



Monthly Management Report for Eldorado

October 20, 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)					
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 CAB RES CD-901 – 3/7/21 NYCB RES CD-187 – 2/27/20 BBVA RES CD-894 – 3/12/20	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 - Sarah Skagen Office Assistant — Melinda Espinoza Pool Supervisor — Kevin Raphael Maintenance - Leonard Prada - Lawrence Sanchez - Angelo Prada - Joe Everts - Anthony Prada				

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
	Picked up piles from tree trimmings and mulched
	Began mowing Sage Brush in Gallina Park The state of the stat
	Trimmed trees by dog park
	Trenching for cameras at dog park
	Repaired pot holed on hike and bike
	Repaired fence 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
	Issued pool passes
	 Provided final draft of 2021 budget
	Sent past due accounts to collections
	Interviewed and hired new Office Assistant
	Promoted Lifeguard to Pool Supervisor
	Fromoted Lifeguard to Fooi Supervisor

ssociation Projects:	Status:	
Community Center FlooringCommunity Center Lighting	Complete.Complete.	171
Stable Water System	o Complete.	
Security Cameras	 Project's first phase is complete. Currently additional cameras for courts and dog par 	_
Parking Lot Lighting	o Complete.	
Mechanical Room	o Complete.	
Pool Shade Structures	o Complete.	
 Additional Playground Equipment 	o Complete.	

Dog Park Annex	o Complete.			
New F-150 Truck	o Complete.			
Resurface of basketball courts	o Complete.			
Parking Lot drainage improvement	o 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	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			
Balances (as of 09/30/2020)	Operating Accounts: \$611,195.22 Reserve Account: \$720,862.12			
Reserve Contributions				

Notable Variances:

Account #	Description	Budgeted	Actual	Variance	Comments
GL-6590	Sponsored Events	\$1,500.00	\$207.37	\$1,292.63	No events are currently taking place.
GL-6420	Pool chemicals	\$642.84.00	\$5,067.64	\$4,424.80	Needed to purchase next season's chlorine this year.

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