LA CASA DEL SOL COUNCIL OF CO-OWNERS, INC.
Board Meeting Agenda- Zoom Meeting
Wednesday, July 15, 2026, 1:00pm -3:00pm
18757 S. Highway 377, Cresson, TX 76035

1. Call to order.
2. Approval of minutes of previous board meeting. — 5 minutes
3. Cresson Office — 10 minutes
4. President Report — 10 minutes
5. VP Report of the Resort — 15 minutes
    a. Internet/Spectrum
    b. Bids-lock, dock, fence
    c. Pool
    d. Property
6. Financial Report. — 30 minutes
    a. Quickbooks Online Update
    b. Late dues collection efforts
    c. Utility contract
    d. Long term planning
7. Old Business — 10 minutes
    a. Jamison - Water well
    b. Chris – foreclosure & judgement research, realtor, attorney options
    c. Stuart – appraisal options
    d. Marketing update
8. New Business — 10 minutes
9. Who's at the Resort or Cresson Office and when? — 5 minutes
10. Set date/time for next Board meeting at 1pm. — 5 minutes
    a. August 18, or 19 at 1pm
11. Owners' comments or questions. **See below.** — 20 minutes
12. Adjournment.
13. Executive session of Board of Directors, if needed. (Staff is discussed in this session).

Owners will get three minutes each to ask questions or express concerns and comments. Owners are welcome, ahead of the meeting or any time, to send their questions via email to the reservation office to be answered by board members in a reply email or during the board meeting. **reservations@lacasaresort.com**

Minutes of a Meeting of the
Board of Directors of
La Casa del Sol Council of Co-Owners, Inc

Pursuant to notice duly given, a meeting of the Board of Directors of La Casa del Sol Council of Co-Owners, Inc, a Texas non-profit corporation, was held on June 17, 2026 at 1:00pm Central Standard Time via Zoom.

Director Present:

Jamison Drake, VP
Holly Sparkman, Sec & Treas
Donna Kelly
David Turner
Stuart Weiss

Directors Absent:

Derrick Richardson, Pres
Chris Gale

Others Present for all or a portion of the meeting:

Rachel Clevenger, Accounting Manager, for a portion of the meeting

Owners Present

- Gene W
- Philip Salomone
- William Neal
- Rodney Hart
- Sheri Hall
- William Neal
- Bill Gunn
- Joe Howard
- Suzee
- Karon
- Amy Hickman
- Larry Massoletti

Call to order:

Holly served as meeting chair with Derrick's absence and as Secretary of the meeting. Holly called the meeting to order at 1:00pm Central time and confirmed a quorum of directors was present. The meeting, having been duly convened, was ready to proceed with business.

Approval of Minutes:

Donna motioned to approve the minutes from the meeting of the Board of Directors held on May 14, 2026, prepared by Secretary Holly. Jamison seconded the motion. There being no discussion, the minutes were unanimously approved as presented.

Cresson Office Report:

Derrick submitted a written Cresson Report in the President's Report this month. The resort is full through August 7th. The two bedroom units are booked through mid-October. One deed back was completed since last Board meeting with one more expected.

President Resort Report

Jamison presented the President's report due to Derrick's absence. Jamison provided an update on Nueces County water rates and water restrictions per the written report. Holly motioned to approve the President's Report. Donna seconded the motion. There being no discussion, the minutes were unanimously approved as presented.

Vice President Resort Report

Jamison presented an update of various resort activities including the following topics:

- Jamison was onsite for 3 weeks in May and June due to manager position turnover.
- Spectrum is being reinstalled 1G internet per unit, with TV local channels in every unit.
- Installing new gate lock
- Having new boards on dock and elevating the fishing platform elevated (16x16 long deck) as a safety issue
- New resort supervisor, Mike Balano, Jessica quit
  - Alex and Richard are doing a good job
  - Housekeeper got new vacuums
- Stuart asked about gate when it was fixed, codes can't be changed now, so installing new keyless entry
- Stuart dock question: issues include rusted bolts holding it to the seawall, rotten wood, pilings are eaten away under water line,
  - The dock is still safe, but recommend only patch work until we get a bid for a major overhaul.
  - Jamison said he is getting marine grade materials for the bid
  - Stuart will work with Jamison to get appropriate quotes to look at this short and long term.

- Gene W has question from last visit in April, swim ladder is out of water, may be a safety issue, ****Jamison will check on this, needs to have a safety line to pull the ladder down, may need to be replaced annually or more often
- Donna asked about the relative age of the dock, Stuart explained in detail why the maintenance is different
- Fence on South side parking lot – research in progress with HOA, pending a response, may have to replace this fence or share with the neighbor
  - We will likely want to re-do the fence
- Water well status – work has not begun, Jamison suggests having a water inspector come out, but Stuart gave an update based on his diligence
  - Drilling is low cost, go down 4 ft to hit water, but to maintain flow will go from 4-30 ft depending on where the salt water starts, so will drill 4-28 feet until they hit the salt water
  - Salt not an issue, but tannins are (discoloration/sulphureous water)
  - Bill C (owner sent email objecting to prioritizing the well)
  - Work has not yet started on the pool, have to wait until the rain clears up anyway,
- Had HVAC replacement

Holly motioned to approve the President's Report. Donna seconded the motion. There being no discussion, the minutes were unanimously approved as presented.

Treasurer Report

Holly presented the financial report and Treasurers report which included the following topics (through April, 2026):

(i) presentation of financial statements and analysis, including improvement projects list
(ii) a current owner count including deed backs and credits
(iii) an Aged Accounts Receivable Summary by account categories including timely paid, payment plan, late, needs foreclosure, deed backs and transfers;
(iv) Property tax protest update
(v) Year-end projections

Questions were asked and full discussion ensued. Donna motioned to approve the Treasurer's Report, Jamison seconded the motion, and the motion was unanimously approved as presented.

Old Business

- Holly to be onsite week of June 29 for Quickbooks Online transition (confirmed)

- Holly to work with utility consultant to cancel contract to affect savings long term (in progress)
- Jamison and Stuart to work on the water well project (in progress)
- Chris to research attorney and realtor options to explore complex sale options (pending)
- Stuart to research property appraisal options (pending)
- Chris to research foreclosure and judgment options and recommend policies. (pending)
- Utility contracts
  - Current contract is 2028
  - Re-evaluating current rates and termination fees for last 2 weeks, TXU slow to respond
- Water well (see VP report)
- Marketing Committee
  - Derrick to work with Sheri Hall who is offering
  - Haven't connected as of 6/17/26
  - Sheri is requesting a meeting on zoom to ask questions
  - Holly to take lead on trying to schedule a zoom with 2 decision makers, then Sheri will write a brief with her recommendations with cost proposal

Questions were asked and full discussion ensued.

Resort and Cresson Office Visits

Derrick in early July

Next Board Meeting Dates

Next meeting will be July 15, 2026 from 1-3pm Central Time. ** Holly to send zoom information and coordinate board and owner packets for distributions to comply with 3 day notice requirements.

Donna left the meeting at this time.

New Business

- Long term planning, Holly presented Treasurer report from annual owner meeting talking about 3 solutions, she recommended gathering information on the sale option including how the proceeds would be distributed.
- Chris will do some research for an attorney and a realtor that we could consult with on this topic
- Stuart will gather information on appraisal options

Owners Forum

No owner comments or questions were asked other than one compliment about a well run and efficient meeting.

The regular board session was adjourned at 2:10pm to the executive session to discuss past due owner payments in the late category.

Executive Session

- Discussion of list of late paying owners
- Holly to follow up with Chris on his research for foreclosure and judgement.
- Discussion of new resort manager.

Meeting Adjournment

There being no further items to discuss, Holly moved for adjournment, Jamison seconded the motion, and the meeting adjourned at 2:28pm.

Respectfully submitted,

____
Holly Sparkman, Secretary

APPROVED:

____
Derrick Richardson, President

Board Packet Appendices

1. Agenda
2. Minutes
3. President & Cresson Report
4. Vice President Resort Report
5. Treasurer Report
    a. May 31, 2026 Financial Statements packet including
        i. Balance Sheet by Month
        ii. Profit & Loss Budget vs Actual by Month, YTD & Annual Budget
        iii. Profit & Loss Month over Month
        iv. Cash Flow Statement
        v. AR Aging Summary Total (excluded from owner packet due to confidentiality reasons)
        vi. AR Aging Summary Lates (excluded from owner packet due to confidentiality reasons)
        vii. Balance Sheet 10 year
        viii. Profit & Loss 10 year

Exhibit B

Final Board Approved Buy-in, Benefits & Deedback Policies

La Casa del Sol

Buy - in, Benefits & Deedback Policies

Updated 5/14/26

BUYING IN & BENEFITS

1B	$ 950		
2B	$ 1,150		
	above rates are through Sep 26		
	starting Oct 1, 2027 rates would apply		
	above includes current year maintenance dues		
	Week #	Months covered	
Blue	1-8	Jan-Feb	
White	9-17	Mar-Apr	
Red	18-43	May-Oct	
White	44-52	Nov-Dec	
Upgrade Fee		$ 200	if move non-red deeded week to red week
Upgrade Fee		$ 200	If 1B owner, can pay room upgrade fee to a 2B
Interval	1B	$ 400	Owner
Interval	1B	$ 500	Guest of Owner
Interval	2B	$ 500	Owner
Interval	2B	n/a	Guest of Owner not allowed for 2B
Bonus days	1B	$ 100	Owner bonus days
Bonus days	2B	$ 130	Owner bonus days

DEEDBACK POLICIES

Owner Age	# Beds	Feb 1 - 12/31				1/1 - 1/31		
		2026	2027*	Transfer Fee	Total	2027*	Transfer Fee	Total
Under 65	1B	$ 950	$ 950	$ 250	$ 2,150	$ 950	$ 250	$ 1,200
	2B	$ 1,150	$ 1,150	$ 250	$ 2,550	$ 1,150	$ 250	$ 1,400
65-74	1B	$ 950		$ 250	$ 1,200		$ 250	$ 250
	2B	$ 1,150		$ 250	$ 1,400		$ 250	$ 250
> 75	1B	$ 950		$ 250	$ 1,200		$ 250	$ 250
	2B	$ 1,150		$ 250	$ 1,400		$ 250	$ 250
			* Subject to change			* Subject to change		

President's Report July 2026

- Spectrum started on phase one of the projects to provide faster internet and better TV options.
- There was some confusion on check-in time. Check-in time is 4pm.
- The staff is using tape to put owners' names on Boat Reserve signs that reserved spot through the Reservation Office. Some owners brought boats without registering their boats and expecting space.
- I purchased 9 new pool chairs to replace the bad ones. The pool chairs were rusted, and parts have rusted off to cause the chairs to lean and unsafe. We need to put tables for the pool area in the budget, if they last that long. I replaced two tables with plastic tables we already had the resort.
- We need to look into staining the dock and the balcony rails in the off-peak season. The balcony rails definitely need to be stained or replaced. I yield to someone who knows about staining and carpentry.
- I posted two promotional videos created by an owner to help promote lcds. Please share the video.
- The pool is being attended to accordingly to maintain upkeep.
- The staff is doing well and working well together, and the place looks great.
- The Resort Supervisor and the Reservation Office are working well together.
- We are scheduling a meeting with a Marketing Specialist to increase membership.
- The trash container location in the parking lot is in the best spot to avoid the sanitation truck from having to navigate around owner's vehicles.

July 2026

E-Newsletter La Casa del Sol

Dear owners,

Late-Summer Getaways

There is still time to enjoy one more trip before school starts or plan ahead for a long weekend in September. It is the perfect season to slow down, reconnect, and enjoy the coast.
Make Labor Day your final summer escape. Enjoy sunny beach days, coastal dining, and a relaxed holiday weekend before back-to-school schedules and fall routines begin. Reserve your stay now and close out summer by the coast.

Ocean Views and Island Dining

Expansive ocean views provide a beautiful setting to relax and take in the natural beauty of the coast, creating an unforgettable vacation experience. Padre Island also offers excellent dining throughout the day, from fresh seafood and barbecue to tacos and casual coastal favorites.

Fourth of July Recap

The Fourth of July was a wonderful time at the resort, as always, with plenty of fireworks and friendly faces throughout the holiday.

- The pool looks great and was enjoyed by many families.
- Fishing from the deck was exciting for all ages, from young guests to experienced anglers.
- The grounds remain well maintained, manicured, and cared for by the staff.
- The beach was welcoming, with cool water, lively crowds, and no seaweed.

Side Note:

There has been some confusion on when you can reserve your deeded week. The Rules & Regulations state the following:

To Reserve Your Deeded Week:

- *A Deeded Week may be reserved no more than 365 days in advance of the first day of the Deeded Week.*

- *A Deeded Week Reservation must be made at least six months in advance of the reservation date.*

- *A reservation made less than six months in advance of the Deeded Week will be on a space available basis. There is no guarantee of space availability, and the unit week may be used by someone else.*

- *The owner must notify the Reservations Office in writing or by telephone of their intent to use their Deeded week. Reservations may NOT be made by e-mail.*

- *If space available allows for the reservation to be made in any other colored time period that is higher than the actual Deeded Week, a "Season Upgrade Fee" shall be charged. This fee is currently $150.00 per week for a one- bedroom unit and $175.00 for two bedrooms. (Current Fees)*

- *All assessments, Special Assessments, Maintenance Fees, or charges owed for any reason must be paid up to date before a reservation can be made.*

- *The Council shall retain any monies charged for weekly or daily use of the unit.*

- *An owner, not using their Deeded Week, and allowing someone else to use their Deeded Week, is responsible for the actions and damages of anyone they permit to use the Unit Week and any guests they may have.*

Important Owner Reminder

Late and Overdue Payments

As of July 1, 2026, La Casa del Sol has $51,000 in past-due maintenance fees, not including owners who are currently participating in a payment plan.

Owner payments directly support the property's operations, including taxes, insurance, maintenance, and ongoing upkeep. Your timely payment is essential to the financial health and long-term sustainability of the community. If you have an outstanding balance, please contact the reservation office to make a payment by credit card or check.

Thank you for being owners,

Board President, La Casa del Sol
817-396-4676
reservations@lacasaresort.com

Report for July 9th

The resort is full. The office was closed for the 4th of July.

This past week and the week of the fourth were successful with minimal complaints.

We have challenges as we move forward.

A few that I'd like to point out:

- Pool furniture
- Fishing dock area needs repairs
- New air conditioning condenser for #203
- The pool contract has been updated to three times a week cleaning
- Palm trees need trimming
- Spectrum Communications upgrade
- Pull drain needs replacing with Abracadabra company
- New front gate lock changed.

The office staff are working together on all issues. We are looking into hiring a temporary part time helper for laundry.

La Casa del Sol
Treasurer Report
As of June 30, 2026

A Cash is higher than anticipated by $79k and Profit ahead by $70k due to
- Significant accelerated bookings of IP weeks compared to last year.
- Slower spend on R&M than budget (which was even throughout year)

All of this is expected to even out to budget as the year progresses (timing difference only). Overall currently on track to budget.
It is possible that overall IP revenue in 2026 will exceed budget, but we are currently not counting on that in the forecast.

B Budget and financials have been restated for January to accommodate true accrual basis accounting for the following expenses which are now accrued on a monthly basis on the PL
- Maintenance fees PL / Deferred Revenue BS
- Insurance PL / Prepaid Expenses BS
- RE Taxes PL / Accrued RE Taxes BS

C Payroll Expenses for Jan-Mar were budgeted same as prior year, but actual expenses are trending lower. Expect total payroll expenses to be under budget by approximately $20k.

D Owner Count Report: Budget Targeted 430 owners

	1 Bed	2 Bed	Total	Balance	
Jan Owners Billed	382	89	471	471	
Jan Deedbacks & Credits	(18)	(2)	(20)	451	
Feb Deedbacks & Credits		(3)	(3)	448	
Mar FC Returns	-	1	1	449	1 Deedback, 2 FC came back
Apr Activity	-	-	-	449	
May Activity	-	-	-	449	
Jun Activity	(4)	-	-	445	2 new owners, 6 deedbacks
	360	85	449		

D Accounts Receivable Report See Tab -05 As of 5/31/26

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL	Jun Count	May Count	Apr Count	Mar Count	Feb Count
LATE		410	410	430	51,388	52,638	41	49	65	72	79
PMT PLANS		10	10	330	61,193	61,543	120	124	123	119	115
NEEDS FORECLOSURE		-	-	-	-	-		-	-	-	14
DEED BACK		250	-	-	776	1,026	6	-	1	1	2
TRANSFER		-	-	-	-	-	-	-	-	-	2
subtotal		670	420	760	113,358	115,208	167	173	189	192	212
Other		7,193	(400)	35	(6,013)	814	3	4	4	4	4
Total		7,863	20	795	107,345	116,022	170	177	193	196	216
							116,022	127,117	144,501	163,740	175,496
Paid							284	276	261	258	254
Late							41	49	65	72	79
Pmt Plan							120	124	123	119	115
Total							445	449	449	449	448

Late account statements were emailed to owners during the 3-4 weeks of April.
May 12, Holly called every single late account to follow up with following results:

16	Paid since called
8	Indicated they want to deed back
11	Number out of order or unable to leave message
30	Left voicemail, no response as of 5/31/26
65	4/30/26 outstanding

Collection calls ongoing monthly.

La Casa del Sol
Balance Sheet
As of Jun 30, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Budget Jun 2026	Variance Jun 2026	Budget Jun 2025
Assets									
Current Assets									
Bank Accounts									
CASH IN BANKS-OPERATING ACCTS.	-	-	-	-	-	-			
AMERICAN BANK RESORT CHECKING	8,644.95	8,644.95	8,644.95	8,644.95	8,644.95	8,644.95	5,000.00	3,644.95	6,296.96
PETTY CASH OFFICE	-	-	-	-	-	-			250.00
WORTHINGTON OPERATING ACCOUNT	144,128.94	79,390.71	38,497.19	29,177.53	27,765.07	19,780.10	50,000.00	(30,219.90)	69,967.62
WORTHINGTON PAYROLL ACCOUNT	2,000.00	2,000.00	2,000.00	5,392.07	2,000.00	6,849.36	2,000.00	4,849.36	2,000.00
Total for CASH IN BANKS-OPERATING ACCTS.	**154,773.89**	**90,035.66**	**49,142.14**	**43,214.55**	**38,410.02**	**35,274.41**	**57,000.00**	**(21,725.59)**	**78,514.58**
CASH IN BANKS-RESERVES									
Worthington CD #2-12 (89)	117,240.14	118,126.67	118,432.51	118,779.12	119,259.98	119,568.17	-	119,568.17	115,487.00
WORTHINGTON RESERVE ACCOUNT	37,226.62	162,321.15	127,518.82	127,660.31	131,797.53	117,946.27	136,302.89	(18,356.62)	91,854.41
Total for CASH IN BANKS-RESERVES	**154,466.76**	**280,447.82**	**245,951.33**	**246,439.43**	**251,057.51**	**237,514.44**	**136,302.89**	**101,211.55**	**207,341.41**
Total for Bank Accounts	**309,240.65**	**370,483.48**	**295,093.47**	**289,653.98**	**289,467.53**	**272,788.85**	**193,302.89**	**79,485.96**	**285,855.99**
Accounts Receivable									
Accounts Receivable	209,650.61	175,649.65	164,173.92	144,928.99	127,516.51	116,022.30	84,750.60	31,271.70	80,557.48
Total for Accounts Receivable	**209,650.61**	**175,649.65**	**164,173.92**	**144,928.99**	**127,516.51**	**116,022.30**	**84,750.60**	**31,271.70**	**80,557.48**
Other Current Assets									
Allowance for Doubtful Accounts	(53,772.82)	(50,322.82)	(49,521.16)	(49,521.16)	(49,521.16)	(49,521.16)	(53,772.82)	4,251.66	(13,772.82)
Employee Advances	2,284.57	1,690.46	1,690.46	1,690.46	952.00	952.00		952.00	
Needs Foreclosure	26,268.28	26,268.28	23,418.28	23,418.28	23,418.28	23,418.28	24,628.28	(1,210.00)	7,603.28
Total for Other Current Assets	**(25,219.97)**	**(22,364.08)**	**(24,412.42)**	**(24,412.42)**	**(25,150.88)**	**(25,150.88)**	**(29,144.54)**	**3,993.66**	**(6,169.54)**
Total for Current Assets	**493,671.29**	**523,769.05**	**434,854.97**	**410,170.55**	**391,833.16**	**363,660.27**	**248,908.95**	**114,751.32**	**360,243.93**
Fixed Assets									
Accumulated Depreciation	(617,825.00)	(617,825.00)	(617,825.00)	(617,825.00)	(617,825.00)	(617,825.00)	(617,825.00)	-	(617,825.00)
Common Property	869,674.93	869,674.93	869,674.93	869,674.93	869,674.93	869,674.93	869,674.93	-	869,674.93
Total for Fixed Assets	**251,849.93**	**251,849.93**	**251,849.93**	**251,849.93**	**251,849.93**	**251,849.93**	**251,849.93**	**-**	**251,849.93**
Other Assets									
Prepaid Expenses	15,867.84	7,933.96	72,309.27	70,719.79	64,290.73	57,861.67	74,261.10	(16,399.43)	-
Total for Other Assets	**15,867.84**	**7,933.96**	**72,309.27**	**70,719.79**	**64,290.73**	**57,861.67**	**74,261.10**	**(16,399.43)**	**-**
Total for Assets	**761,389.06**	**783,552.94**	**759,014.17**	**732,740.27**	**707,973.82**	**673,371.87**	**575,019.98**	**98,351.89**	**612,093.86**

La Casa del Sol
Balance Sheet
As of Jun 30, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Budget Jun 2026	Variance Jun 2026	Budget Jun 2025
Liabilities and Equity									
Liabilities									
Current Liabilities									
Accounts Payable-Trade	907.21	3,356.73	6,097.82	2,028.30	1,434.30	1,782.89	-	1,782.89	5,891.42
Total for Accounts Payable	**907.21**	**3,356.73**	**6,097.82**	**2,028.30**	**1,434.30**	**1,782.89**	**-**	**1,782.89**	**5,891.42**
Credit Cards									
Worthington VISA 0029	1,665.98	4,577.28	6,069.76	12,423.86	14,630.02	4,962.75	1,500.00	3,462.75	9,850.02
Total for Credit Cards	**1,665.98**	**4,577.28**	**6,069.76**	**12,423.86**	**14,630.02**	**4,962.75**	**1,500.00**	**3,462.75**	**9,850.02**
Other Current Liabilities									
Accrued Liabilities									
Accrued Property Taxes Payable	5,460.49	10,920.98	16,381.47	21,841.96	27,302.45	34,568.15	33,762.92	805.23	-
Accrued FUTA Payable	104.53	172.88	229.80	254.51	288.14	332.61	105.00	227.61	313.19
Accrued TWC Tax Payable	103.72	101.97	138.09	(74.31)	(52.65)	71.30	104.00	(32.70)	12.67
Accrued WH/FICA Tax Payable	-	-	-	(825.38)	-	-		-	1,944.48
Total for Accrued Liabilities	**5,668.74**	**11,195.83**	**16,749.36**	**21,196.78**	**27,537.94**	**34,972.06**	**33,971.92**	**1,000.14**	**2,270.34**
DEFERRED REVENUE	409,372.83	373,095.66	336,818.49	300,541.32	264,264.15	227,986.98	217,179.35	10,807.63	-
Deferrred Revenue - Maintenance	-	-	-	-	-	-			
Total for DEFERRED REVENUE	**409,372.83**	**373,095.66**	**336,818.49**	**300,541.32**	**264,264.15**	**227,986.98**	**217,179.35**	**10,807.63**	**-**
Total for Other Current Liabilities	**415,041.57**	**384,291.49**	**353,567.85**	**321,738.10**	**291,802.09**	**262,959.04**	**251,151.27**	**11,807.77**	**2,270.34**
Total for Current Liabilities	**417,614.76**	**392,225.50**	**365,735.43**	**336,190.26**	**307,866.41**	**269,704.68**	**252,651.27**	**17,053.41**	**18,011.78**
Total for Liabilities	**417,614.76**	**392,225.50**	**365,735.43**	**336,190.26**	**307,866.41**	**269,704.68**	**252,651.27**	**17,053.41**	**18,011.78**
Equity									
Retained Earnings	366,851.98	366,851.98	366,851.98	366,851.98	366,851.98	366,851.98	355,714.51	11,137.47	423,531.16
Net Income	(23,077.68)	24,475.46	26,426.76	29,698.03	33,255.43	36,815.21	(33,345.80)	70,161.01	170,550.92
Total for Equity	**343,774.30**	**391,327.44**	**393,278.74**	**396,550.01**	**400,107.41**	**403,667.19**	**322,368.71**	**81,298.48**	**594,082.08**
Total for Liabilities and Equity	**761,389.06**	**783,552.94**	**759,014.17**	**732,740.27**	**707,973.82**	**673,371.87**	**575,019.98**	**98,351.89**	**612,093.86**

Accrual Basis Saturday, July 11, 2026 03:32 PM GMTZ

La Casa del Sol

Budget vs. Actuals__Budget_FY26_P&L___Report

January 1-June 30, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026			Total			Jul-Dec 26	2026	Annual	Forecast
	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Over budget by	Actual	Budget	Over budget by	Forecast	Forecast	Budget	Variance
Income															
Maintenance Fees							-	-		-	-				
OTHER INCOME															
Additional Cleaning Fee 2 1BR		830.00	55.00	110.00	55.00	55.00	49.50	5.50	1,105.00	832.50	272.50	-	1,105.00	1,534.50	(429.50)
Credit Card Fees	4,123.21	2,136.89	630.88	1,076.62	756.02	666.62	263.16	403.46	9,390.24	8,621.03	769.21	1,226.02	10,616.26	10,616.26	-
Interest Income	22.93	981.06	503.51	488.10	618.08	456.93	87.67	369.26	3,070.61	2,776.40	294.21	1,597.96	4,668.57	4,668.57	-
Late Fees	280.00	230.00	690.00	570.00	200.00	470.00	315.00	155.00	2,440.00	1,597.05	842.95	741.05	3,181.05	3,181.05	-
Other Miscellaneous Income	-	-	-	-	-	-	225.00	(225.00)	-	225.00	(225.00)	-	-	4,348.40	(4,348.40)
Owner Refunds & Cancellations	38.00	48.00							86.00		86.00		86.00		86.00
Potential Buyer										90.00	(90.00)	90.00	90.00	90.00	-
Security Deposits		500.00	(750.00)						(250.00)		(250.00)	250.00	-		-
Transfer Fees	5,000.00	2,000.00	1,181.66	250.00	250.00	750.00	315.00	435.00	9,431.66	4,140.00	5,291.66	-	9,431.66	7,020.00	2,411.66
Total for OTHER INCOME	**9,464.14**	**6,725.95**	**2,311.05**	**2,494.72**	**1,879.10**	**2,398.55**	**1,255.33**	**1,143.22**	**25,273.51**	**18,281.98**	**6,991.53**	**3,905.03**	**29,178.54**	**31,458.78**	**(2,280.24)**
SALES AND REVENUE															
Condo Income	-	-	-	-	-	-		-	-		-				
Cancelation Fee	-	(400.00)	50.00	50.00	-	-	(500.00)	500.00	(300.00)	(2,700.00)	2,400.00	(3,000.00)	(3,300.00)	(5,700.00)	2,400.00
Condo Income IP	5,300.00	41,100.00	7,300.00	9,700.00	5,800.00	5,400.00	5,490.00	(90.00)	74,600.00	53,100.00	21,500.00	9,204.00	83,804.00	83,804.00	-
Owner Bonus Time	300.00	3,780.00	1,300.00	1,100.00	400.00		200.00	(200.00)	6,880.00	4,000.00	2,880.00		6,880.00	6,450.00	430.00
Owner Sponsored IP		5,000.00	500.00	250.00	1,000.00		270.00	(270.00)	6,750.00	4,590.00	2,160.00	540.00	7,290.00	7,290.00	-
Room Upgrade		750.00		300.00	150.00	300.00	135.00	165.00	1,500.00	1,215.00	285.00	485.00	1,985.00	1,985.00	-
Season Upgrade		2,100.00	450.00	150.00	150.00	300.00	150.00	150.00	3,150.00	900.00	2,250.00		3,150.00	1,800.00	1,350.00
Total for Condo Income	**5,600.00**	**52,330.00**	**9,600.00**	**11,550.00**	**7,500.00**	**6,000.00**	**5,745.00**	**255.00**	**92,580.00**	**61,105.00**	**31,475.00**	**7,229.00**	**99,809.00**	**95,629.00**	**4,180.00**
Maintenance Fees	37,227.17	38,137.17	38,497.17	36,887.17	36,507.17	38,639.17	36,277.17	2,362.00	225,895.02	217,663.02	8,232.00	223,363.02	449,258.04	435,326.04	13,932.00
Total for SALES AND REVENUE	**42,827.17**	**90,467.17**	**48,097.17**	**48,437.17**	**44,007.17**	**44,639.17**	**42,022.17**	**2,617.00**	**318,475.02**	**278,768.02**	**39,707.00**	**230,592.02**	**549,067.04**	**530,955.04**	**18,112.00**
Total for Income	**52,291.31**	**97,193.12**	**50,408.22**	**50,931.89**	**45,886.27**	**47,037.72**	**43,277.50**	**3,760.22**	**343,748.53**	**297,050.00**	**46,698.53**	**234,497.05**	**578,245.58**	**562,413.82**	**15,831.76**
Cost of Goods Sold															
Gross Profit	**52,291.31**	**97,193.12**	**50,408.22**	**50,931.89**	**45,886.27**	**47,037.72**	**43,277.50**	**3,760.22**	**343,748.53**	**297,050.00**	**46,698.53**	**234,497.05**	**578,245.58**	**562,413.82**	**15,831.76**
Expenses															
ADVERTISING	704.56	534.22	216.61		259.91		100.00	(100.00)	1,715.30	600.00	1,115.30	500.00	2,215.30	1,200.00	1,015.30
BAD DEBTS	30,000.00						-	-	30,000.00	30,000.00	-	-	30,000.00	30,000.00	-
BANK EXPENSES												-	-		-
Credit Card Service Fees		5,466.43	2,560.89	1,250.38	1,473.56	1,049.21	703.43	345.78	11,800.47	9,887.64	1,912.83	5,000.00	16,800.47	14,692.71	2,107.76
Interest Expense	1,225.10		2.00						1,227.10		1,227.10	-	1,227.10		1,227.10
Total for BANK EXPENSES	**1,225.10**	**5,466.43**	**2,562.89**	**1,250.38**	**1,473.56**	**1,049.21**	**703.43**	**345.78**	**13,027.57**	**9,887.64**	**3,139.93**	**5,000.00**	**18,027.57**	**14,692.71**	**3,334.86**
BOARD EXPENSES	-	-	-	-	-	-		-	-		-				
Board Meetings			1,041.90						1,041.90	1,000.00	41.90	-	1,041.90	1,000.00	41.90
Board Supplies			102.83						102.83		102.83	-	102.83		102.83

La Casa del Sol

Budget vs. Actuals__Budget_FY26_P&L___Report

January 1-June 30, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026			Total			Jul-Dec 26	2026	Annual	Forecast
	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Over budget by	Actual	Budget	Over budget by	Forecast	Forecast	Budget	Variance
Total for BOARD EXPENSES	**-**	**-**	**1,144.73**	**-**	**-**	**-**	**-**	**-**	**1,144.73**	**1,000.00**	**144.73**	**-**	**1,144.73**	**1,000.00**	**144.73**
DUES & SUBSCRIPTIONS	1,714.15	3,302.61	350.21	460.21	376.52	395.07	91.23	303.84	6,598.77	6,120.19	478.58	2,400.00	8,998.77	6,870.97	2,127.80
INSURANCE	7,933.80	7,933.88	7,933.88	6,429.06	6,429.06	6,429.06	8,251.23	(1,822.17)	43,088.74	48,555.33	(5,466.59)	32,145.30	75,234.04	98,062.71	(22,828.67)
MAINTENANCE AND REPAIRS													-		-
A/C repairs/replacements			95.00	5,845.00		411.00	600.00	(189.00)	6,351.00	3,600.00	2,751.00	849.00	7,200.00	7,200.00	-
Exterior, Common & Landscape	2,310.39	614.23	3,542.36	5,412.79	523.14	62.63	850.00	(787.37)	12,465.54	5,100.00	7,365.54	12,734.46	25,200.00	10,200.00	15,000.00
Furniture & Appliances				930.94	1,266.51	318.20	1,100.00	(781.80)	2,515.65	6,600.00	(4,084.35)	10,684.35	13,200.00	13,200.00	-
Interior Building	216.55	725.45	398.26	194.60		405.90	1,700.00	(1,294.10)	1,940.76	10,200.00	(8,259.24)	18,459.24	20,400.00	20,400.00	-
Pool Maintenance	1,139.61	1,141.57	703.62	1,047.11	650.00	662.98	1,000.00	(337.02)	5,344.89	6,000.00	(655.11)	6,655.11	12,000.00	12,000.00	-
Total for MAINTENANCE AND REPAIRS	**3,666.55**	**2,481.25**	**4,739.24**	**13,430.44**	**2,439.65**	**1,860.71**	**5,250.00**	**(3,389.29)**	**28,617.84**	**31,500.00**	**(2,882.16)**	**49,382.16**	**78,000.00**	**63,000.00**	**15,000.00**
OWNER REIMBURSEMENT						79.28		79.28	79.28		79.28		79.28		79.28
PROFESSIONAL FEES			1,315.24			1,297.43		1,297.43	2,612.67		2,612.67		2,612.67		2,612.67
ACCOUNTING										4,000.00	(4,000.00)	4,000.00	4,000.00	4,000.00	-
LEGAL EXPENSES	500.00		368.75	368.75		250.00	1,000.00	(750.00)	1,487.50	6,000.00	(4,512.50)	7,899.83	9,387.33	12,000.00	(2,612.67)
Total for PROFESSIONAL FEES	**500.00**	**-**	**1,683.99**	**368.75**	**-**	**1,547.43**	**1,000.00**	**547.43**	**4,100.17**	**10,000.00**	**(5,899.83)**	**11,899.83**	**16,000.00**	**16,000.00**	**-**
RENT													-		-
Office Rent	800.00	800.00	800.00	800.00	800.00	800.00	800.00	-	4,800.00	4,800.00	-	4,800.00	9,600.00	9,600.00	-
Total for RENT	**800.00**	**800.00**	**800.00**	**800.00**	**800.00**	**800.00**	**800.00**	**-**	**4,800.00**	**4,800.00**	**-**	**4,800.00**	**9,600.00**	**9,600.00**	**-**
SERVICES {36}		103.86		40.03	61.03				204.92		204.92	-	204.92		204.92
Office Equipment												-	-	378.86	(378.86)
Pest Control		286.86	591.04		304.18		286.86	(286.86)	1,182.08	1,721.16	(539.08)	2,260.24	3,442.32	3,442.32	-
Security	103.54	27.04	27.04	27.04	27.04	27.04	23.80	3.24	238.74	217.90	20.84	885.08	1,123.82	1,123.82	-
Total for SERVICES {36}	**103.54**	**417.76**	**618.08**	**67.07**	**392.25**	**27.04**	**310.66**	**(283.62)**	**1,625.74**	**1,939.06**	**(313.32)**	**3,145.32**	**4,771.06**	**4,945.00**	**(173.94)**
STAFF EXPENSES															-
Car Allowance	300.00	240.00	150.00	120.00	90.00		120.00	(120.00)	900.00	1,020.00	(120.00)	780.00	1,680.00	1,740.00	(60.00)
Contract Labor										883.74	(883.74)		-	883.74	(883.74)
Payroll Expenses	14,839.37	16,017.56	14,139.82	12,583.82	17,186.73	16,219.47	13,629.29	2,590.18	90,986.77	98,473.20	(7,486.43)	89,400.37	180,387.14	200,387.14	(20,000.00)
Payroll Taxes	1,589.98	1,310.32	1,186.20	922.25	1,320.46	1,409.22	1,097.49	311.73	7,738.43	7,929.50	(191.07)	8,397.64	16,136.07	16,136.07	-
Staff Bonus	-								-		-	2,500.00	2,500.00	2,500.00	-
Total for STAFF EXPENSES	**16,729.35**	**17,567.88**	**15,476.02**	**13,626.07**	**18,597.19**	**17,628.69**	**14,846.78**	**2,781.91**	**99,625.20**	**108,306.44**	**(8,681.24)**	**101,078.01**	**200,703.21**	**221,646.95**	**(20,943.74)**
SUPPLIES	250.00	200.00	50.00						500.00		500.00		500.00		
Supplies-Laundry	45.53	89.58	165.60	148.56	165.78	104.69	1,504.38	(1,399.69)	719.74	2,763.23	(2,043.49)	8,862.47	9,582.21	9,582.21	-
Supplies-Maintenance	426.44	276.44	102.09		123.93	354.46	530.98	(176.52)	1,283.36	664.31	619.05	1,331.57	2,614.93	2,614.93	-
Supplies-Pool		46.20			10.81	10.81		10.81	67.82	866.57	(798.75)	1,000.15	1,067.97	1,067.97	-
Supplies-Reservation Office	144.97	97.38	107.15		35.89		449.67	(449.67)	385.39	1,001.81	(616.42)	2,217.49	2,602.88	2,602.88	-
Supplies-Resort Office	41.62	34.63	55.33	34.63	143.43	47.06	150.00	(102.94)	356.70	900.00	(543.30)	1,443.30	1,800.00	1,800.00	-
Supplies-Resort Units	311.16	236.48	432.27	540.14	1,053.72	650.40	1,500.00	(849.60)	3,224.17	4,750.00	(1,525.83)	7,375.83	10,600.00	10,600.00	-

La Casa del Sol

Budget vs. Actuals__Budget_FY26_P&L___Report

January 1-June 30, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026			Total			Jul-Dec 26	2026	Annual	Forecast
	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Over budget by	Actual	Budget	Over budget by	Forecast	Forecast	Budget	Variance
Total for SUPPLIES	**1,219.72**	**980.71**	**912.44**	**723.33**	**1,533.56**	**1,167.42**	**4,135.03**	**(2,967.61)**	**6,537.18**	**10,945.92**	**(4,408.74)**	**22,230.81**	**28,767.99**	**28,267.99**	**-**
TAXES													-		
Federal Income Tax										1,089.34	(1,089.34)	1,089.34	1,089.34	1,089.34	-
Real Estate Taxes	5,850.92	5,460.49	5,070.06	5,460.49	5,460.49	7,265.70	5,460.49	1,805.21	34,568.15	32,762.94	1,805.21	43,594.20	78,162.35	65,525.88	12,636.47
Total for TAXES	**5,850.92**	**5,460.49**	**5,070.06**	**5,460.49**	**5,460.49**	**7,265.70**	**5,460.49**	**1,805.21**	**34,568.15**	**33,852.28**	**715.87**	**44,683.54**	**79,251.69**	**66,615.22**	**12,636.47**
UTILITIES															
Cable TV		(16.44)							(16.44)		(16.44)	4,800.00	4,783.56		4,783.56
Electricity	1,768.09	1,776.39	1,828.83	1,883.39	1,910.88	2,312.85	2,566.88	(254.03)	11,480.43	13,198.82	(1,718.39)	19,190.55	30,670.98	30,670.98	-
Gas	701.89	1,021.47	2,082.62	684.19	517.31	189.45	264.78	(75.33)	5,196.93	5,102.38	94.55	445.88	5,642.81	5,642.81	-
Internet	1,200.42	752.47	787.88	864.20	787.62	787.62	850.00	(62.38)	5,180.21	5,450.00	(269.79)	5,369.79	10,550.00	10,550.00	-
Sanitation	300.07	300.07	324.42	324.42	348.90	347.82	300.07	47.75	1,945.70	2,043.12	(97.42)	1,897.84	3,843.54	3,843.54	-
Sewer	394.97	330.74	880.86	591.81	415.20	751.60	491.81	259.79	3,365.18	3,287.99	77.19	4,059.96	7,425.14	7,425.14	-
Telephone-Accounting	152.41	160.15	304.72	152.29	152.29	152.29	146.00	6.29	1,074.15	876.00	198.15	677.85	1,752.00	1,752.00	-
Telephone-Resort	161.03	160.98	160.98	160.97	160.97	203.59	319.30	(115.71)	1,008.52	887.69	120.83	930.21	1,938.73	1,938.73	-
Water	242.42	208.92	578.46	383.55	273.51	483.11	301.10	182.01	2,169.97	2,243.04	(73.07)	2,608.15	4,778.12	4,778.12	-
Total for UTILITIES	**4,921.30**	**4,694.75**	**6,948.77**	**5,044.82**	**4,566.68**	**5,228.33**	**5,239.94**	**(11.61)**	**31,404.65**	**33,089.04**	**(1,684.39)**	**39,980.23**	**71,384.88**	**66,601.32**	**4,783.56**
Total for Expenses	**75,368.99**	**49,639.98**	**48,456.92**	**47,660.62**	**42,328.87**	**43,477.94**	**46,188.79**	**(2,710.85)**	**306,933.32**	**330,595.90**	**(23,662.58)**	**317,245.20**	**624,178.52**	**628,502.87**	**(4,824.35)**
Net Operating Income	**(23,077.68)**	**47,553.14**	**1,951.30**	**3,271.27**	**3,557.40**	**3,559.78**	**(2,911.29)**	**6,471.07**	**36,815.21**	**(33,545.90)**	**70,361.11**	**(82,748.15)**	**(45,932.94)**	**(66,089.05)**	**20,656.11**
Other Income															
Other Expenses															
Net Other Income	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Net Income	**(23,077.68)**	**47,553.14**	**1,951.30**	**3,271.27**	**3,557.40**	**3,559.78**	**(2,911.29)**	**6,471.07**	**36,815.21**	**(33,545.90)**	**70,361.11**	**(82,748.15)**	**(45,932.94)**	**(66,089.05)**	**20,656.11**
Late AR (worst case)													(51,388.49)		**(51,388.49)**
Remaining Allowance													29,144.54		**29,144.54**
Worst Case													(68,176.89)	(66,089.05)	**(1,587.84)**

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La Casa del Sol
Statement of Cash Flows
January 1-June 30, 2026

Account Name	Jan-Jun 26	Budget Jan-Jun 26	Variance
OPERATING ACTIVITIES			
Net Income	36,815.21	(33,345.80)	70,161.01
Adjustments to reconcile Net Income to Net Cash provided by operations:			
Accounts Payable-Trade	(108,440.75)	(89,438.71)	(19,002.04)
Accrued Liabilities:Accrued Property Taxes Payable	(33,568.13)	(31,762.92)	(1,805.21)
Accrued Liabilities:Accrued FUTA Payable	919.26	724.33	194.93
Allowance for Doubtful Accounts	25,748.34	30,000.00	(4,251.66)
Prepaid Expenses (Insurance)	(34,060.03)	(42,525.59)	8,465.56
DEFERRED REVENUE	171,707.81	160,900.18	10,807.63
Employee Advances	(952.00)	-	(952.00)
Total for Adjustments to reconcile Net Income to Net Cash provided by operations:	**21,354.50**	**27,897.29**	**(6,542.79)**
Net cash provided by operating activities	**58,169.71**	**(5,448.51)**	**63,618.22**
Prior Period Adjustment	-	(15,867.76)	15,867.76
Net cash provided by investing activities	**-**	**(15,867.76)**	**15,867.76**
NET CASH INCREASE FOR PERIOD	**58,169.71**	**(21,316.27)**	**79,485.98**
Cash at beginning of period	**214,619.14**	**214,619.14**	-
CASH AT END OF PERIOD	**272,788.85**	**193,302.87**	**79,485.98**