

## **Monthly Management Report for Eldorado**



November 11, 2021

Annual Meeting/Election:	Insurance Renewal:			
May 2022	April 2022 – Daniels Insurance			
Board Terms: One Year	Assessments			
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)	<u></u>			
Director: James Caruso Expires - 5/2/2022)				
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%)	Salvatore Monaco			
CAB RES CD-901 – 3/7/24 (0.80%) ALLIANCE CDARS-293 – 1/20/22 (.35%)	David Sorkin Joseph Gutierrez			
CAB OP CDARS-002 – 3/24/22 (0.55%)	Joseph Gatterrez			
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 & Compliance Assistant - Jocelyn Rizo Office Assistant — Ciara Walsh Facility Attendant — Andrew Navarro Pool Manager — Kevin Raphael			

	Maintenance - Leonard Prada - Lawrence Sanchez - Angelo
	Prada - Anthony Prada
Maintenance Update	<ul> <li>Set mouse traps and catching</li> <li>Weekly harrowing of all arenas</li> <li>Monthly dog park maintenance</li> <li>Removed brush piles</li> <li>Performed repairs at the 200 trailhead</li> <li>Repaired damaged Pro-Panels from Compadres Park shade structure</li> <li>Installed culvert across the Arroyo Rd at the stables</li> <li>Installed 860' bar ditch on North side of Main Rd at stables</li> <li>Performed repairs to Main Rd at stables</li> <li>Assembled new gasoline storage shed</li> <li>Completed sixth mowing of Hike &amp; Bike</li> <li>Removed two dead trees from CC</li> <li>Installed new windscreens at courts</li> <li>Installed gates for machinery access to the arroyo at the stables</li> <li>Removed large pile of tree branches from Community Garden</li> <li>Trimmed trees and emptied planters pots for winter</li> </ul>
OFFICE STAFF REPORT	<ul> <li>Managed AR Accounts</li> <li>Released liens / filed liens</li> <li>Responded to records request</li> <li>Ordered equipment and supplies for CC</li> <li>Provided payoffs for refinancing</li> <li>Attended committee meeting as liaisons</li> <li>Reviewed and updated collections report</li> <li>Working on AR accounts to obtain payments</li> <li>Account Reconciliations</li> <li>Set up all Zoom meetings</li> <li>Processed payments onsite</li> <li>Updated marquees</li> </ul>

Association Projects:	Status:
<ul> <li>Capital Projects</li> <li>Pool Sporting Accessories</li> <li>Security Cameras</li> <li>Landscape Around Pool</li> <li>Security Entry for Gated Amenities</li> <li>Basketball Court Fencing</li> </ul>	Complete. We will be adding three more cameras around CC Complete. Project is almost complete.  Completed by maintenance team.

	athway to Courts	Completed by maintenance team.				
	urveying Equipment for Roads					
Committee		Complete.				
R&R Proje	ects					
<ul> <li>Community Center Barn Siding &amp;</li> </ul>						
D	oors	Vendor has been selected (DML) Will be out June 28 <sup>th</sup> to begin.				
<ul> <li>Compadres Basketball Surface</li> </ul>						
• C	ommunity Service /Architecture	Complete.				
<ul><li>Vehicle</li><li>Patio Lighting</li><li>Toro Mower</li><li>Replaster Baby Pool</li></ul>		Complete.				
		Complete.				
		Complete.				
		Complete.				
	ool Manual Vacuum					
• V	Vall Corner 285 Vista Grande	Complete.				
• C	ompadres Park Entry Road					
	Parking Lot					
	ompadres Play 6-12 Ground	Complete.				
	over					
• P	ergolas Patio, Cactus, Dog Re-					
	tain					
Compadres Play 2-5 Ground		Complete.				
	over					
<ul> <li>Outdoor sign at Compadres</li> <li>Baby Pool Tarp</li> <li>Picnic Table</li> <li>Bathroom Counter Tops</li> <li>Baby Pool Mechanical Roof</li> </ul>		Consulate				
		Completed by Maintenance team				
		Completed by Maintenance team.				
		Complete.				
		Complete.				
	outdoor Pool Shower	Complete.				
	utside Pool Lockers	Complete.				
Commit	tee	Update:				
Committe	e Meetings	All meetings are being held using Zoom.				
After Ho	ours Emergency Calls:					
	Dur's Efficiency Carls.	None in the last 30 days				
Financial Reporting:		Status:				
anuary 20	021 Financials	Emailed to BOD w/packet on 2/05/2021				
February 2021 Financials		Emailed to BOD w/packet on 3/05/2021				
	21 Financials	Emailed to BOD w/packet on 4/07/2021				
April 2021 Financials		Emailed to BOD w/packet on 5/06/2021				
	Financials	Emailed to BOD w/packet on 6/04/2021				
April 2021		Emailed to BOD w/packet on 7/09/2021				
April 2021 May 2021	Financials	Emailed to BOD w/packet on 7/08/2021				
April 2021 May 2021 June 2021		Emailed to BOD w/packet on 7/08/2021 Emailed to BOD w/packet on 8/06/2021				
April 2021 May 2021 June 2021 July 2021   August 20	Financials 121 Financials					
April 2021 May 2021 June 2021 July 2021   August 20	Financials	Emailed to BOD w/packet on 8/06/2021				

Balances (as of 10/31/2021)	Operating Accounts: \$703,993.33 Reserve Account: \$864,987.99	
Reserve Contributions	\$50,000.00	

## **Notable Variances:**

Account #	Description	Budgeted	Actual	Variance	Comments
GL-6176	Hike Bike Mowing	\$ 5,000.00	\$ 0.00	\$5,000.00	This was completed in-house by our Maintenance team

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