



Monthly Management Report for Eldorado

November 17, 2020

Annual Meeting/Election:	Insurance Renewal:				
May 2020	April 2021 – Daniels Insurance				
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)	3				
Open Term (Expires - 5/1/2023)					
Open Term (Expires 5/1/2023)					
Investment Renewals:	Bank Signature Card, Board Member:				
ALLIANCE RES CD-501 – 2/27/21	Salvatore Monaco				
CAB RES CD-901 – 3/7/21	Nancy Sulzberg				
NYCB RES CD-187 – 2/27/20 BBVA RES CD-894 – 3/12/20	Melicent D'Amore				
Current Association Projects:	Status:				
HOAMCO Staff	General Manager - Julie Navarro				
	Operations Manager - Mike Rogers				
	<u>Assistant General Manager</u> - Jessica Collins <u>Covenant Compliance Officer</u> – Mark Young				
	<u>Operations Assistant</u> - Sarah Skagen				
	Office Assistant – Melinda Espinoza				
	Pool Supervisor – Kevin Raphael Maintenance - Leonard Prada - Lawrence Sanchez - Angelo				

Maintenance Update	 Set mouse traps and catching Weekly harrowing of all arenas Monthly dog park maintenance Cleared debris from all courts Changed marquees Installing new flooring for new maintenance shed Installed new maintenance shed Painted over graffiti Mulched large piles of debris Installed camera poles Trimmed trees at stables 			
OFFICE 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 Provided final proof of assessment packet Sent past due accounts to collections 			

ssociation Projects:	Status	
Community Center Flooring Community Center Lighting	0	Complete. Complete.
Stable Water System	0	Complete.
Security Cameras	0	Project's first phase is complete. Currently working on additional cameras for courts and Dog Park.
Parking Lot Lighting	0	Complete.
Mechanical Room	0	Complete.
Pool Shade Structures	0	Complete.
Additional Playground Equipment	0	Complete.

Dog Park Annex	o Complete.			
 New F-150 Truck Resurface of basketball courts Parking Lot drainage improvement 	Complete.Complete.Complete.			
Committee	Update:			
Committee Meetings	All meetings are being held using Zoom.			
After Hours Emergency Calls:				
	None in the last 30 days			
Financial Reporting:	Status:			
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	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			
Balances (as of 10/31/2020)	Operating Accounts: \$485,769.78 Reserve Account: \$722,505.35			
Reserve Contributions	NESELVE ACCOUNT. \$122,303.33			

Notable Variances:

Account #	Description	Budgeted	Actual	Variance	Comments
GL-5900	Website	\$400.00	\$2,308.20	\$1,908.20	New logo is coded here as well.
GL-5530	Lien Collections	\$0.00	\$4,351.55	\$4,351.55	Released lien and sent delinquent accounts for lawsuits.

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