



Monthly Management Report for Eldorado

June 10, 2021

Annual Meeting/Election:	Insurance Renewal:			
May 2022	April 2022 – Daniels Insurance Assessments			
Board Terms: One Year				
President: Sal Monaco (Expires - 5/6/2024)	\$550 annually			
Vice President: David Sorkin Expires - 5/1/2023)				
Treasurer: Joseph Gutierrez (Expires - 5/3/2023)				
Secretary: Carol Sanguinetti (Expires - 5/2/2022)				
Director: James Caruso Expires - 5/2/2022)	9			
Director: Erika Penczer (Expires - 5/1/2023)				
Director: Johnathan Turkle (Expires 5/6/2024)				
Investment Renewals:	Bank Signature Card, Board Member:			
ALLIANCE RES CDARS-573 – 3/9/23(0.80%) CAB RES CD-901 – 3/7/24 (0.80%) ALLIANCE CDARS-293 – 7/22/21 (.40%) CAB OP CDARS-002 – 3/24/22 (0.55%)	Salvatore Monaco David Sorkin Joseph Gutierrez			
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 - Anthony Prada			

Maintenance Update	 Set mouse traps and catching Weekly harrowing of all arenas Monthly dog park maintenance
	Cleared debris from all courts
	Began mowing hike/bikes
	Cleared tumbleweeds from greenbelt
	 Replaced 30 rails in line and rail fence at sport fields
	Completed line and rail fence at stables trail course
	 Completed concrete walkway form parking lot to the courts
	 Installed gutters on East end of the barn
	 Applied ground cover at CC playground
	Applied ground cover at Compadres Park
OFFICE STAFF DEDORT	Managed AR Accounts
OFFICE STAFF REPORT	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
	Sent past due accounts to collections for foreclosures
	Processed payments onsite
	Policy & procedures manual
	Updated marquees
	4.11

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	Complete. Complete. RFP's are out, one vendor has completed a site visit. Completed. Currently being worked by maintenance team. This has been ordered, most items have arrived.
 Community Center Barn Siding & Doors Compadres Basketball Surface Community Service / Architecture Vehicle Patio Lighting 	Vendor has been selected (DML) Will be out June 28 th to begin. Complete. Ground lighting has arrived, waiting on top lighting.

• Rep	o Mower plaster Baby Pool	Comple	Complete. Complete. Complete.					
• Wa	ol Manual Vacuum Ill Corner 285 Vista Grande mpadres Park Entry Road	· ·	ete.					
	arking Lot mpadres Play 6-12 Ground ver	Comple	ete.					
	golas Patio, Cactus, Dog Re							
• Cor	mpadres Play 2-5 Ground ver	Comple	ete.					
• Bal	tdoor sign at Compadres by Pool Tarp	Comple	Complete. Maintenance team is re-staining table tops.					
• Bat	nic Table Chroom Counter Tops							
	by Pool Mechanical Roof tdoor Pool Shower	Comple						
	tside Pool Lockers		Complete. Complete.					
Committ	ee	Upda	Update:					
Committee	Meetings	All me	All meetings are being held using Zoom.					
After Ho	urs Emergency Calls:							
	1 1141	None in	None in the last 30 days					
Financial	Reporting:	Statu	Status:					
January 2021 Financials February 2021 Financials March 2021 Financials		Emailed Emailed	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					
April 2021 Financials May 2021 Financials			Emailed to BOD w/packet on 5/06/2021 Emailed to BOD w/packet on 6/04/2021					
Balances (as of 5/31/	2021)		Operating Accounts: \$1,416,596.50 Reserve Account: \$896,159.21					
Reserve Cor	ntributions	\$50,000	\$50,000.00					
Notable \	Variances:							
Account #	Description	Budgeted	Actual	Variance	Comments			
GL-6511	Community Center Building Repairs	\$ 833.33	\$1,202.81	\$369.48	Front office counter remodel			
GL-5530	Lien/Collection Costs	\$1,833.33	\$3,177.15	\$1,343.82	Sent accounts to collections			

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