

January 14, 2022

Unit 101

Response to ADRE petition

When I took over bookkeeping and the HOA became self managed in May of 2019, Unit 101 had a balance owing \$1375 that including assessments from Sept 2018 and late charges from AAMG management. I believe the owner moved and did not notify the HOA of their new address for billing so they stopped paying. (see attached returned mail) *"We didn't know that we owed HOA any assessment at that time as we had an auto pay set from our bank account to pay HOA monthly bills to the previous HOA management, and please note that we haven't moved or changed address and we have received mail from the previous HOA management to our address. I believe that there wasn't a proper handover of documents and information from previous management to the current one."*

We had no way to contact them until our Treasurer at the time Silvia Petzold reached out to the tenant and got contact information. Silvia told the owner that we would waive late fees that were incurring currently (no control over fees from previous management) if they began paying on the back balance. *"To show HOA our good intentions we sent our first check immediately after the phone call we had from them, but HOA didn't waive late fees as agreed and didn't send us correct receipts for what we paid."*

The first payment received toward the back balance was in September of 2019 of \$300 for indicating for Aug and Sept of 2019. They continued to make payments toward back balance for Oct and Nov 2019. No back payment was made in December toward the back balance. January another back payment was made. *"We started to pay the same day that the HOA reached and explained the situation to us, and first check was made to HOA on 8/28/2019 (ATTACHMENT 1 Pg7 FOR CHECK#424) the same day of Silvia's call to us. We started to suspect their intentions when they started sending us incorrect receipts and didn't waive late fees. Till now HOA is stating that we have stopped paying in Nov 19 which we haven't. (ATTACHMENT 2)"*

In attempt to collect the debt, we were forced to reach out to legal because the owner said they will not make any more back payments until the late fees are waived. They continued to make the current assessment payment but stopped paying as agreed on the back balance. (see attached text) *"Waiving late fees was agreed with HOA but they didn't commit to their word. Please note that the text messages HOA attached were on Nov 2019 and they were about not sending us correct receipts for payments and for not waiving late fees. When HOA sent us a letter on 4/21/2020 we tried to talk to them to come to an agreement and told HOA that we will pay all what we own when we go back to work (ATTACHMENT 3 Pg#1), but they didn't even reply to us."*

Once the lawyer sent them a demand letter, the owner disputed the payments as not posted correctly. All payments were accounted for. "Most of the payments listed in the Law Firm letter were incorrect, and all of our correspondences with the lawyer were to get everything in place. (ATTACHMENT 4)" Where there was a mistake on the ledger was that there were posting of late payments on the months that no back payment (per agreement) was made, a \$15 late fee was posted. "Mistakes were in almost all of the payments listed in the letter and not only just \$15 late fee. (ATTACHMENT 4)" The lawyer advised that this was not allowed, and they were removed. There was still back assessments and late fees from not paying for nearly a year that was still owed. Because of these errors, the lawyer was forced to release the lien. "The lawyer released the lien because they realized that they have place a lien filed with an incorrect statement." It doesn't release the balance owing, just the lien at the county. We still needed to obtain legal collection methods due the past assessments. The assessments were all posted correctly, and payments applied properly. The owner knew they owed the past balance because they had not paid in almost a year but proceeded to force the attorney to review the ledger, which caused further legal fees to be charged. "The lawyer reviewed the ledger because they received it from HOA with incorrect balance." Had the owner kept making current payment and one back payment each month, the HOA would not have proceeded with legal action and would have considered waiving the late fees once the assessments were paid in full. Whatever ledger they received from the law firm was early on in the process and there were additional legal charges incurred.

The owner sent an email in April and said due to the current pandemic they would not be able to keep making payments. "We have never said that, we asked HOA regarding past payments asking them to consider the pandemic circumstances and suggested that we will pay everything when we get back to work. (ATTACHMENT 3 Pg#1)" Eventually they caught the back assessments up in October of 2020, nearly 2 years after they stopped paying. But at that point there were plumbing repairs and legal fees from the collection of the debt that occurred. The ledger is correct as of this date (see attached). "Till now when we ask for how much we owe they give us incorrect numbers, and have to go back and forth with them to correct that. (ATTACHMENT 6)"

The owner is expected to not pay the assessments for almost a year (sept 2018 to sept 2019) and not have any consequences such as legal fees for collection and late fees. That is not how it works. The current balance owing is \$2685.40 The board did respond that they would consider a meeting with the owner in January after the year end business was done. The board is completely volunteer and have jobs to attend to as well as board business. Before a meeting could be scheduled, the bookkeeper became ill and the president caught covid and now with this petition, its best to let a third party handle?

"HOA sent us many times wrongful billing statements and we have reached to them many times asking them to correct their statements to reflect correctly what we owe, but most of the times they didn't. Please find attached incorrect statement sent to us on Dec 2019 (ATTACHMENT 1-1), the letter from the Law Firm with an incorrect billing statement (Attachment 4), and the recent incorrect statement they sent in Nov 2021 and still incorrect (ATTACHMENT 6)"

“The Law Firm placed a lien on our property with an incorrect payment statement sent to them from HOA (ATTACHMENT 4), and when we asked them on Sep 10 and 11 to provide us with the ledger that was submitted with the lien request; they sent us an email on Sep 14 saying that they decided to release the lien (ATTACHMENT 5). So, why are we being asked to pay for a mistake the HOA did?”

“We tried many times to reach out to HOA and asked for a meeting to discuss and resolve the issue but we were never responded to (ATTACHMENT 3)”

“Last thing, if someone files a claim then realized that his filing process was based on wrong documents, and then dropped the claim himself, should the other party be responsible for the legal fees for that. Nevertheless we are open to reach for an agreement with the HOA”



MAZIN AL-SALIH <mazin.alsalih@gmail.com>

per your request

Cammy Bowring <cammy@westusa.com>
To: Mazin Ahmed unit 101 <kinda_mazin@yahoo.com>
Cc: mazin.alsalih@gmail.com

Tue, Dec 31, 2019 at 12:53 PM

I sent the current invoice and here is a copy of what was transferred from previous management company back in May.

Cammy Bowring

West USA Realty

623-521-3800

For Mobile searches Text WUSAZH to 87778

Efax 623-505-9956

Find the value of your home or search or a new one: [click here](#)

YOUR NEIGHBORHOOD REAL ESTATE RESOURCE!

CAMMY BOWRING, REALTOR®
623-521-3800
cammy@westusa.com

KEN BOWRING, REALTOR®
(623) 297-4217
kbowring10@gmail.com

www.RingTheBowrings4RealEstate.com



aamg stmt.pdf
22K



MAZIN AL-SALIH <mazin.alsalih@gmail.com>

Invoice #1 from The Bowring Team

Mazin Al-Salih <mazin.alsalih@gmail.com>

Tue, Dec 31, 2019 at 1:50 PM

To: kbowring10@gmail.com, Kinda <kinda_mazin@yahoo.com>

Cammy,

According to the checks attached, we have paid the payments of Jun, Jul, Aug, Sep, Oct, Nov, and December but your worksheet doesnt show that.

Can you update your worksheet and resend to us.

Thanks,

Mazin and Asmaa

On Tue, Dec 31, 2019 at 10:51 AM The Bowring Team <mailer@waveapps.com> wrote:



The Bowring Team

Invoice for **\$1,570.00** due by **May 15, 2019**

[View Invoice](#)

you are able to click the links in the invoice to see all the statements for your account.

please call with any questions

Invoice 1

[View Invoice](#)

The Bowring Team

Phone: 623-521-3800

Powered by  **wave**

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Mazin Ahmed

4 attachments



Check Aug -Sep.png
15K



Check Oct-Jul.png
15K



Check Dec.png
15K



Check Nov-Jun.png
15K



INVOICE

The Bowring Team
14955 West Bell Road
Box 9304
Surprise, Arizona 85374
United States

623-521-3800

BILL TO
Unit101
MAZIN AHMED
4933 W Marcus dr
PHOENIX, 85083-

623-396-8593
kinda_mazin@yahoo.com

Invoice Number: 1

Invoice Date: May 14, 2019

Payment Due: May 15, 2019

Amount Due (USD): \$1,570.00

Items	Quantity	Price	Amount
Monthly Assessment Assessment May 2019	1	\$150.00	\$150.00
Previous Balance	1	\$1,375.00	\$1,375.00
Monthly Assessment Assessment June 2019	1	\$150.00	\$150.00
Late Fee June 2019 non payment	1	\$15.00	\$15.00
Monthly Assessment Assessment July 2019	1	\$150.00	\$150.00
Late Fee non payment July 2019	1	\$15.00	\$15.00
Monthly Assessment Assessment august 2019	1	\$150.00	\$150.00
Monthly Assessment Assessment october 2019	1	\$150.00	\$150.00
Late Fee no payment to back balance	1	\$15.00	\$15.00



INVOICE

The Bowring Team
14955 West Bell Road
Box 9304
Surprise, Arizona 85374
United States

623-521-3800

Total:	\$2,170.00
Payment on September 4, 2019 using a check:	\$150.00
Payment on October 7, 2019 using a check:	\$300.00
Payment on November 15, 2019 using a check:	\$150.00

Amount Due (USD): **\$1,570.00**

Check Search Results

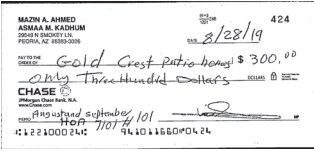
The details presented in this document were requested by the customer. Go to subsequent pages to see check details.

Check Search Results

Checks displayed:	5
Account number:	941011660
Date range:	09/05/2019 to 01/10/2020
Check number(s):	
Amount:	

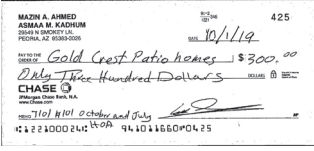
Post date: 09/05/2019
Amount: \$ 300.00

Account: 941011660
Check Number: 424



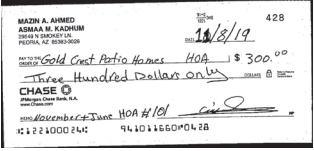
Post date: 10/08/2019
Amount: \$ 300.00

Account: 941011660
Check Number: 425



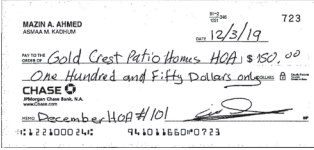
Post date: 11/15/2019
Amount: \$ 300.00

Account: 941011660
Check Number: 428



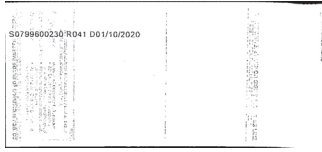
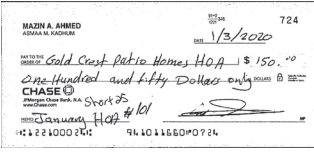
Post date: 12/10/2019
Amount: \$ 150.00

Account: 941011660
Check Number: 723



Post date: 01/10/2020
Amount: \$ 150.00

Account: 941011660
Check Number: 724





MAZIN AL-SALIH <mazin.alsalih@gmail.com>

Unit #101

Cammy Bowring <cammy@westusa.com>

Fri, Nov 26, 2021 at 10:20 AM

To: Mazin Al-Salih <mazin.alsalih@gmail.com>

Cc: Robert Kellerman David Villasenor Unit 107 <rjk8@msn.com>, Kinda <kinda_mazin@yahoo.com>

I am not providing receipts as that would be not necessary.

If you choose to take this to court go ahead. I have the proof of what we were billed and what was passed on to you.

I can back it up in court along with how delinquent your account was at the time. No defense to not paying your dues that you know were owed. I allowed payments but then you stopped making payments in November 2019 and tried to blame covid. Every other owner payed.

You moved and didn't provide hoa with correct address and that is on you.

I am not rehashing this anymore. Pay what you owe or delay your closing and fight in court. I am prepared either way.

Fyi this is cammy who is responding. You act like you are not emailing me but you are.

[Quoted text hidden]



MAZIN AL-SALIH <mazin.alsalih@gmail.com>

Goldcrest Patio Homes Condominium Unit 101

mazin.alsalih@gmail.com <mazin.alsalih@gmail.com>

Thu, Apr 30, 2020 at 2:04 PM

To: "cammy@westusa.com" <cammy@westusa.com>

Cc: Kinda <kinda_mazin@yahoo.com>

Hi Cammy,

I received your letter dated 4/21/2020 and really its not a good timing for collections at this time.

Can we talk about that after we get back to work and be able to pay what is required from us.

I am planning to pay the whole amount, after this pandemic goes away, but I want you to remove the late fees as we agreed before so the total amount to be \$1350 not \$1435.

Thanks for your understanding and appreciate your reply.

Mazin Ahmed

[623-570-4372](tel:623-570-4372)*Sent from my MetroPCS 4G LTE Android device*



MAZIN AL-SALIH <mazin.alsalih@gmail.com>

The Lein is IMPROPER

Mazin Al-Salih <mazin.alsalih@gmail.com>
To: kinda Kadhum <kinda_mazin@yahoo.com>

Thu, Sep 10, 2020 at 5:47 PM

Hi Morgan,

We had a meeting with Goldcrest HOA yesterday, and they told us that you have placed a Lien on our property.

We searched the County Recorder's documents and we found that you have filed the Lien on 6/15, and you waited till 8/7 to send us a notification about that.

I want to highlight the following:

The notice we got from Goldcrest HOA on 4/21 states that we owe \$1,435.00

The lien you have placed on 6/15 was for \$2,199.00.

The Notice that you sent us on 8/7 states that the amount due is \$2,504.00

After you calculated all payments we have paid to the HOA, you sent us a new ledger on 8/27 stating that we owe \$2,546.00

Since the lien amount you recorded in the County was not correct, and the HOA misapplied payments, my lawyer advised me that this is an improper lien.

I am requesting a meeting with you, HOA president Kellerman and Vice President Jerry Latscher as soon as possible.

[Quoted text hidden]

--

Mazin Ahmed



MAZIN AL-SALIH <mazin.alsalih@gmail.com>

Unit #101

kinda Kadhun <kinda_mazin@yahoo.com>

To: "Mazin mazin.alsalih@gmail.com" <mazin.alsalih@gmail.com>; Robert Kellerman <rjk8@msn.com>; Goldcrestmanagementteam@gmail.com, Cammy Bowring <cammy@westusa.com>

Thu, Dec 2, 2021 at 4:29 PM

Hi there,

We requested meeting to discuss and resolve our statement.

We hope to hear back from you soon because we are doing refinace and we need to end this as soon as possible.

Also since we don't have an office as I thing It's my pleasure to be the host and do the meeting in my house if you agree.
Please let me know as soon as possible.

Asmaa & Mazin

Sent from my iPhone

Begin forwarded message:

From: Mazin Al-Salih <mazin.alsalih@gmail.com>

Date: December 1, 2021 at 7:25:27 PM MST

To: Robert Kellerman David Villaseor Unit 107 <rjk8@msn.com>; Cammy Bowring <cammy@westusa.com>; Kinda <KINDA_MAZIN@yahoo.com>


Subject: Unit #101

[Quoted text hidden]

3 attachments

 HOA statement nov 2021.pdf

44K

 Ledger 8.14.2020.pdf

84K

 **Payment Receipt for Invoice #1 Jan2021.pdf**
339K



MAZIN AL-SALIH <mazin.alsalih@gmail.com>

Unit #101

Mazin Al-Salih <mazin.alsalih@gmail.com>

To: Robert Kellerman David Villaseñor Unit 107 <rjk8@msn.com>, Cammy Bowring <cammy@westusa.com>, Kinda <kinda_mazin@yahoo.com> Tue, Dec 14, 2021 at 7:06 AM

Hi HOA of GoldCrest,

We were told that there will be an HOA meeting in December to discuss the incorrect statement sent to us by the HOA, and we have requested many times to send us the date and time of the meeting but didn't get any response from you.

Again, can you let us know when the meeting will be

Thanks,

Mazin and Asmaa

On Wed, Dec 1, 2021 at 9:25 PM Mazin Al-Salih <mazin.alsalih@gmail.com> wrote:

[Quoted text hidden]

--

Mazin Ahmed



MULCAHY LAW FIRM, P.C.

Beth Mulcahy
Paige Marks
Lauren Vie

info@mulcahylawfirm.com

August 07, 2020

Mazin Ahmed
7101 N 36th Ave 101
Phoenix, AZ 85051

Mazin Ahmed
4933 W Marcus Drive
Phoenix, AZ 85083

Mazin Ahmed
6515 W Saddlehorn Rd.
Phoenix, AZ 85083

RE: Association Name: Goldcrest Patio Homes Condominium Association
Owner Name: Mazin Ahmed
Unit #: 101
Total Amount Due (as of the date of this letter): \$2,504.00

Dear Mazin Ahmed:

As you know, I represent Goldcrest Patio Homes Condominium Association ("Association") with regard to the unpaid assessments, late fees, and other charges owed on Unit 101, of Goldcrest Pation Homes Condominium, according to condominium declaration recorded in document no. 2005-0507465a, and per map of record in the office of the County Recorder of Maricopa County, Arizona, recorded in book 742 of maps, page 42; Together with a proportionate interest in and to the common areas, as set forth in said declaration of horizontal property regime as shown on said plat ("Lot"). As of the date of this letter, you owe the Association \$2,504.00 in past due assessments, late fees, legal fees and other charges. *See attached ledger.* Further assessments and applicable late fees on unpaid assessments will be imposed consistent with the Association's governing documents. An additional \$104.00 will accrue for the recording of the Release of Lien.

Please make your check payable to Goldcrest Patio Homes Condominium Association and send it to Mulcahy Law Firm, P.C., 3001 East Camelback Road, Suite 130, Phoenix, Arizona 85016.

This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose.

Thank you in advance for your anticipated cooperation in this matter.

Sincerely,

Beth Mulcahy

BM: ab

cc: Goldcrest Patio Homes Condominium Association

Enc.

INVOICE

The Bowling Team
14955 West Bell Road
Box 9304 Surprise,
Arizona 85374 United
States

623-521-3800



BILL TO
Unit101
MAZIN AHMED
4933 W Marcus dr
PHOENIX, 85083-

623-570-4372
mazin.alsalih@gmail.com

Invoice Number:1

Invoice Date:May 14, 2019

Payment Due:May 15, 2019

Amount Due (USD): \$2,569.40

Items	Quantity	Price	Amount
Monthly Assessment Assessment May 2019	1	\$150.00	\$150.00
Previous Balance	1	\$1,375.00	\$1,375.00
Monthly Assessment Assessment June 2019	1	\$150.00	\$150.00
Late Fee June 2019 non payment	1	\$15.00	\$15.00
Monthly Assessment Assessment July 2019	1	\$150.00	\$150.00
Late Fee non payment July 2019	1	\$15.00	\$15.00
Monthly Assessment Assessment august 2019	1	\$150.00	\$150.00
Monthly Assessment Assessment october 2019	1	\$150.00	\$150.00
Late Fee no payment to back balance feb 2020	1	\$15.00	\$15.00
Late Fee no payment to back balance march 2020	1	\$15.00	\$15.00
monthly assessment assessment may 2020	1	\$175.00	\$175.00
Late Fee non payment may 2020	1	\$15.00	\$15.00



INVOICE

The Bowling Team
14955 West B
Road Box 93
Surprise, Arizo
85374 United Stat

623-521-3800

Items

	Quantity	Price	Amount
plumbing bill diapers found in cleanout 5/4/20	1	\$99.00	\$99.00
monthly assessment assessment june 2020	1	\$175.00	\$175.00
monthly assessment assessment july 2020	1	\$175.00	\$175.00
legal fees Mulcahy Law Firm, P.C	1	\$615.90	\$615.90
filing fee file lien with maricopa county	1	\$30.00	\$30.00
legal fees Mulcahy Law Firm, P.C	1	\$24.50	\$24.50
monthly assessment assessment	1	\$175.00	\$175.00
Legal Fees Adjustment		-\$65.40	



INVOICE

The Bowring Team
14955 West Bell
Road Box 9304
Surprise, Arizona
85374 United States

623-521-3800

Total:	\$3,669.40
Payment on September 4, 2019 using a check:	\$150.00
Payment on October 7, 2019 using a check:	\$300.00
Payment on November 15, 2019 using a check:	\$150.00
Payment on January 9, 2020 using a check:	\$125.00
Payment on February 8, 2020 using a check:	\$25.00
Payment on June 16, 2020 using a check:	\$175.00
Payment on July 16, 2020 using a check:	\$175.00
	<hr/>
	\$2,504.00
	<hr/>
Future Legal Release of Lien	\$104.00
	<hr/>
Amount Due (USD):	\$2,608.00



MAZIN AL-SALIH <mazin.alsalih@gmail.com>

The Lein is IMPROPER

Mazin Al-Salih <mazin.alsalih@gmail.com>
To: kinda Kadhum <kinda_mazin@yahoo.com>

Thu, Sep 10, 2020 at 5:47 PM

Hi Morgan,

We had a meeting with Goldcrest HOA yesterday, and they told us that you have placed a Lien on our property.

We searched the County Recorder's documents and we found that you have filed the Lien on 6/15, and you waited till 8/7 to send us a notification about that.

I want to highlight the following:

The notice we got from Goldcrest HOA on 4/21 states that we owe \$1,435.00

The lien you have placed on 6/15 was for \$2,199.00.

The Notice that you sent us on 8/7 states that the amount due is \$2,504.00

After you calculated all payments we have paid to the HOA, you sent us a new ledger on 8/27 stating that we owe \$2,546.00

Since the lien amount you recorded in the County was not correct, and the HOA misapplied payments, my lawyer advised me that this is an improper lien.

I am requesting a meeting with you, HOA president Kellerman and Vice President Jerry Latscher as soon as possible.

[Quoted text hidden]

--

Mazin Ahmed



MAZIN AL-SALIH <mazin.alsalih@gmail.com>

Goldcrest Unit 101 Lean

Mazin Al-Salih <mazin.alsalih@gmail.com>

Fri, Sep 11, 2020 at 4:37 PM

To: Morgan Ronimus <mronimus@mulcahylawfirm.com>, Kinda <kinda_mazin@yahoo.com>

Hi Morgan,

Can you please send me a copy of the ledger that was submitted to the County to establish the amount of \$2,199.00

Thanks,

Mazin & Asmaa



MAZIN AL-SALIH <mazin.alsalih@gmail.com>

Goldcrest Unit 101 Lean

Morgan Ronimus <mronimus@mulcahylawfirm.com>
To: Mazin Al-Salih <mazin.alsalih@gmail.com>, Kinda <kinda_mazin@yahoo.com>

Mon, Sep 14, 2020 at 7:46 PM

Good afternoon,

Attached to this email is a copy of the Notice of Lien and the corresponding ledger.

Please be advised our firm is preparing a Release of Lien for recording as some of the late fees assessed to the ledger used for the Lien have been credited/waived by the Association. Assuming we are able to work out a resolution in the next week regarding the remaining balance owed, we will not record a new lien. However, if we are unable to come to a reasonable resolution in the next week, then an updated Notice of Lien will be recorded.

Please contact me with any further questions. Thank you.

Sincerely,
Morgan Ronimus
Paralegal



Mulcahy Law Firm, P.C.
3001 East Camelback Road
Suite 130
Phoenix, Arizona 85016
(602) 241-1093
Fax: (602) 264-4663
mronimus@mulcahylawfirm.com



Get our *Answers Newsletter* and *Mulcahy Memos* - Subscribe at: <http://mulcahylawfirm.com/subscribe.php>
Website: www.mulcahylawfirm.com

Pursuant to 15 U.S.C. Section 1692 E (11), please be advised that this communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose.

This email constitutes service of any attached document as stated. If you are unable to open any attachment, please contact our office

The information intended only for the use of the individual(s) or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone, and return the original message to the above address via the U. S. Postal Service.

From: Mazin Al-Salih <mazin.alsalih@gmail.com>

Sent: Friday, September 11, 2020 1:37 PM

To: Morgan Ronimus <mronimus@mulcahylawfirm.com>; Kinda <kinda_mazin@yahoo.com>

[Quoted text hidden]

[Quoted text hidden]

2 attachments



Recorded Lien.pdf
1572K



Ledger 6-11-20.pdf
33K



MAZIN AL-SALIH <mazin.alsalih@gmail.com>

Unit #101

goldcrestmanagementteam@gmail.com <goldcrestmanagementteam@gmail.com>

To: "mazin.alsalih" <mazin.alsalih@gmail.com>, Cammy Bowring <cammy@westusa.com>

Cc: Robert Kellerman David Villasenor Unit 107 <rjk8@msn.com>, Kinda <kinda_mazin@yahoo.com>

Wed, Nov 24, 2021 at 8:58 AM

Here is your statement since I took over in May of 2019. As you can see the balance of \$3037 is made up of a few late fees, a plumbing charge of 99.00 and mostly legal fees

If you want to dispute these fees, put your dispute in writing to the board and they will consider at the next meeting in December.

[Quoted text hidden]

 **statement nov 2021.pdf**
44K

Goldcrest Patio Homes Customer Open Balance All Transactions

Type	Date	Num	Due Date	Split	Open Balance	Amount
Unit 101						
Invoice	05/01/2019	18	05/01/2019	-SPLIT-		1,525.00
Invoice	06/01/2019	53	06/16/2019	Monthly asse...		150.00
Invoice	06/16/2019	747FC	07/01/2019	late fee	15.00	15.00
Invoice	07/01/2019	88	07/16/2019	Monthly asse...		150.00
Invoice	07/16/2019	748FC	07/31/2019	late fee	15.00	15.00
Invoice	08/01/2019	123	08/16/2019	Monthly asse...		150.00
Invoice	08/16/2019	749FC	08/31/2019	late fee	15.00	15.00
Invoice	09/01/2019	158	09/01/2019	Monthly asse...		150.00
Payment	09/04/2019	424		Undeposited ...		-300.00
Invoice	10/01/2019	193	10/01/2019	Monthly asse...		150.00
Payment	10/07/2019	425		Undeposited ...		-300.00
Invoice	11/01/2019	228	11/01/2019	Monthly asse...		150.00
Payment	11/15/2019	428		Undeposited ...		-300.00
Invoice	12/01/2019	263	12/01/2019	Monthly asse...		150.00
Payment	12/10/2019	723		Undeposited ...		-150.00
Invoice	01/01/2020	298	01/01/2020	Monthly asse...		175.00
Payment	01/09/2020	724		Undeposited ...		-150.00
Payment	01/09/2020			Undeposited ...		-150.00
Invoice	02/01/2020	333	02/01/2020	Monthly asse...		175.00
Payment	02/08/2020	727		Undeposited ...		-175.00
Payment	02/08/2020	728		Undeposited ...		-25.00
Invoice	03/01/2020	368	03/01/2020	Monthly asse...		175.00
Payment	03/13/2020	729		Undeposited ...		-175.00
Invoice	04/01/2020	403	04/01/2020	Monthly asse...		175.00
Payment	04/09/2020			Undeposited ...		-175.00
Invoice	04/09/2020	705FC	04/09/2020	reimburseme...	99.00	99.00
Invoice	05/01/2020	438	05/16/2020	Monthly asse...		175.00
Invoice	05/16/2020	750FC	05/31/2020	late fee	15.00	15.00
Invoice	06/01/2020	473	06/01/2020	Monthly asse...		175.00
Payment	06/16/2020			Undeposited ...		-175.00
Invoice	07/01/2020	508	07/01/2020	Monthly asse...		175.00
Payment	07/16/2020			Undeposited ...		-175.00
Invoice	08/01/2020	543	08/16/2020	Monthly asse...		175.00
Payment	08/13/2020			Undeposited ...		-175.00
Invoice	08/13/2020	706FC	08/13/2020	-SPLIT-	615.90	615.90
Invoice	08/13/2020	1289...	08/28/2020	legal fees	30.00	30.00
Invoice	08/13/2020	1290...	08/28/2020	legal fees	24.50	24.50
Invoice	08/13/2020	1291...	08/28/2020	legal fees	247.60	247.60
Invoice	08/13/2020	1292...	08/28/2020	legal fees	104.00	104.00
Invoice	09/01/2020	563FC	09/16/2020	Monthly asse...		175.00
Payment	09/08/2020	778		Undeposited ...		-175.00
Payment	09/08/2020	631		Undeposited ...		-175.00
Payment	09/08/2020	779		Undeposited ...		-300.00
Payment	09/08/2020	780		Undeposited ...		-300.00
Invoice	10/01/2020	711FC	10/16/2020	Monthly asse...		175.00
Payment	10/13/2020	731		Undeposited ...		-175.00
Payment	10/13/2020	735		Undeposited ...		-150.00
Payment	10/13/2020	734		Undeposited ...		-150.00
Payment	10/13/2020	733		Undeposited ...		-150.00
Payment	10/13/2020	732		Undeposited ...		-150.00
Invoice	10/14/2020	746FC	10/14/2020	-SPLIT-	1,552.50	1,552.50
Invoice	10/14/2020	1293...	10/29/2020	legal fees	128.50	128.50
Invoice	11/01/2020	751FC	11/16/2020	Monthly asse...		175.00
Payment	11/10/2020	741		Undeposited ...		-175.00
Invoice	12/01/2020	788FC	12/16/2020	Monthly asse...		175.00
Payment	12/16/2020	634		Undeposited ...		-175.00
Invoice	01/01/2021	824FC	01/16/2021	Monthly asse...	175.00	200.00
Payment	01/14/2021	150		Undeposited ...		-175.00
Payment	01/21/2021	742		Undeposited ...		-25.00
Invoice	02/01/2021	865FC	02/16/2021	Monthly asse...		200.00
Payment	02/10/2021	744		Undeposited ...		-200.00
Invoice	03/01/2021	901FC	03/16/2021	Monthly asse...		200.00
Payment	03/16/2021	745		Undeposited ...		-200.00
Invoice	04/01/2021	973FC	04/16/2021	Monthly asse...		200.00
Payment	04/14/2021	746		Undeposited ...		-200.00
Invoice	05/01/2021	1013...	05/16/2021	Monthly asse...		200.00
Payment	05/10/2021	296		Undeposited ...		-200.00

All these were agreed to waive

Incorrect Billing

8:56 AM

11/24/21

Accrual Basis

Goldcrest Patio Homes
Customer Open Balance
All Transactions

Type	Date	Num	Due Date	Split	Open Balance	Amount
Invoice	06/01/2021	1052...	06/16/2021	Monthly asse...		200.00
Payment	06/15/2021	297		Undeposited ...		-200.00
Invoice	07/01/2021	1089...	07/16/2021	Monthly asse...		200.00
Payment	07/11/2021	298		Undeposited ...		-200.00
Invoice	08/01/2021	1132...	08/16/2021	Monthly asse...		200.00
Payment	08/19/2021	299		Undeposited ...		-200.00
Invoice	09/01/2021	1174...	09/16/2021	Monthly asse...		200.00
Payment	09/08/2021			Undeposited ...		-200.00
Invoice	10/01/2021	1211...	10/16/2021	Monthly asse...		200.00
Payment	10/11/2021	222		Undeposited ...		-200.00
Invoice	11/01/2021	1249...	11/16/2021	Monthly asse...		200.00
Payment	11/05/2021			Undeposited ...		-200.00
Total Unit 101					3,037.00	3,037.00
TOTAL					3,037.00	3,037.00



INVOICE

The Bowring Team
14955 West Bell Road
Box 9304
Surprise, Arizona 85374
United States

623-521-3800

BILL TO
Unit101
MAZIN AHMED
4933 W Marcus dr
PHOENIX, 85083-

623-570-4372
mazin.alsalih@gmail.com

Invoice Number: 1

Invoice Date: May 14, 2019

Payment Due: May 15, 2019

Amount Due (USD): \$2,685.40

Items	Quantity	Price	Amount
Monthly Assessment Assessment May 2019	1	\$150.00	\$150.00
Paid by Check#725 on 1/3/2020			
Previous Balance	1	\$1,375.00	\$1,375.00
Monthly Assessment Assessment June 2019	1	\$150.00	\$150.00
Paid by Check#428 on 11/8/2019			
Late Fee June 2019 non payment	1	\$15.00	\$15.00
Monthly Assessment Assessment July 2019	1	\$150.00	\$150.00
Paid by Check#425 on 10/1/2019			
Late Fee non payment July 2019	1	\$15.00	\$15.00
Monthly Assessment Assessment august 2019	1	\$150.00	\$150.00
Paid by Check#424 on 8/28//2019			
Monthly Assessment Assessment october 2019	1	\$150.00	\$150.00
Late Fee non payment august 2019	1	\$15.00	\$15.00
monthly assessment assessment may 2020	1	\$175.00	\$175.00
Paid by Check on Aug 2020 - I dont have check #			
Late Fee non payment may 2020	1	\$15.00	\$15.00
plumbing bill diapers found in cleanout 5/4/20	1	\$99.00	\$99.00



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Surprise, Arizona 85374
United States

623-521-3800

Items	Quantity	Price	Amount
monthly assessment assessment june 2020	1	\$175.00	\$175.00
monthly assessment assessment july 2020	1	\$175.00	\$175.00
legal fees Mulcahy Law Firm, P.C	1	\$615.90	\$615.90
filing fee file lien with maricopa county	1	\$30.00	\$30.00
legal fees Mulcahy Law Firm, P.C	1	\$24.50	\$24.50
monthly assessment assessment aug 2020	1	\$175.00	\$175.00
legal fees Mulcahy Law Firm, P.C August	1	\$1,552.50	\$1,552.50
legal fees Mulcahy Law Firm, P.C September	1	\$128.50	\$128.50



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Surprise, Arizona 85374
United States

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Check#424 on 8/28//2019 is for \$300

Check#428 on 11/8//2019 is for \$300

	Total:	\$5,335.40
Payment on September 4, 2019 using a check:		\$150.00
Payment on October 7, 2019 using a check:		\$300.00
Payment on November 15, 2019 using a check:		\$150.00
Payment on January 9, 2020 using a check:		\$125.00
Payment on February 8, 2020 using a check:		\$25.00
Payment on June 16, 2020 using a check:		\$175.00
Payment on July 16, 2020 using a check:		\$175.00
Payment on August 13, 2020 using a check:		\$175.00
Payment on September 6, 2020 using a check:		\$175.00
Payment on September 6, 2020 using a check:		\$300.00
Payment on September 6, 2020 using a check:		\$300.00
Payment on October 13, 2020 using a check:		\$150.00
Payment on October 13, 2020 using a check:		\$150.00
Payment on October 13, 2020 using a check:		\$150.00
Payment on October 13, 2020 using a check:		\$150.00

Amount Due (USD): **\$2,685.40**