



Monthly Management Report for Eldorado

April 21, 2021

| Annual Meeting/Election: | Insurance Renewal: | | | |
|---|---|--|--|--|
| May 2021 | April 2022 – 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) | | | | |
| 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 Administrative Assistant - Jocelyn Rizo Office Assistant — Melinda Espinoza/ Ciara Walsh 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 |
| | Repaired main entrance at stables by applying more road base |
| | 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 |
| OFFICE STAFF REPORT | |
| OTTICE STATE NEI ONT | 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 |
| | Training Jocelyn Rizo |
| | Worked with Paper Tiger for annual report |
| | Insurance renewal meetings |
| Association Projects: | Status: |
| Capital Projects | |
| | |

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|--|---|
| Capital Projects | |
| Pool Sporting Accessories | |
| Security Cameras | Working on Compadres Park installation. |
| Landscape Around Pool | |
| Security Entry for Gated | RFP's are out, one vendor has completed a site visit. |
| Amenities | |
| Basketball Court Fencing | Maintenance currently working on installing the fence. |
| Pathway to Courts | |
| Surveying Equipment for Roads | -1. |
| Committee | This has been ordered, most items have arrived. |
| R&R Projects | |
| Community Center Barn Siding & | |
| Doors | |
| Compadres Basketball Surface | Vendor has been selected (DML) Working on a start date. |

| GL-5859 | Vehicle Gas & Repairs | \$316.67 | \$2,121.94 | \$1,805.27 | Brakes needed to be replaced | |
|---|--|------------|---|------------|--|--|
| GL-5292 | Computer Hardware | \$ 83.33 | \$2,133.89 | \$2,050.56 | Doggy station for hike bike was purchased. | |
| Notab Account | e Variances: # Description | Budgeted | Actual | Variance | Comments | |
| | | | | | | |
| (as of 3/31/2021) Reserve Contributions | | | e Account: 385 | 12,333.00 | | |
| Balances | | | Operating Accounts: \$1,334,218.65 Reserve Account: \$852,959.66 | | | |
| January 2021 Financials February 2021 Financials March 2021 Financials | | | Emailed to BOD w/packet on 2/05/2021 Emailed to BOD w/packet on 3/05/2021 Emailed to BOD w/packet on 4/07/2021 | | | |
| Financial Reporting: | | | Status: | | | |
| | | | None in the last 30 days | | | |
| After H | lours Emergency Calls: | | | | | |
| Committee Meetings | | | All meetings are being held using Zoom. | | | |
| Committee | | Upda | Update: | | | |
| Bathroom Counter Tops Baby Pool Mechanical Roof Outdoor Pool Shower Outside Pool Lockers | | Purcha | Complete. Maintenance completed this task on February 11 th 2021 Purchased waiting on delivery Complete. Maintenance installed lockers on February 12 th 2021 | | | |
| • | Outdoor sign at Compadres Baby Pool Tarp Picnic Table | Tarp h | Mulch has been ordered waiting on delivery. Mulch has been ordered on delivery. Tarp has been purchased. This is complete | | | |
| • | Pergolas Patio, Cactus, Dog Rostain Compadres Play 2-5 Ground Cover | | | | | |
| • | Wall Corner 285 Vista Grande Compadres Park Entry Road /Parking Lot Compadres Play 6-12 Ground Cover | N.A. dala | | | | |
| • | Replaster Baby Pool Pool Manual Vacuum | Vendo | Vendor has been secured waiting on start date. Pool vacuum has been purchased. This is complete. | | | |
| Patio Lighting Toro Mower | | | Lighting has been ordered, waiting on delivery. New mower has been purchased. This is complete. | | | |
| | Vehicle | ture Compl | | | n February 9 th 2021. | |

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