pruning to decrease height and/or spread (consideration must be given to the ability of a species to tolerate reduction pruning).				
Ansi A300	All work performed by Only Trees, LLC will be in accordance with the American National Standards Institute (ANSI) A300 Standard for Tree Care Operations unless otherwise noted.				
Debris	Complete clean-up and debris removal is included in this estimate/invoice.				
W/C Cert.	Our Workers Comp. and General Liability Insurance certificates will be faxed to you directly from our carrier upon your request and acceptance of this proposal.				
Signature of...	Upon the acceptance please sign this service agreement and fax or e-mail it back to our office.				

E-mail
onlytrees@bellsouth.net

Thank you for your time and consideration. We look forward to hearing from you soon.

Total	\$37,925.00
--------------	--------------------

Fax #
561-741-1098

Signature

From: Jeff Schnars <jeff@schnars.com>
Sent: Thursday, February 10, 2022 8:03 PM
To: Sylvia Bethel <sbethel@sdsinc.org>
Subject: RE: Thousand Oaks

Sylvia,

Per our discussion today, I understand that the request is to put a golf putting green in the conservation easement. Attached is a copy of the conservation easement. I do not see how that is possible given the easement restrictions. Assuming that the community wants to construct additional recreation facilities outside the conservation easement, it would seem that is an issue for the HOA and not the CDD.

Thank you.
Jeff

Jeffrey T. Schnars, P.E.

President

jeff@schnars.com

SCHNARS
ENGINEERING CORPORATION

947 Clint Moore Road
Boca Raton, Florida 33487
Office: 561-241-6455
Fax: 561-241-5182
Toll Free: 888-285-3886
www.schnars.com

J. J. GOLDASICH AND ASSOCIATES, INCORPORATED

Post Office Box 811988
Boca Raton, Florida 33481-1988
561/883-9555
561/883-0054 (Fax)
Email jjg@jjgoldasich.com

TRANSMITTAL

RECEIVED
SEP 23 2003
ENVIRONMENTAL SECTION NRM

DATE: September 16, 2003

TO: South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33416

ATTN: Mr. Donald Medellin

PROJECT REFERENCE: DR Horton/Congress Avenue PUD

REFERENCE NUMBER: 02.760

THE FOLLOWING ITEMS ARE ATTACHED:

✦ *Recorded conservation easement copy for Permit 50-06031P*

Please feel free to contact our office should you have concerns regarding this project.

Sincerely,

J. J. Goldasich and Associates, Incorporated



Sharon Goldasich
Vice President

cc: Mr. Karl Albertson w/o attachment

Page 15 SCANNED

upland areas included in the conservation easement which are to be enhanced or created pursuant to the Permit shall be retained and maintained in the enhanced or created conditions required by the Permit.

To carry out this purpose, the following rights are conveyed to Grantee by this easement:

a. To enter upon the Property at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by Grantor at the time of such entry; and

b. To enjoin any activity on or use of the Property that is inconsistent with this conservation easement and to enforce the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

2. Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are permitted or required by the Permit, the following activities are prohibited in or on the Property:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic or nuisance vegetation in accordance with a District approved maintenance plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas;

Standard form - July, 2001

h. Acts or uses which are detrimental to the preservation of any features or aspects of the Property having historical or archaeological significance.

3. Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and which are not inconsistent with any District rule, criteria, permit and the intent and purposes of this Conservation Easement.

4. No right of access by the general public to any portion of the Property is conveyed by this conservation easement.

5. Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep or maintenance of the Property.

6. Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Property.

7. Any costs incurred in enforcing, judicially or otherwise, the terms, provisions and restrictions of this conservation easement shall be borne by and recoverable against the nonprevailing party in such proceedings.

8. Enforcement of the terms, provisions and restrictions of this conservation easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.

9. Grantee will hold this conservation easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this conservation easement except to another organization qualified to hold such interests under the applicable state laws.

10. If any provision of this conservation easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this conservation easement shall not be affected thereby, as long as the purpose of the conservation easement is preserved.

11. Grantor shall insert the terms and restrictions of this conservation easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Property.

12. All notices, consents, approvals or other communications hereunder shall

Standard form - July, 2001

be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. This conservation easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Palm Beach County.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purpose imposed with this conservation easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Property.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this conservation easement and all mortgages have been joined or subordinated; that Grantor has good right and lawful authority to convey this conservation easement; and that it hereby fully warrants and defends the title to the conservation easement hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Paul Romanowski has hereunto set its authorized hand this 28 day of August, 2003.

Signed, sealed and delivered
in our presence as witnesses:

D.R. Horton, Inc
A Florida corporation

[Signature]
Print Name: Karl [unclear]

By: [Signature]
Print Name: Paul Romanowski
Title: Vice President

[Signature]
Print Name: Amy Hilde

STATE OF FLORIDA

SS:

COUNTY OF Broward

On this 2 day of September, 200 before me,
the undersigned notary public, personally appeared _____, personally
known to me to be the person who subscribed to the foregoing instrument and did not
take an oath, as the (position) Vice President, of
(corporation) D.R. Horton Inc., a Florida corporation, and acknowledged that he
executed the same on behalf of said corporation and that he was duly authorized to do
so.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: Amy Hetzel



Amy Hetzel
My Commission DD218000
Expires May 28, 2007

My Commission Expires: May 28, 2007

**South Florida Water Management District
Legal Form Approved
Date: July, 2001**

Standard form - July, 1901

5 of 5

PERIMETER
Surveying and Mapping
Certificate of Authorization No. 187254

851 Broward Parkway, Suite 106
Boca Raton, Florida 33487

To: (561) 241-8888
Fax: (561) 241-5102

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)
CONSERVATION AREAS - THOUSAND OAKS

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 01°22'55" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30, A DISTANCE OF 2631.80 FEET TO THE CENTER OF SAID SECTION 30; THENCE SOUTH 87°51'56" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 1387.11 FEET; THENCE NORTH 29°49'57" EAST, A DISTANCE OF 67.77 FEET TO THE POINT OF BEGINNING ("A") OF THE HERINAFTER DESCRIBED PARCEL OF LAND; THENCE NORTH 87° 51'56" WEST, A DISTANCE OF 190.49 FEET; THENCE NORTH 31° 47'10" EAST, A DISTANCE OF 306.09 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 02°37'38" EAST; THENCE EASTERLY AND NON-RADIALLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 54° 36'40", A DISTANCE OF 225.54 TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY, ALONG THE ARC SAID CURVE, HAVING A RADIUS OF 928.40 FEET AND A CENTRAL ANGLE OF 05° 54'02", A DISTANCE OF 198.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 24° 10'22" EAST, A DISTANCE OF 19.33 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 288.20 FEET AND A CENTRAL ANGLE OF 100° 57'58", A DISTANCE OF 455.00 TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 08°18'44" WEST (SAID POINT ALSO TO KNOWN HERINAFTER AS POINT "B"); THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1050.00 FEET AND A CENTRAL ANGLE OF 01° 28'12", A DISTANCE OF 27.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY, ALONG THE ARC SAID CURVE, HAVING A RADIUS OF 990.00 FEET AND A CENTRAL ANGLE OF 08° 12'41", A DISTANCE OF 14.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY, ALONG THE ARC SAID CURVE, HAVING A RADIUS OF 542.50 FEET AND A CENTRAL ANGLE OF 12° 26'57", A DISTANCE OF 117.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY, ALONG THE ARC SAID CURVE, HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 18° 56'21", A DISTANCE OF 70.95 FEET; THENCE SOUTH 38°11'17" EAST, ALONG A LINE NON-RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 14.83 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS NORTH 00°28'13" WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 193.00 FEET AND A CENTRAL ANGLE OF 25° 12'40", A DISTANCE OF 876.96 TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY, ALONG THE ARC SAID CURVE, HAVING A RADIUS OF 2381.83 FEET AND A CENTRAL ANGLE OF 04° 05'37", A DISTANCE OF 170.17 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT SAID POINT "B"; THENCE NORTH 57°20'09" WEST, A DISTANCE OF 149.88 FEET TO POINT "C"; BEING THE POINT OF BEGINNING OF THE HERINAFTER DESCRIBED PARCEL OF LAND; THENCE NORTH 22°03'30" WEST, A DISTANCE OF 118.75 FEET; THENCE NORTH 35° 41'00" WEST, A DISTANCE OF 195.02 FEET; THENCE NORTH 01° 28'07" WEST, A DISTANCE OF 130.49 FEET; THENCE NORTH 04° 18'32" WEST, A DISTANCE OF 381.04 FEET; THENCE NORTH 02° 30'16" EAST, A DISTANCE OF 64.40 FEET; THENCE SOUTH 87° 18'50" EAST, A DISTANCE OF 284.11 FEET; THENCE NORTH 71° 06'39" EAST, A DISTANCE OF 20.24 FEET; THENCE NORTH 82° 39'01" EAST, A DISTANCE OF 99.16 FEET; THENCE SOUTH 17° 05'09" EAST, A DISTANCE OF 161.40 FEET; THENCE SOUTH 01° 47'33" EAST, A DISTANCE OF 162.85 FEET; THENCE SOUTH 06° 28'58" EAST, A DISTANCE OF 162.85 FEET; THENCE SOUTH 01° 10'24" EAST, A DISTANCE OF 162.85 FEET; THENCE SOUTH 04° 08'11" WEST, A DISTANCE OF 181.90 FEET; THENCE SOUTH 76° 27'29" WEST, A DISTANCE OF 73.96 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 950.00 FEET AND A CENTRAL ANGLE OF 11°38'14", A DISTANCE OF 102.95 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF RIVERA BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 11.27 ACRES, MORE OR LESS.

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLY WITH MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 61G17-B, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 473.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

[Signature]
JERRY HODGES
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 15500

LAST DATE OF FIELD WORK NOT A SURVEY

NOTES

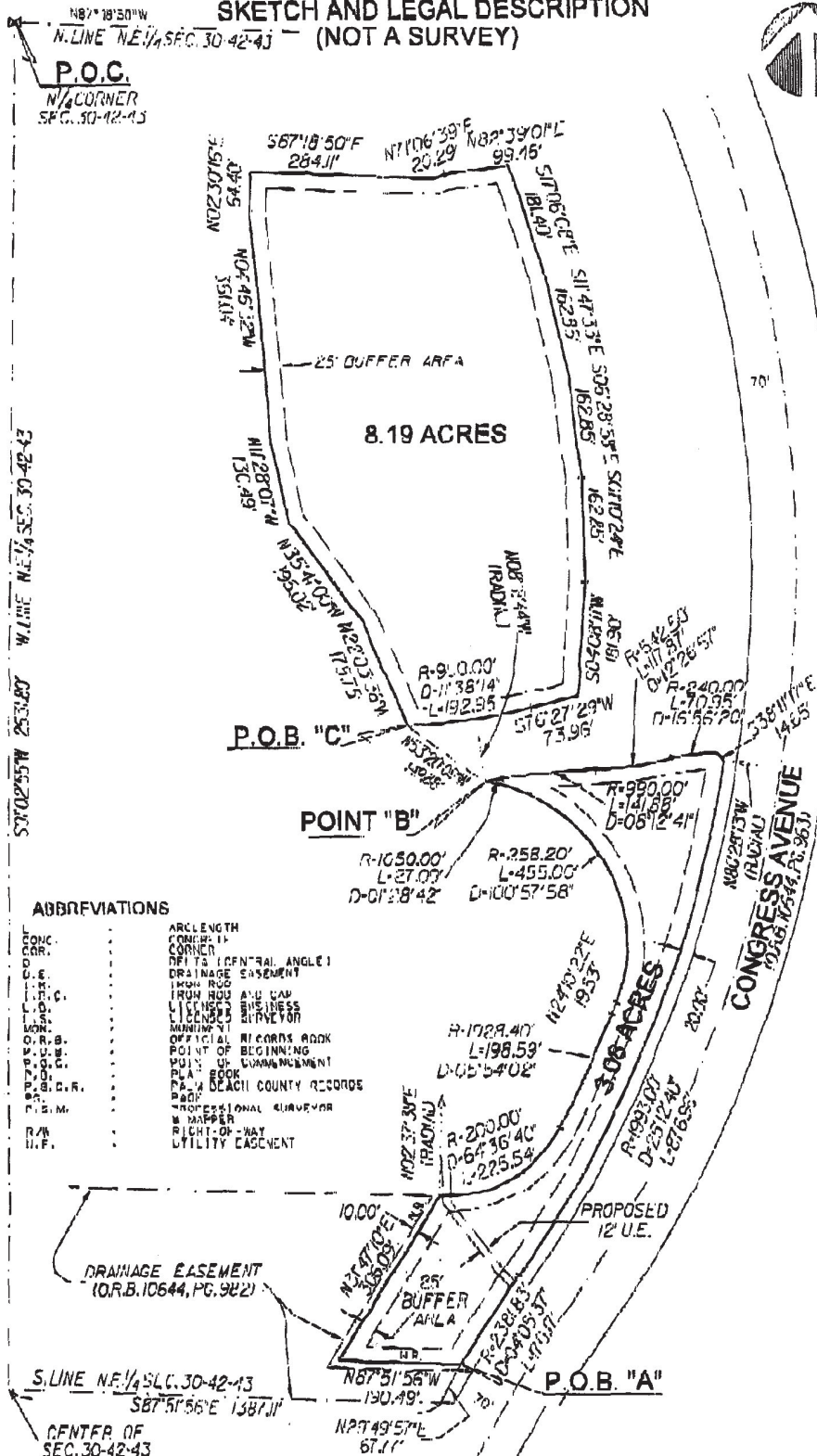
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 30 42 43, HAVING A BEARING OF NORTH 87°18'50" WEST, ACCORDING TO THE STATE PLANE COORDINATE SYSTEM, STATE OF FLORIDA, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.

BOOK NO.	02122	PROJECT NAME	THOUSAND OAKS	DATE	09/15/03	SCALE	1"=200'
FILED/RECEIVED/RECORDED/INDEXED	SEP 15 2003	TASK	CONSERVATION EASEMENT	DATE	09/15/03	DATE	09/15/2003
							SHEET 1 OF 2

Surveying and Mapping
Certificate of Authorization No. 1A7284

TEL: (661) 241-8888
FAX: (661) 241-5182

N/CORNER
SFC. 50-12-15



ABBREVIATIONS

CONC.	ARC LENGTH
COR.	CORNER-TO
D	CORNER
D.S.	DEFI'S (CENTRAL ANGLE)
D.M.	DRAINAGE EASEMENT
I.N.C.	IRON ROD
L.D.	IRON ROD AND CAP
L.S.	LIENHOLD'S BUSINESS
MON.	LIENHOLD'S DRIVEWAY
O.R.B.	MAPPING
P.O.B.	OFFICIAL RECORDS BOOK
P.O.C.	POINT OF BEGINNING
P.O.D.	POINT OF COMMENCEMENT
P.O.R.	POOL
P.S.M.	POOL BOOK
R/W	POOL DEATH COUNTY RECORDS
U.F.	POOL
	PROFESSIONAL SURVEYOR
	WADSWORTH
	RIGHT-OF-WAY
	UTILITY EASEMENT

JOB NO.	02722	Project Name	THOUSAND OAKS	OWO #1	SH	%CALF	1" 200"
Pub. Project/Post-Project/Pre-Project	DATE 6/15/2003	Topic	CONSERVATION CASEMENT	LR UO #1	JS	DATE	6/13/2003 SHEET 2 OF 2

RESOLUTION NO. 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023;
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 2022/2023 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 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2022 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 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 14th day of March, 2022.

ATTEST:

**THOUSAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Thousand Oaks Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

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

PROPOSED BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O & M ASSESSMENTS	268,679
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511
OTHER REVENUES	0
INTEREST INCOME	0
TOTAL REVENUES	\$ 731,147
EXPENDITURES	
SUPERVISOR FEES	12,000
PAYROLL TAXES	960
AQUATIC/STORMWATER MANAGEMENT	30,000
LAWN/LANDSCAPE MANAGEMENT	46,715
PRESERVE EROSION REPAIR	50,000
WETLAND PRESERVE BUFFER MAINTENANCE	10,800
MAINTENANCE CONTINGENCY	29,500
ENGINEERING/INSPECTIONS/REPORTS	6,000
MANAGEMENT	35,952
SECRETARIAL	4,200
LEGAL	8,000
ASSESSMENT ROLL	8,000
AUDIT FEES	3,800
ARBITRAGE REBATE FEE	1,300
INSURANCE	6,356
LEGAL ADVERTISING	1,500
MISCELLANEOUS	1,700
POSTAGE	475
OFFICE SUPPLIES	925
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,700
TRAVEL/TRAINING	1,900
WEBSITE MANAGEMENT	1,500
TOTAL EXPENDITURES	\$ 265,458
REVENUES LESS EXPENDITURES	\$ 465,689
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
BALANCE	\$ 30,969
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,623)
DISCOUNTS FOR EARLY PAYMENTS	(29,246)
EXCESS/ (SHORTFALL)	\$ (12,900)
CARRYOVER FROM PRIOR YEAR	12,900
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	324,005	268,712	268,679	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS (SERIES 2016 A1)	367,674	367,957	367,957	Bond Payments/.94
DEBT ASSESSMENTS (SERIES 2016 A2)	94,460	94,511	94,511	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	0	0	0	
TOTAL REVENUES	\$ 786,139	\$ 731,180	\$ 731,147	
EXPENDITURES				
SUPERVISOR FEES	11,600	12,000	12,000	No Change From 2021/2022 Budget
PAYROLL TAXES	887	960	960	Projected At 8% Of Supervisor Fees
AQUATIC/STORMWATER MANAGEMENT	28,754	28,400	30,000	FY 21/22 Expenditure Through Jan 22 = \$16,756
LAWN/LANDSCAPE MANAGEMENT	42,541	46,715	46,715	No Change From 2021/2022 Budget
PRESERVE EROSION REPAIR	0	50,000	50,000	No Change From 2021/2022 Budget
WETLAND PRESERVE BUFFER MAINTENANCE	0	10,800	10,800	Wetland Preserve Buffer Maintenance
MAINTENANCE CONTINGENCY	18,013	29,500	29,500	No Change From 2021/2022 Budget
ENGINEERING/INSPECTIONS/REPORTS	3,101	6,000	6,000	No Change From 2021/2022 Budget
MANAGEMENT	34,428	34,908	35,952	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2021/2022 Budget
LEGAL	3,851	8,500	8,000	\$500 Decrease From 2021/2022 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	As Per Contract
AUDIT FEES	3,600	3,700	3,800	Accepted Amount For 2021/2022 Audit
ARBITRAGE REBATE FEE	1,300	1,300	1,300	No Change From 2021/2022 Budget
INSURANCE	5,513	6,356	6,356	Insurance Estimate
LEGAL ADVERTISING	675	1,500	1,500	No Change From 2021/2022 Budget
MISCELLANEOUS	747	1,700	1,700	No Change From 2021/2022 Budget
POSTAGE	35	575	475	\$100 Decrease From 2021/2022 Budget
OFFICE SUPPLIES	469	1,000	925	\$75 Decrease From 2021/2022 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2021/2022 Budget
TRUSTEE FEES	3,500	3,700	3,700	No Change From 2021/2022 Budget
TRAVEL/TRAINING	11	1,900	1,900	No Change From 2021/2022 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2021/2022 Budget
TOTAL EXPENDITURES	\$ 172,900	\$ 263,389	\$ 265,458	
REVENUES LESS EXPENDITURES	\$ 613,239	\$ 467,791	\$ 465,689	
BOND PAYMENTS (SERIES 2016 A1)	(350,677)	(345,880)	(345,880)	2023 P & I Payments Less Earned Interest
BOND PAYMENTS (SERIES 2016 A2)	(90,093)	(88,840)	(88,840)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 172,469	\$ 33,071	\$ 30,969	
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,781)	(14,624)	(14,623)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(28,904)	(29,247)	(29,246)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 138,784	\$ (10,800)	\$ (12,900)	
CARRYOVER FROM PRIOR YEAR	0	10,800	12,900	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 138,784	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	104	25	25	Projected Interest For 2022/2023
Interest Income (A-2)	28	25	25	Projected Interest For 2022/2023
NAV Tax Collection (A-1)	350,677	345,880	345,880	Yearly Maximum Debt Assessment
NAV Tax Collection (A-2)	90,093	88,840	88,840	Yearly Maximum Debt Assessment
Total Revenues	\$ 440,902	\$ 434,770	\$ 434,770	
EXPENDITURES				
Principal Payments (A-1)	215,000	225,000	230,000	Principal Payment Due In 2023
Principal Payments (A-2)	55,000	55,000	55,000	Principal Payment Due In 2023
Bond Redemption (A-1)	0	505	2,785	Estimated Excess Debt Collections (A-1)
Bond Redemption (A-2)	0	1,785	3,545	Estimated Excess Debt Collections (A-2)
Interest Payments (A-1)	130,880	120,400	113,120	Interest Payments Due In 2023
Interest Payments (A-2)	34,720	32,080	30,320	Interest Payments Due In 2023
Total Expenditures	\$ 435,600	\$ 434,770	\$ 434,770	
Excess/ (Shortfall)	\$ 5,302	\$ -	\$ -	

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 1/1/22 = \$3,875,000

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 1/1/22 = \$1,030,000

**Thousand Oaks Community Development District
Assessment Comparison**

Home Type		Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
Townhomes (Thousand Oaks)	O & M	\$ 361.33	\$ 361.30	\$ 299.57	\$ 299.54
	<u>Debt</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>
	Sub-Total For Townhomes	\$ 831.53	\$ 831.50	\$ 769.77	\$ 769.74
Single-Family Attached (Thousand Oaks)	O & M	\$ 361.33	\$ 361.30	\$ 299.57	\$ 299.54
	<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	\$ 831.53	\$ 831.50	\$ 769.77	\$ 769.74
Single-Family Detached (Thousand Oaks)	O & M	\$ 361.33	\$ 361.30	\$ 299.57	\$ 299.54
	<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	\$ 1,017.81	\$ 1,017.78	\$ 956.05	\$ 956.02
Single-Family Attached (Sierra Bay)	O & M	\$ 361.33	\$ 361.30	\$ 299.57	\$ 299.54
	<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	\$ 831.53	\$ 831.50	\$ 769.77	\$ 769.74

* 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