



Monthly Management Report for Eldorado

February 16, 2021

Annual Meeting/Election:	Insurance Renewal: April 2021 – Daniels Insurance			
May 2021				
Board Terms: One Year	Assessments			
President: Nancy Sulzberg (Expires - 5/2/2022)	\$550 annually			
Vice President: Melicent D'Amore (Expires - 5/3/2021)				
Treasurer: Salvatore Monaco (Expires - 5/3/2021)				
Secretary: Carol Sanguinetti (Expires - 5/3/2022)				
Director: David Sorkin (Expires - 5/1/2023)				
Director: Erika Penczer (Expires - 5/1/2023)				
Open Term (Expires 5/1/2023)				
Investment Renewals:	Bank Signature Card, Board Member:			
ALLIANCE RES CD-501 – 2/27/21(2.25%) CAB RES CD-901 – 3/7/21 (2.0%) ALLIANCE CDARS-293 – 7/22/21 (.40%) CAB OP CDARS-073 – 3/25/21 (1.75%)	Salvatore Monaco Nancy Sulzberg Melicent D'Amore			
Current Association Projects:	Status:			
HOAMCO Staff	General Manager - Julie Navarro Operations Manager - Mike Rogers Assistant General Manager - Jessica Collins Covenant Compliance Officer - Mark Young Operations Assistant - Open Administrative Assistant - Melinda Espinoza/ Ciara Walsh Pool Supervisor - Kevin Raphael Maintenance - Leonard Prada - Lawrence Sanchez - Angelo Prada - Joe Everts - Anthony Prada			

laintenance Update	 Set mouse traps and catching 			
	Weekly harrowing of all arenas			
	 Monthly dog park maintenance 			
	Cleared debris from all courtsChanged marquees			
	 Used tractor to rake area behind the pool and removed debris 			
	 Painted community center kitchen 			
	 Mulched Christmas trees 			
	 Installed new doggy station 			
	 Mechanical room roof 			
	 Snow removal at stables and CC 			
	 Multiple Stable projects 			
	Installed Pool lockers			
FFICE STAFF REPORT				
	Managed AR Accounts			
	 Released liens / filed liens 			
	 Responded to records request 			
	 Ordered equipment and supplies for CC 			
	 Provided payoffs for refinancing 			
	 Attended committee meeting as liaisons 			
	 Reviewed and updated collections report 			
	Account Reconciliations			
	Set up all Zoom meetings			
	 Working on new stable billing system 			
	Sent past due accounts to collections for			
	foreclosures			
	Processed payments onsite			
	 Training Ciara Walsh 			

Association Projects:	Status:
Capital Projects	
 Pool Sporting Accessories 	
 Security Cameras 	
 Landscape Around Pool 	
 Security Entry for Gated 	
Amenities	
 Basketball Court Fencing 	
 Pathway to Courts 	
 Surveying Equipment for Roads 	
Committee	
R&R Projects	
 Community Center Barn Siding & 	
Doors	

Cor Vel Pat Tor Reg Poo Wa Cor Cov Per Res Cor Cov Per Res Cor Cov Bak Picr Bat Out	golas Patio, Cactus, Dog Itain mpadres Play 2-5 Ground	ure Co	mple	te. Maintenan	ce completed	this task on February 11 th 2021	
Committee			Update:				
Committee	ommittee Meetings			All meetings are being held using Zoom.			
After Hou	urs Emergency Calls:						
Arter flours Efficiency Calls.			None in the last 30 days				
			The high side and sid				
Financial Reporting:		St	Status:				
January 2021 Financials		Em	Emailed to BOD w/packet on 1/05/2021				
Balances (as of 1/31/2021)			Operating Accounts: \$798,132.72 Reserve Account: \$875,899.26				
Reserve Cor				737	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Notable \	/ariances:						
Account #	Description	Budget	ed	Actual	Variance	Comments	
GL-5900	Website	\$400.00)	\$1,305.16	\$905.16	New logo is coded here as well.	
GL-6000	Payroll Admin	\$31,192	50	\$15,191.81	\$16,000.69	We are looking to fill one more position.	

Respectfully Submitted by:

Julie Navarro | General Manager