

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 21.7
(ID # 28913)**

MEETING DATE:
Tuesday, June 09, 2026

FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 220, Item 187. Last assessed to: David B. McCullough and Shelley E. McCullough, husband and wife, as community property with rights of survivorship. District 4. [\$6,824-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Green, Bryant & French, LLP, Agent for Rancho Casa Blanca Owners Association for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 696150005;
2. Authorize and direct the Auditor-Controller to issue a warrant to Green, Bryant & French, LLP, Agent for Rancho Casa Blanca Owners Association in the amount of \$6,824.03, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675; and
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$30,230.78 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

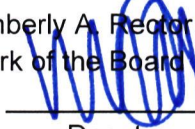
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 5/27/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: June 9, 2026
xc: Treasurer

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 6,824	\$ 0	\$ 6,824	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	No
			For Fiscal Year:	25/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the April 30, 2024 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 24, 2024. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 11, 2024 to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

Revenue and Taxation Code Section 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code Section 4676 (c). The Treasurer-Tax Collector's office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

1. Examined Parties of Interest Reports to notify all parties of interest attached to the parcel.
2. Researched all last assessees through the County's Property Tax System for any additional addresses.
3. Used Accurant (people finder) to notify any new addresses that may be listed for our last assessees.
4. Advertised in newspapers for three consecutive weeks in The Desert Sun, Palo Verde Valley Times, and The Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
5. Sent out a certified mailing within 90 days as required by Revenue and Taxation Code Section 4676 (b).

According to Revenue and Taxation Code Section 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

expiration of the one year following the recordation of the Tax Collector's Deed to the Purchaser, which was recorded on June 24, 2024.

The Treasurer-Tax Collector has received one claim for excess proceeds:

1. Claim from Green, Bryant & French, LLP, Agent for Rancho Casa Blanca Owners Association based on an Authorization for Agent to Collect Excess Proceeds notarized on September 25, 2025 and a Notice of Delinquent Assessment Lien recorded on November 14, 2023 as Instrument No. 2023-0342428.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Green, Bryant & French, LLP, Agent for Rancho Casa Blanca Owners Association be awarded excess proceeds in the amount of \$6,824.03. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$30,230.78 will be transferred to the County General Fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

Impact on Residents and Businesses

Excess proceeds will be released to a lienholder and transferred to the County General Fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim GBF


Cesar Bernal, PRINCIPAL MGMT ANALYST 6/1/2026


Aaron Gettis, Chief Deputy County Counsel 11/19/2025

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

To: Matthew Jennings, Treasurer-Tax Collector

RECEIVED

Re: Claim for Excess Proceeds

2024 OCT 21 AM 7:50

TC: 220 ITEM: 187 Parcel Identification Number: 696150005

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

Owner: MCCULLOUGH, DAVID B & SHELLEY E

Situs Address: 84136 AVENUE 44 UNIT 311 INDIO 92203

Date Sold: 04/30/2024

Date Deed to Purchaser Recorded: 06/24/2024

Final Date to Submit Claim: 06/24/2025

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$6,824.03 from the sale of the above mentioned real property. I/We were the lienholder(s), [] property owner(s) [please check one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2023-0342428 recorded on 11/14/23. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

Assessments + Late Fees to 4/30/24 \$770.00; Interest \$256.78;
Collection Costs \$3,732.00 + Attorneys' Fees \$2,045.25.
Total Claim \$6,824.03. See Attached Assessment Lien +
Account History.

If the property is held in Joint Tenancy, the tax sale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 15th day of October, 2024 at San Diego California
County, State

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

Email Address

[Signature]

Signature of Claimant
Jeffrey A. French

Print Name
402 W. Broadway, Ste. 1950

Street Address
San Diego, CA 92101

City, State, Zip
(619)239-7900 EXT. 116

Phone Number
jfrench@gbf lawyers.com

Email Address
or tohalloran@gbf lawyers.com

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make Jeffrey French my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 696150005 sold at public auction on April 30, 2024. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience. I have been informed that I can file a claim for the excess proceeds directly with the county at no cost.

I also understand that the total of excess proceeds available for refund is \$ 37,054.81 and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

Cy Bolander
(Signature of Party of Interest)

Cynthia Bolander, Manager for Rancho Casa Blanca HOA
(Name Printed)

c/o Green Bryant & French, 402 West Broadway, Ste. 1950

(Address)
San Diego, CA 92101

STATE OF CALIFORNIA)ss.
COUNTY OF Riverside

(City/State/Zip)

(619) 239-7900 ext 116

(Area Code/Telephone Number)

On September 25, 2025, before me, Carmen Grace Mills, Notary Public, appeared Cynthia Bolander, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.

Phase See Attached

(Signature of Notary)

(This area for official seal)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

(Signature of Agent)

Jeffrey A. French
(Name Printed)

402 West Broadway, Ste. 1950
(Address)

STATE OF CALIFORNIA)ss.
COUNTY OF SAN DIEGO

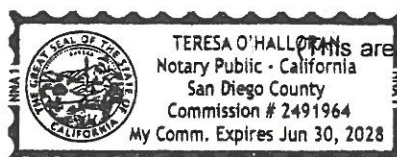
San Diego CA 92101
(City/State/Zip)

On October 9, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey A. French, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(Signature of Notary)

(This area for official seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

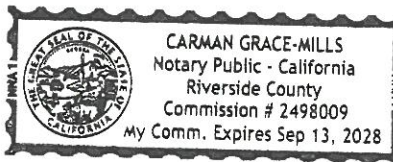
State of California
County of Riverside)

On September 25, 2025 before me, Carman Grace-Mills, Notary Public
(insert name and title of the officer)

personally appeared Cynthia Bolander,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature  (Seal)

COPY of Document Recorded at

Riverside, CA County Recorder

RECORDING REQUESTED BY:
SAME AS BELOW
WHEN RECORDED MAIL TO:
S.B.S. LIEN SERVICES
31194 La Baya Drive, Suite 106
Westlake Village, California 91362
(818) 991-4600

2023-0342428 BK: _____ PG: _____
11/14/23

T.S. No: 2023-1847

APN: 696-150-005

NOTICE OF DELINQUENT ASSESSMENT LIEN

This NOTICE OF DELINQUENT ASSESSMENT Lien is being given pursuant to California Civil Code section 5675 and the provisions of the Declaration of Covenants, conditions and Restrictions (CC&Rs) of the Homeowners Associations as follows: Association Claimant: RANCHO CASA BLANCA OWNERS ASSOCIATION Declarations of CC&R's recorded 9/18/1995 Instrument No: 306194 in Book Page County of Riverside. The description of the common interest development unit against which this notice is being recorded is as follows: Lot 15, Tract 20494-2, Book 204, Page 68-73

The original owner is: **DAVID B MCCULLOUGH AND SHELLEY E MCCULLOUGH**
The purported current owner is: **DAVID B MCCULLOUGH AND SHELLEY E MCCULLOUGH**
Common address: **84136 AVENUE 44 #311, INDIO CA 92203**
Owner's mailing address is: **BOX 883, VALLEYVIEW, ALBERTA TOH 3 NO CANADA**

DELINQUENCY

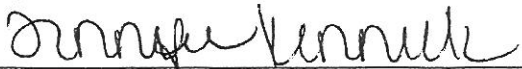
Delinquent Assessments due: 2/1/2023 - 11/8/2023	\$4,385.00
Late Charges, Interest, Attorney Fees & Costs & Other Fees, Costs & Charges:	\$3,281.78
S.B.S. Lien Services Fees & Costs:	\$1,130.00
TOTAL AMOUNT OF DELINQUENCY	\$8,796.78

SEE EXHIBIT "A" ATTACHED HERETO FOR A DETAILED BREAKDOWN

Additional monies may accrue under this claim at the rate of the claimant's monthly or special assessments, plus permissible late charges, costs of collection and interest, if any, that may accrue subsequent to the date of this notice. Should the association named herein act to have the lien created by this notice enforced by non-judicial foreclosure and sale, as provided in Civil Code section 5675(c), the trustee authorized to enforce the lien shall be: S.B.S. LIEN SERVICES, INC., 31194 LA BAYA DRIVE, SUITE 106, WESTLAKE VILLAGE, CA 91362 818-991-4600 PHONE, 818-874-9500 FAX

DATE: 11/8/2023

On Behalf of: **RANCHO CASA BLANCA OWNERS ASSOCIATION**
By: **S.B.S. LIEN SERVICES**



JENNIFER KENNICK, EXECUTIVE VICE PRESIDENT
Authorized representative of management body

S.B.S. IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

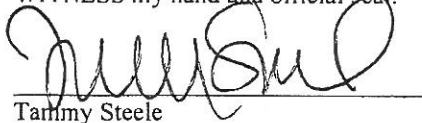
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles

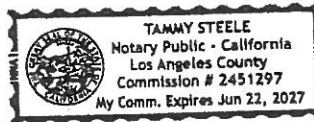
On 11/9/23 before me, TAMMY STEELE, Notary Public, Personally appeared, JENNIFER KENNICK who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Tammy Steele
Comm # 2451297
Expires Jun 22, 2027



(Seal)

T.S. # 2023-1847

Property Address: 84136 AVENUE 44 #311, INDIO CA 92203

EXHIBIT "A"

Delinquent Assessments through 11/8/2023	\$4,385.00
Late Fees through 11/8/2023	\$394.00
Interest through 11/8/2023	\$16.88
Attorney Fees and Costs:	\$1,798.50
Other Fees, Costs and Charges:	\$1,072.40
S.B.S Lien Services Fees and Costs:	\$1,130.00
TOTAL AMOUNT DUE:	\$8,796.78

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DECLARATION OF JEFFREY A. FRENCH

I, Jeffrey A. French, declare as follows:

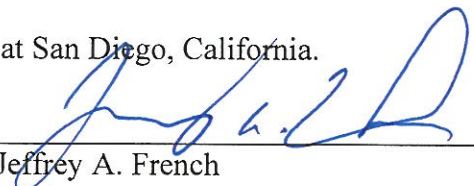
1. I am an attorney duly licensed to practice before all the courts in the State of California, and I am a partner with the law firm of Green Bryant & French, LLP, attorneys of record for RANCHO CASA BLANCA OWNERS ASSOCIATION (“Association.”).

2. On or about October 21, 2024, the Association submitted a Claim for Excess Proceeds from the Sale of Tax-Defaulted Property. The claim was for the total amount of \$6,824.03. The claim included:

- Assessments & Late Fees through April 17, 2024 \$770.00 (see attached account history);
 - Interest \$256.78 (see attached account history);
 - Collection Costs \$3,732.00, and
 - Attorneys’ Fees \$2,065.25
- TOTAL \$6,824.03**

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 27th day of October 2025, at San Diego, California.



Jeffrey A. French

RANCHO CASA BLANCA OWNERS ASSOCIATION

Homeowner Transaction History 3/31/2021 - 5/7/2024

20722406021 - David & Shelley McCullough - 84136 Avenue 44 Unit 311

Date	Description	Charge	Payment	Balance
3/31/2021	Balance Forard	\$100.00	-	\$100.00
3/31/2021	Balance Forward	\$4,552.66	-	\$4,652.66
3/31/2021	Balance Forward	-	(\$100.00)	\$4,552.66
4/1/2021	Monthly Assessment	\$356.00	-	\$4,908.66
4/16/2021	Electrical March Electrical for Lot 311	\$3.94	-	\$4,912.60
5/1/2021	Monthly Assessment	\$356.00	-	\$5,268.60
5/1/2021	Reverse March Estimate Billing	-	(\$28.00)	\$5,240.60
5/17/2021	Electrical April Electrical for Lot 311. Usage 44 Kw/Hr Rate 0.13115	\$5.77	-	\$5,246.37
6/1/2021	Monthly Assessment	\$356.00	-	\$5,602.37
6/15/2021	Electrical May Electrical for Lot 311. Usage 50 Kw/Hr Rate 0.13016	\$6.50	-	\$5,608.87
6/24/2021	Late Charge	\$35.60	-	\$5,644.47
6/30/2021	Delinquency Interest	\$3.37	-	\$5,647.84
7/1/2021	Monthly Assessment	\$356.00	-	\$6,003.84
7/16/2021	Electrical June Electrical for Lot 311. Usage 80 Kw/Hr Rate 0.12687	\$10.14	-	\$6,013.98
7/17/2021	Late Charge	\$35.60	-	\$6,049.58
7/31/2021	Delinquency Interest	\$3.96	-	\$6,053.54
8/1/2021	Monthly Assessment	\$356.00	-	\$6,409.54
8/17/2021	Electrical July Electrical for Lot 311. Usage 86 Kw/Hr Rate 0.14899	\$12.81	-	\$6,422.35
8/17/2021	Late Charge	\$35.60	-	\$6,457.95
8/31/2021	Delinquency Interest	\$4.26	-	\$6,462.21
9/1/2021	Monthly Assessment	\$356.00	-	\$6,818.21
9/16/2021	Electrical August Electrical for Lot 311. Usage 88 Kw/Hr Rate 0.14901	\$13.11	-	\$6,831.32
9/17/2021	Late Charge	\$35.60	-	\$6,866.92
9/30/2021	Delinquency Interest	\$4.26	-	\$6,871.18
10/1/2021	Monthly Assessment	\$356.00	-	\$7,227.18
10/17/2021	Late Charge	\$35.60	-	\$7,262.78
10/18/2021	Electrical September Electrical for Lot 311. Usage 73 Kw/Hr Rate 0.16669	\$12.16	-	\$7,274.94
10/31/2021	Delinquency Interest	\$4.85	-	\$7,279.79
11/1/2021	Monthly Assessment	\$356.00	-	\$7,635.79
11/16/2021	Electrical October Electrical for Lot 311. Usage 44 Kw/Hr Rate 0.1666	\$7.33	-	\$7,643.12
11/17/2021	Late Charge	\$35.60	-	\$7,678.72
11/30/2021	Delinquency Interest	\$4.85	-	\$7,683.57
12/1/2021	Monthly Assessment	\$356.00	-	\$8,039.57
12/16/2021	Electrical November Electrical for Lot 311. Usage 40 Kw/Hr Rate 0.16659	\$6.66	-	\$8,046.23

RANCHO CASA BLANCA OWNERS ASSOCIATION

Homeowner Transaction History 3/31/2021 - 5/7/2024

12/17/2021	Late Charge	\$35.60	-	\$8,081.83
12/31/2021	Delinquency Interest	\$5.44	-	\$8,087.27
1/1/2022	Monthly Assessment	\$356.00	-	\$8,443.27
1/14/2022		-	(\$1,300.00)	\$7,143.27
1/17/2022	Late Charge	\$35.60	-	\$7,178.87
1/19/2022	Electrical December Electrical for Lot 311. Usage 110 Kw/Hr Rate 0.16659	\$18.32	-	\$7,197.19
1/31/2022	Delinquency Interest	\$4.66	-	\$7,201.85
2/1/2022	Monthly Assessment	\$356.00	-	\$7,557.85
2/15/2022		-	(\$1,300.00)	\$6,257.85
2/16/2022	Electrical January Electrical for Lot 311. Usage 729 Kw/Hr Rate 0.16659	\$121.44	-	\$6,379.29
2/17/2022	Late Charge	\$35.60	-	\$6,414.89
2/28/2022	Delinquency Interest	\$3.57	-	\$6,418.46
3/1/2022	Monthly Assessment	\$356.00	-	\$6,774.46
3/8/2022		-	(\$1,300.00)	\$5,474.46
3/16/2022	Electrical February Electrical for Lot 311. Usage 617 Kw/Hr Rate 0.16659	\$102.78	-	\$5,577.24
3/17/2022	Late Charge	\$35.60	-	\$5,612.84
3/31/2022	Delinquency Interest	\$3.08	-	\$5,615.92
4/1/2022	Monthly Assessment	\$395.00	-	\$6,010.92
4/13/2022	Electrical March Electrical for Lot 311. Usage 848 Kw/Hr Rate 0.16659	\$141.26	-	\$6,152.18
4/17/2022	Late Charge	\$39.50	-	\$6,191.68
4/30/2022	Delinquency Interest	\$3.08	-	\$6,194.76
5/1/2022	Monthly Assessment	\$395.00	-	\$6,589.76
5/17/2022	Late Charge	\$39.50	-	\$6,629.26
5/31/2022	Delinquency Interest	\$3.74	-	\$6,633.00
6/1/2022	Monthly Assessment	\$395.00	-	\$7,028.00
6/17/2022	Late Charge	\$39.50	-	\$7,067.50
6/30/2022	Delinquency Interest	\$3.74	-	\$7,071.24
7/1/2022	Monthly Assessment	\$395.00	-	\$7,466.24
7/17/2022	Late Charge	\$39.50	-	\$7,505.74
7/31/2022	Delinquency Interest	\$4.40	-	\$7,510.14
8/1/2022	Monthly Assessment	\$395.00	-	\$7,905.14
8/17/2022	Late Charge	\$39.50	-	\$7,944.64
8/31/2022	Delinquency Interest	\$4.73	-	\$7,949.37
9/1/2022	Monthly Assessment	\$395.00	-	\$8,344.37
9/17/2022	Late Charge	\$39.50	-	\$8,383.87
9/30/2022	Delinquency Interest	\$4.73	-	\$8,388.60
10/1/2022	Monthly Assessment	\$395.00	-	\$8,783.60
10/17/2022	Late Charge	\$39.50	-	\$8,823.10
10/31/2022	Delinquency Interest	\$5.39	-	\$8,828.49

RANCHO CASA BLANCA OWNERS ASSOCIATION

Homeowner Transaction History 3/31/2021 - 5/7/2024

11/1/2022	Monthly Assessment	\$395.00	-	\$9,223.49
11/17/2022	Late Charge	\$39.50	-	\$9,262.99
11/30/2022	Delinquency Interest	\$5.39	-	\$9,268.38
12/1/2022	Monthly Assessment	\$395.00	-	\$9,663.38
12/17/2022	Late Charge	\$39.50	-	\$9,702.88
12/31/2022	Delinquency Interest	\$6.05	-	\$9,708.93
1/1/2023	Monthly Assessment	\$395.00	-	\$10,103.93
1/9/2023	██████████ payment - dep per Teresa	-	(\$9,663.38)	\$440.55
1/13/2023	Electrical December Electrical for Lot 311. Usage 1 Kw/Hr Rate 0.14947	\$0.14	-	\$440.69
2/1/2023	Monthly Assessment	\$395.00	-	\$835.69
2/15/2023	Electrical January Electrical for Lot 311. Usage 814 Kw/Hr Rate 0.1958	\$159.38	-	\$995.07
3/1/2023	Monthly Assessment	\$395.00	-	\$1,390.07
3/14/2023	Electrical February Electrical for Lot 311. Usage 671 Kw/Hr Rate 0.16332	\$109.58	-	\$1,499.65
3/17/2023	Late Charge	\$39.50	-	\$1,539.15
3/27/2023	Cash CASH	-	(\$400.00)	\$1,139.15
4/1/2023	Monthly Assessment	\$450.00	-	\$1,589.15
4/13/2023	Electrical March Electrical for Lot 311. Usage 706 Kw/Hr Rate 0.16332	\$115.30	-	\$1,704.45
4/17/2023	Late Charge	\$45.00	-	\$1,749.45
5/1/2023	Monthly Assessment	\$450.00	-	\$2,199.45
5/17/2023	Late Charge	\$45.00	-	\$2,244.45
5/31/2023	Delinquency Interest	\$0.99	-	\$2,245.44
6/1/2023	Monthly Assessment	\$450.00	-	\$2,695.44
6/17/2023	Late Charge	\$45.00	-	\$2,740.44
6/30/2023	Delinquency Interest	\$0.99	-	\$2,741.43
7/1/2023	Monthly Assessment	\$450.00	-	\$3,191.43
7/17/2023	Late Charge	\$45.00	-	\$3,236.43
7/31/2023	Delinquency Interest	\$1.74	-	\$3,238.17
8/1/2023	Monthly Assessment	\$450.00	-	\$3,688.17
8/17/2023	Late Charge	\$45.00	-	\$3,733.17
8/31/2023	Delinquency Interest	\$2.12	-	\$3,735.29
9/1/2023	Monthly Assessment	\$450.00	-	\$4,185.29
9/17/2023	Late Charge	\$45.00	-	\$4,230.29
9/30/2023	Delinquency Interest	\$2.12	-	\$4,232.41
10/1/2023	Monthly Assessment	\$450.00	-	\$4,682.41
10/17/2023	Late Charge	\$45.00	-	\$4,727.41
10/31/2023	Delinquency Interest	\$2.87	-	\$4,730.28
11/1/2023	Monthly Assessment	\$450.00	-	\$5,180.28
11/17/2023	Late Charge	\$45.00	-	\$5,225.28
11/30/2023	Delinquency Interest	\$2.87	-	\$5,228.15

RANCHO CASA BLANCA OWNERS ASSOCIATION

Homeowner Transaction History 3/31/2021 - 5/7/2024

12/1/2023	Monthly Assessment	\$450.00	-	\$5,678.15
12/17/2023	Late Charge	\$45.00	-	\$5,723.15
12/31/2023	Delinquency Interest	\$3.62	-	\$5,726.77
1/1/2024	Monthly Assessment	\$450.00	-	\$6,176.77
1/17/2024	Late Charge	\$45.00	-	\$6,221.77
1/31/2024	Delinquency Interest	\$3.99	-	\$6,225.76
2/1/2024	Monthly Assessment	\$450.00	-	\$6,675.76
2/17/2024	Late Charge	\$45.00	-	\$6,720.76
2/22/2024	██████████ Payment	-	(\$5,400.00)	\$1,320.76
2/22/2024	██████████ Payment	-	(\$1,350.00)	(\$29.24)
3/1/2024	Monthly Assessment	\$450.00	-	\$420.76
3/13/2024	Electrical February Electrical for Lot 311. Usage 85 Kw/Hr Rate 0.23843	\$20.26	-	\$441.02
4/1/2024	Monthly Assessment	\$525.00	-	\$966.02
4/12/2024	Electrical March Electrical for Lot 311. Usage 35 Kw/Hr Rate 0.23626	\$8.26	-	\$974.28
4/17/2024	Late Charge	\$52.50	-	\$1,026.78

*← Interest Posted to 1/31/24 \$256.78
 \$770.00*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California) ss.

County of San Diego)

On October 27, 2025, before me, Teresa O'Halloran, Notary Public, personally appeared Jeffrey A. French, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Teresa O'Halloran
Teresa O'Halloran

Notary Seal