



Monthly Management Report for Eldorado

March 17, 2021

Annual Meeting/Election:	Insurance Renewal:		
May 2021	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)			
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 Mookly barrowing of all aronas
	Weekly harrowing of all arenas Monthly dog park maintanance
	 Monthly dog park maintenance Cleared debris from all courts
	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	
	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	
 Pool Sporting Accessories 	
 Security Cameras 	
 Landscape Around Pool 	
 Security Entry for Gated 	

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 Pool Sporting Accessories 	
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Amenities	
 Basketball Court Fencing 	Maintenance currently working on installing the fence.
 Pathway to Courts 	
 Surveying Equipment for Roads 	
Committee	This has been ordered, most items have arrived.
&R Projects	
 Community Center Barn Siding & 	
Doors	

 Compadres Basketball Surface Community Service /Architecture Vehicle Patio Lighting Toro Mower Replaster Baby Pool Pool Manual Vacuum Wall Corner 285 Vista Grande Compadres Park Entry Road /Parking Lot Compadres Play 6-12 Ground Cover Pergolas Patio, Cactus, Dog Restain Compadres Play 2-5 Ground Cover Outdoor sign at Compadres Baby Pool Tarp Picnic Table Bathroom Counter Tops Baby Pool Mechanical Roof 		ure Com	Complete. New car was delivered on February 9 th 2021.				
			Tarp has been ordered. Complete Maintenance completed this task on February 11 th 2021				
		Con	Complete. Maintenance completed this task on February 11 th 2021				
	loor Pool Shower ide Pool Lockers	Com	Complete. Maintenance installed lockers on February 12 th 2021				
		Lla	date:				
Committee			Update:				
Committee Meetings		All r	All meetings are being held using Zoom.				
After Hou	rs Emergency Calls:						
			None in the last 30 days				
Financial Reporting:		Sta	Status:				
January 2021 Financials February 2021 Financials			Emailed to BOD w/packet on 2/05/2021 Emailed to BOD w/packet on 3/05/2021				
Balances (as of 2/28/2021)			Operating Accounts: \$1,262,836.43 Reserve Account: \$862,385.59				
Reserve Cont	ributions						
Notable V	ariances:						
Account #	Description	Budgete	Actual	Variance	Comments		
GL-6406	Doggy Stations	\$ 0.00	\$1,011.59	\$1,011.59	Doggy station for hike bike was purchased.		
GL-6004	Payroll Facility Attendant	\$2,662.4	\$141.36	\$2,521.06	This position has not been filled due to Covid restrictions		

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