

**SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**January 9th, 2026**  
**3:30 p.m.**  
**Volunteer Fire Department**

**AGENDA**

- CALL TO ORDER Tom Winkelman
- MINUTES – December Meeting Roy Davis
- APPROVE FINANCIAL STATEMENTS Christine Watters
- Approve bills and sign checks. Roy Davis
- OLD BUSINESS:
  - None
- NEW BUSINESS:
  - a. None

ACC

- a) Toney, Jim, 6125 W Hell's Gate Drive, 090106, Pool, (Approved)
- b) Coker, James Bradley, 7060 W Hell's Gate Drive, 100146R, Pool, (Approved)
- c) Neal, Eric & Lisa, 8061 Hell's Gate Loop, 010170-72, Garage, (Pending)

OPEN FORUM (We kindly request that each speaker limit their remarks to a single 5-minute timeframe when addressing the audience from the podium. We would like to remind everyone that participation from the audience during this session is not permitted.)

- SCHEDULE OF NEXT REGULAR MONTHLY MEETING
- CALL FOR ADJOURNMENT

SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
MINUTES  
December 12th, 2025

The Board of Directors of Sportsman's World Property Owners' Association, Inc. met at the Volunteer Fire Department, Palo Pinto County, Texas on December 12th, 2025, at 3:30 p.m. in accordance with the Covenants and Restrictions of the Association.

Board members present at the meeting were Roy Davis, Christine Watters, and Tom Winkelman.

Also present: Hannah Holstein, Carol Cashion, Wayne Cashion, Charlie Messer, James Smith, and John Truesdell.

Tom called the meeting to order at 3:34 pm.

A motion was made by Roy Davis and seconded by Tom Winkelman that the minutes from the last meeting held October 10th, 2025, be approved as written.

The Financial Statements were presented, and an approval motion was made by Tom Winkelman and seconded by Roy Davis. Checks for Accounts Payable were approved and signed.

**Old Business:**

- None

**New Business:**

- a. The 3rd quarter financials were reviewed.
- b. Officers for 2025-2026 are Tom Winkelman, President; Christine Watters, Vice President; Roy Davis, Secretary.
- c. The amended financial statements were approved to reflect the purchase of a new computer.
- d. The Board discussed an annual audit and considered the associated costs and the CPA's opinion. At this time, an audit will not be pursued.
- e. The Board discussed the presence of RVs on properties and whether they are permitted under the current governing documents and regulations.
- f. The tax return was reviewed and signed.
- g. An update on the bank account was provided, and ACH authorization for the phone bill was reviewed and approved.

**ACC Reported on:**

- a) Michel, Dan, 1012 Lakeview Point Drive, 030109R, Addition, (Approved)
- b) Cogburn, Jayton, 7108 Hell's Gate Loop, 010224, New Construction, (Approved)
- c) Chitwood, Matthew, 7009 W Hell's Gate Drive, 100103, Pool, (Approved)
- d) Kimmel, Scott & Denise, 1016 Harborview Drive, 030126, New Construction, (Approved)
- e) Dannheim, Chad, 1024 Lakeview Point Drive, 030112-14-1, Addition, (Approved)
- f) Belote, David & Kristi, 8028 Hell's Gate Loop, 010213-14, Addition, (Approved)

**Open Forum:**

A member inquired whether records are maintained of ACC approvals with a one-year timeframe, so members are aware that an extension to their permit may be required.

The date for the next meeting was scheduled for Friday, January 9th, 2026, at 3:30 p.m.

There being no further business, Tom Winkelman called for adjournment at 4:09 p.m.

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Roy Davis, Secretary

## Sportsman's World Property Owners' Association, Inc.\*

01/06/26

## Balance Sheet Prev Year Comparison

Accrual Basis

As of December 31, 2025

	Dec 31, 25	Dec 31, 24
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
<b>Clearfork Bank MW</b>		
1012 · Clearfork Bank	38,697.18	0.00
1013 · Reserve for Contingencies (CB)	13,000.00	0.00
<b>Total Clearfork Bank MW</b>	51,697.18	0.00
<b>First Financial Bank MW</b>		
1010 · First Financial Bank	4,736.04	35,952.45
1011 · Reserve for Contingencies (FF)	0.00	13,000.00
<b>Total First Financial Bank MW</b>	4,736.04	48,952.45
<b>Total Checking/Savings</b>	56,433.22	48,952.45
<b>Accounts Receivable</b>		
1800 · Accounts Receivable	10,531.92	10,879.87
<b>Total Accounts Receivable</b>	10,531.92	10,879.87
<b>Other Current Assets</b>		
1802 · Uncollected Assessments-SWPOA	-10,531.92	-11,448.32
1803 · Uncollected Finance Charges	0.00	-56.55
1840 · Undeposited Funds	0.00	625.00
<b>Total Other Current Assets</b>	-10,531.92	-10,879.87
<b>Total Current Assets</b>	56,433.22	48,952.45
<b>Other Assets</b>		
1855 · Computer	0.00	1,430.91
<b>Total Other Assets</b>	0.00	1,430.91
<b>TOTAL ASSETS</b>	<b>56,433.22</b>	<b>50,383.36</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Equity</b>		
3010 · Retained Earnings	22,323.57	23,556.17
3011 · Reserve for Contingencies	13,000.00	13,000.00
Net Income	21,109.65	13,827.19
<b>Total Equity</b>	56,433.22	50,383.36
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>56,433.22</b>	<b>50,383.36</b>

1:45 PM

Sportsman's World Property Owners' Association, Inc.\*

01/06/26

Profit & Loss MTD-YTD Comparison

Accrual Basis

December 2025

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	<u>Dec 25</u>	<u>Oct - Dec 25</u>
Ordinary Income/Expense		
Income		
4010 · Assessment Income	8,895.16	27,343.08
4030 · Building Permits	200.00	1,100.00
4080 · Resale Certificate Income	1,500.00	4,125.00
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<b>Total Income</b>	10,595.16	32,568.08
<b>Gross Profit</b>	10,595.16	32,568.08
Expense		
7000 · Accounting Services	0.00	1,297.50
7005 · Administration	4,000.00	8,000.00
7010 · Bank Service Charges	0.00	20.00
7040 · Legal & Professional	0.00	525.00
7100 · Office Expense	99.79	605.78
7110 · Office Rental	100.00	300.00
7120 · Postage	348.03	348.03
7160 · Utilities-Phone	120.81	362.12
	<hr/>	<hr/>
<b>Total Expense</b>	4,668.63	11,458.43
<b>Net Ordinary Income</b>	5,926.53	21,109.65
<b>Net Income</b>	<u><u>5,926.53</u></u>	<u><u>21,109.65</u></u>

## Sportsman's World Property Owners' Association, Inc.\*

01/06/26

## Profit &amp; Loss Prev Year Comparison

Accrual Basis

December 2025

	<u>Dec 25</u>	<u>Dec 24</u>
Ordinary Income/Expense		
Income		
4010 · Assessment Income	8,895.16	10,416.57
4030 · Building Permits	200.00	0.00
4080 · Resale Certificate Income	1,500.00	375.00
	<u>10,595.16</u>	<u>10,791.57</u>
<b>Total Income</b>	<b>10,595.16</b>	<b>10,791.57</b>
<b>Gross Profit</b>	<b>10,595.16</b>	<b>10,791.57</b>
Expense		
7005 · Administration	4,000.00	2,000.00
7040 · Legal & Professional	0.00	125.00
7100 · Office Expense	99.79	463.69
7110 · Office Rental	100.00	100.00
7120 · Postage	348.03	1,123.30
7160 · Utilities-Phone	120.81	108.27
	<u>4,668.63</u>	<u>3,920.26</u>
<b>Total Expense</b>	<b>4,668.63</b>	<b>3,920.26</b>
<b>Net Ordinary Income</b>	<b>5,926.53</b>	<b>6,871.31</b>
<b>Net Income</b>	<b><u>5,926.53</u></b>	<b><u>6,871.31</u></b>

## Sportsman's World Property Owners' Association, Inc.\*

01/06/26

## Profit &amp; Loss Budget Performance

Accrual Basis

December 2025

	Dec 25	Budget	Oct - Dec 25	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
4000 · *Uncategorized Income	0.00	0.00	0.00	0.00	0.00
4010 · Assessment Income	8,895.16	13,000.00	27,343.08	31,000.00	37,875.00
4030 · Building Permits	200.00	100.00	1,100.00	450.00	1,350.00
4040 · Finance Charge Income	0.00	0.00	0.00	0.00	0.00
4050 · Land Use Board Fees	0.00	0.00	0.00	0.00	0.00
4080 · Resale Certificate Income	1,500.00	375.00	4,125.00	1,125.00	4,500.00
<b>Total Income</b>	<b>10,595.16</b>	<b>13,475.00</b>	<b>32,568.08</b>	<b>32,575.00</b>	<b>43,725.00</b>
<b>Gross Profit</b>	<b>10,595.16</b>	<b>13,475.00</b>	<b>32,568.08</b>	<b>32,575.00</b>	<b>43,725.00</b>
<b>Expense</b>					
Donation	0.00		0.00		0.00
7000 · Accounting Services	0.00	300.00	1,297.50	1,300.00	2,200.00
7005 · Administration	4,000.00	2,000.00	8,000.00	6,000.00	24,000.00
7010 · Bank Service Charges	0.00		20.00		
7035 · Insurance-D&O	0.00	0.00	0.00	0.00	3,800.00
7040 · Legal & Professional	0.00	400.00	525.00	1,200.00	4,800.00
7100 · Office Expense	99.79	500.00	605.78	1,100.00	4,500.00
7110 · Office Rental	100.00	100.00	300.00	300.00	1,200.00
7120 · Postage	348.03	1,000.00	348.03	1,000.00	1,700.00
7160 · Utilities-Phone	120.81	125.00	362.12	375.00	1,525.00
<b>Total Expense</b>	<b>4,668.63</b>	<b>4,425.00</b>	<b>11,458.43</b>	<b>11,275.00</b>	<b>43,725.00</b>
<b>Net Ordinary Income</b>	<b>5,926.53</b>	<b>9,050.00</b>	<b>21,109.65</b>	<b>21,300.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>5,926.53</b>	<b>9,050.00</b>	<b>21,109.65</b>	<b>21,300.00</b>	<b>0.00</b>