



## Monthly Management Report for Eldorado

January 21, 2021

Annual Meeting/Election:	Insurance Renewal:
May 2021	April 2021 – Daniels Insurance
Board Terms: One Year	Assessments
<p><b>President:</b> Nancy Sulzberg (Expires - 5/2/2022)</p> <p><b>Vice President:</b> Melicent D'Amore (Expires - 5/3/2021)</p> <p><b>Treasurer:</b> Salvatore Monaco (Expires - 5/3/2021)</p> <p><b>Secretary:</b> Carol Sanguinetti (Expires - 5/3/2022)</p> <p><b>Director:</b> David Sorkin (Expires - 5/1/2023)</p> <p><b>Director:</b> Erika Penczer (Expires - 5/1/2023)</p> <p><b>Open Term (Expires 5/1/2023)</b></p>	\$550 annually
Investment Renewals:	Bank Signature Card, Board Member:
<p>ALLIANCE RES CD-501 – 2/27/21</p> <p>CAB RES CD-901 – 3/7/21</p> <p>NYCB RES CD-187 – 2/27/20</p> <p>BBVA RES CD-894 – 3/12/20</p>	<p>Salvatore Monaco</p> <p>Nancy Sulzberg</p> <p>Melicent D'Amore</p>
Current Association Projects:	Status:
HOAMCO Staff	<p><u>General Manager</u> - Julie Navarro</p> <p><u>Operations Manager</u> - Mike Rogers</p> <p><u>Assistant General Manager</u> - Jessica Collins</p> <p><u>Covenant Compliance Officer</u> – Mark Young</p> <p><u>Operations Assistant</u> - Open</p> <p><u>Administrative Assistant</u> – Melinda Espinoza</p> <p><u>Pool Supervisor</u> – Kevin Raphael</p> <p><u>Maintenance</u> - Leonard Prada - Lawrence Sanchez - Angelo Prada - Joe Everts - Anthony Prada</p>

<p><b>Maintenance Update</b></p>          <p><b>OFFICE STAFF REPORT</b></p>	<ul style="list-style-type: none"> <li>• Set mouse traps and catching</li> <li>• Weekly harrowing of all arenas</li> <li>• Monthly dog park maintenance</li> <li>• Cleared debris from all courts</li> <li>• Changed marquees</li> <li>• Maintenance painted over graffiti in culvert</li> <li>• Re-wrapped tree branches in patio with new burlap are to keep sap off of walkways.</li> <li>• Repaired main entrance at stables by applying more road base</li> <li>• Used tractor to rake area behind the pool and removed debris</li> <li>• Painted Livingroom, foyer, breezeway and classroom</li> <li>• Removed trash from 13 Carlito Rd</li> <li>• Mulched Christmas trees</li> </ul>          <ul style="list-style-type: none"> <li>• Managed AR Accounts</li> <li>• Released liens / filed liens</li> <li>• Responded to records request</li> <li>• Ordered equipment and supplies for CC</li> <li>• Provided payoffs for refinancing</li> <li>• Attended committee meeting as liaisons</li> <li>• Reviewed and updated collections report</li> <li>• Account Reconciliations</li> <li>• Set up all Zoom meetings</li> <li>• Working on new stable billing system</li> <li>• Provided final proof of assessment packet</li> <li>• Sent past due accounts to collections</li> <li>• Processed payments onsite</li> </ul>
<p><b>Association Projects:</b></p>	<p><b>Status:</b></p>
<p><b><u>Capital Projects</u></b></p> <ul style="list-style-type: none"> <li>• Pool Sporting Accessories</li> <li>• Security Cameras</li> <li>• Landscape Around Pool</li> <li>• Security Entry for Gated Amenities</li> <li>• Basketball Court Fencing</li> <li>• Pathway to Courts</li> <li>• Surveying Equipment for Roads Committee</li> </ul> <p><b><u>R&amp;R Projects</u></b></p> <ul style="list-style-type: none"> <li>• Community Center Barn Siding &amp; Doors</li> <li>• Compadres Basketball Surface</li> </ul>	

<ul style="list-style-type: none"> <li>• Community Service /Architecture Vehicle</li> <li>• Patio Lighting</li> <li>• Toro Mower</li> <li>• Replaster Baby Pool</li> <li>• Pool Manual Vacuum</li> <li>• Wall Corner 285 Vista Grande</li> <li>• Compadres Park Entry Road /Parking Lot</li> <li>• Compadres Play 6-12 Ground Cover</li> <li>• Pergolas Patio, Cactus, Dog Restain</li> <li>• Compadres Play 2-5 Ground Cover</li> <li>• Outdoor sign at Compadres</li> <li>• Baby Pool Tarp</li> <li>• Picnic Table</li> <li>• Bathroom Counter Tops</li> <li>• Baby Pool Mechanical Roof</li> <li>• Outdoor Pool Shower</li> <li>• Outside Pool Lockers</li> </ul>	
<b>Committee</b>	<b>Update:</b>
<b>Committee Meetings</b>	All meetings are being held using Zoom.
<b>After Hours Emergency Calls:</b>	
	None in the last 30 days
<b>Financial Reporting:</b>	<b>Status:</b>
January 2020 Financials February 2020 Financials March 2020 Financials April 2020 Financials May 2020 Financials June 2020 Financials July 2020 Financials August 2020 Financials September 2020 Financials October 2020 Financials November 2020 Financials December 2020 Financials	Emailed to BOD w/packet on 2/07/2020 Emailed to BOD w/packet on 3/05/2020 Emailed to BOD w/packet on 4/08/2020 Emailed to BOD w/packet on 5/07/2020 Emailed to BOD w/packet on 6/04/2020 Emailed to BOD w/packet on 7/09/2020 Emailed to BOD w/packet on 8/06/2020 Emailed to BOD w/packet on 9/03/2020 Emailed to BOD w/packet on 10/07/2020 Emailed to BOD w/packet on 11/05/2020 Emailed to BOD w/packet on 12/04/2020 Emailed to BOD w/packet on 01/07/2021
<b>Balances</b> (as of 12/31/2020)	Operating Accounts: \$491,550.99 Reserve Account: \$915,968.87
<b>Reserve Contributions</b>	

### Notable Variances:

Account #	Description	Budgeted	Actual	Variance	Comments
GL-5900	Website	\$400.00	\$1,880.02	\$1,480.02	New logo is coded here as well.
GL-5530	Lien Collections	\$0.00	\$3,820.24	\$3,820.24	Released lien and sent delinquent accounts for lawsuits.

Respectfully Submitted by:  
**Julie Navarro** | General Manager