



Monthly Management Report for Eldorado

October 13, 2021

Annual Meeting/Election:	Insurance Renewal:
May 2022	April 2022 – Daniels Insurance
Board Terms: One Year	Assessments
President: Sal Monaco (Expires - 5/6/2024) 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) Director: Erika Penczer (Expires - 5/1/2023) Director: Johnathan Turkle (Expires 5/6/2024)	\$550 annually
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 – 1/20/22 (.35%) CAB OP CDARS-002 – 3/24/22 (0.55%)	Salvatore Monaco David Sorkin Joseph Gutierrez
Current Association Projects:	Status:
HOAMCO Staff	<u>General Manager</u> - Julie Navarro <u>Operations Manager</u> - Mike Rogers <u>Assistant General Manager</u> - Jessica Collins <u>Covenant Compliance Officer</u> – Mark Young <u>Operations & Compliance Assistant</u> - Jocelyn Rizo <u>Office Assistant</u> – Ciara Walsh <u>Facility Attendant</u> – Andrew Navarro <u>Pool Manager</u> – Kevin Raphael <u>Maintenance</u> - 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
- Completed fifth mowing on hike/bikes
- Continued hike & Bike repairs
- Removed new trimming pikes left by Tree Samaritans
- Replaced 4x4s and added ridge cap to the Compadres Park trail sign
- Began work to repair water damage to the access road and parking area at the 100 trailhead
- Assisted Conservation Committee by moving 150 gallons with the Kawasaki Mule to both the 200 and 300 trail willow projects
- Continued mowing of H&B and Greenbelts
- Sprayed Avenger on the Hoary Cress at the stables and cleared cholla piles from arroyo

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
- Working on AR accounts to obtain payments
- Account Reconciliations
- Set up all Zoom meetings
- Processed payments onsite
- Updated marquees

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

Complete. We will be adding three more cameras around CC
Complete.
Vendor has been selected, they are awaiting parts to begin project.

Completed by maintenance team.
Completed by maintenance team.

This has been ordered, most items have arrived.

R&R Projects <ul style="list-style-type: none"> • 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 Re-stain • Compadres Play 2-5 Ground Cover • Outdoor sign at Compadres • Baby Pool Tarp • Picnic Table • Bathroom Counter Tops • Baby Pool Mechanical Roof • Outdoor Pool Shower • Outside Pool Lockers 	<p>Vendor has been selected (DML) Will be out June 28th to begin.</p> <p>Complete. Work is in progress, should be completed by end of September. Complete. Complete. Complete.</p> <p>Complete.</p> <p>Complete.</p> <p>Complete. Complete by Maintenance team.</p> <p>Complete. Complete. Complete.</p>
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 2021 Financials February 2021 Financials March 2021 Financials April 2021 Financials May 2021 Financials June 2021 Financials July 2021 Financials August 2021 Financials September 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 Emailed to BOD w/packet on 5/06/2021 Emailed to BOD w/packet on 6/04/2021 Emailed to BOD w/packet on 7/08/2021 Emailed to BOD w/packet on 8/06/2021 Emailed to BOD w/packet on 9/03/2021 Emailed to BOD w/packet on 10/06/2021
Balances (as of 9/30/2021)	Operating Accounts: \$779,856.19 Reserve Account: \$866,913.77
Reserve Contributions	\$50,000.00

Notable Variances:					
Account #	Description	Budgeted	Actual	Variance	Comments
GL-6300	Landscape Maintenance	\$ 1,350.00	\$ 2,504.90	\$1,154.90	More hours pulling weeds since sprays are not allowed

Respectfully Submitted by:
Julie Navarro | General Manager