

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

AGENDA

- CALL TO ORDER Tom Winkelman
- MINUTES – September Meeting Roy Davis
- APPROVE FINANCIAL STATEMENTS Christine Watters
- Approve bills and sign checks. Roy Davis
- OLD BUSINESS:
 - None
- NEW BUSINESS:
 - a. Amend FY 2026-2027 Budget
 - b. Cell Tower

ACC

- a) Bird, Brian & Mandy, 7101 W. Hell's Gate Drive, 100126, Pool House, (Approved)
- b) Carter, Craig & Carolyn, 1102 Hill Top Point, 09TR12, New construction/Detached garage, (Approved)
- c) Tworek, Clint, 5025 Hell's Gate Loop, 040111R, Pool, (Permit Extended)
- d) Carlson, Christopher & Jennifer, 2061 Hell's Gate Loop, 020116R, Sports Court/Driveway Replacement, (Pending)
- e) Smart, DeWayne & Brooke, 2063 Hell's Gate Loop, 02TR13, Sports Court, (Pending)

LUB

- a) Bird, Brian & Mandy, 7101 W. Hell's Gate Drive, 100126, Single Family Residential Use to Single Family Residential Estate Use, (Approved)

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
September 11th, 2026

The Board of Directors of Sportsman's World Property Owners' Association, Inc. met at the Volunteer Fire Department, Palo Pinto County, Texas on September 11th, 2026, at 3:30 p.m. in accordance with the Covenants and Restrictions of the Association.

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

Also present: Hannah Truesdell, Carol Cashion, Wayne Cashion, Linda Jordan, Bob McCormick, Nancy Warren, and Christel Morris.

Tom called the meeting to order at 3:37 p.m.

A motion was made by Roy Davis and seconded by Christine Watters that the minutes from the last meeting held August 14th, 2026, 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:

- The 2026–2027 fiscal year budget was reviewed. A motion was made by Roy Davis and seconded by Tom Winkelman to approve the budget. The motion was approved.
- The 2026–2027 SWPOA annual dues were discussed. The Board voted to set the annual dues at \$125 for the 2026–2027 fiscal year. A motion was made by Tom Winkelman and seconded by Roy Davis. The motion was approved.

NEW BUSINESS:

- a) Terms Expiring – The Board noted that the terms of Lloyd Raforth on the Land Use Board and Roy Davis on the SWPOA Board are expiring.
- b) Nominating Committee – The Board discussed the Nominating Committee. Christine Watters, Ann Burns, and Scott Parrish were appointed to serve on the committee.
- c) Land Use Change Fee – A motion was made by Christine Watters and seconded by Tom Winkelman to increase the Land Use Change Fee to \$2,000.
- d) Financial Review – A financial review for the months of April, May, and June was presented by Montgomery and Cusenbary. The Board reviewed the financial information provided.

ACC:

- a) Kingsley, Thomas & Sherri, 1024 Bluff Creek Drive, 070116, Addition/Detached Garage, (Approved)
- b) Belote, David, 8028 Hell's Gate Loop, 010213R, Addition, (Approved)
- c) Bird, Brian & Mandy, 7101 W. Hell's Gate Drive, 100126, Pool House, (Pending)

LUB:

- a) Bird, Brian & Mandy, 7101 W. Hell's Gate Drive, 100126, Single Family Residential Use to Single Family Residential Estate Use, (Pending)

OPEN FORUM: None

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

There being no further business, Tom Winkelman called for adjournment at 3:51 p.m.

Roy Davis, Secretary

12:43 PM

10/06/26

Accrual Basis

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

Balance Sheet Prev Year Comparison

As of September 30, 2026

	Sep 30, 26	Sep 30, 25
ASSETS		
Current Assets		
Checking/Savings		
Clearfork Bank MW		
1012 · Clearfork Bank	29,625.28	0.00
1013 · Reserve for Contingencies (CB)	13,000.00	0.00
Total Clearfork Bank MW	42,625.28	0.00
First Financial Bank MW		
1010 · First Financial Bank	0.00	22,323.57
1011 · Reserve for Contingencies (FF)	0.00	13,000.00
Total First Financial Bank MW	0.00	35,323.57
Total Checking/Savings	42,625.28	35,323.57
Total Current Assets	42,625.28	35,323.57
TOTAL ASSETS	42,625.28	35,323.57
LIABILITIES & EQUITY		
Equity		
3010 · Retained Earnings	22,408.22	22,125.26
3011 · Reserve for Contingencies	13,000.00	13,000.00
Net Income	7,217.06	198.31
Total Equity	42,625.28	35,323.57
TOTAL LIABILITIES & EQUITY	42,625.28	35,323.57

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Accrual Basis

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

Profit & Loss MTD-YTD Comparison

September 2026

	Sep 26	Oct '25 - Sep 26
Ordinary Income/Expense		
Income		
4010 · Assessment Income	0.00	37,875.00
4030 · Building Permits	350.00	2,800.00
4040 · Finance Charge Income	0.00	44.80
4050 · Land Use Board Fees	0.00	1,000.00
4080 · Resale Certificate Income	375.00	8,250.00
Total Income	725.00	49,969.80
Gross Profit	725.00	49,969.80
Expense		
7000 · Accounting Services	0.00	2,197.50
7005 · Administration	2,000.00	26,000.00
7010 · Bank Service Charges	0.00	20.00
7035 · Insurance-D&O	0.00	3,905.00
7040 · Legal & Professional	100.00	2,200.00
7100 · Office Expense	66.92	3,994.14
7110 · Office Rental	100.00	1,200.00
7120 · Postage	1,125.10	1,610.09
7160 · Utilities-Phone	145.83	1,526.01
8100 · Annual Meeting / Member Meeting	100.00	100.00
Total Expense	3,637.85	42,752.74
Net Ordinary Income	-2,912.85	7,217.06
Net Income	-2,912.85	7,217.06

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Accrual Basis

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

Profit & Loss Prev Year Comparison

September 2026

	Sep 26	Sep 25
Ordinary Income/Expense		
Income		
4030 · Building Permits	350.00	100.00
4080 · Resale Certificate Income	375.00	750.00
Total Income	725.00	850.00
Gross Profit	725.00	850.00
Expense		
7005 · Administration	2,000.00	2,000.00
7010 · Bank Service Charges	0.00	20.00
7040 · Legal & Professional	100.00	0.00
7100 · Office Expense	66.92	99.79
7110 · Office Rental	100.00	100.00
7120 · Postage	1,125.10	5.92
7160 · Utilities-Phone	145.83	120.50
8100 · Annual Meeting / Member Meeting	100.00	0.00
Total Expense	3,637.85	2,346.21
Net Ordinary Income	-2,912.85	-1,496.21
Net Income	-2,912.85	-1,496.21

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Accrual Basis

Sportsman's World Property Owners' Association, Inc.*
Profit & Loss Budget Performance
September 2026

	Sep 26	Budget	Oct '25 - Sep 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · *Uncategorized Income	0.00		0.00	0.00	0.00
4010 · Assessment Income	0.00	0.00	37,875.00	37,875.00	37,875.00
4030 · Building Permits	350.00	100.00	2,800.00	1,350.00	1,350.00
4040 · Finance Charge Income	0.00	0.00	44.80	0.00	0.00
4050 · Land Use Board Fees	0.00	0.00	1,000.00	0.00	0.00
4080 · Resale Certificate Income	375.00	375.00	8,250.00	4,500.00	4,500.00
Total Income	725.00	475.00	49,969.80	43,725.00	43,725.00
Gross Profit	725.00	475.00	49,969.80	43,725.00	43,725.00
Expense					
Donation	0.00	0.00	0.00	0.00	0.00
7000 · Accounting Services	0.00	300.00	2,197.50	2,200.00	2,200.00
7005 · Administration	2,000.00	2,000.00	26,000.00	24,000.00	24,000.00
7010 · Bank Service Charges	0.00		20.00		
7035 · Insurance-D&O	0.00	0.00	3,905.00	3,800.00	3,800.00
7040 · Legal & Professional	100.00	400.00	2,200.00	4,800.00	4,800.00
7100 · Office Expense	66.92	200.00	3,994.14	4,500.00	4,500.00
7110 · Office Rental	100.00	100.00	1,200.00	1,200.00	1,200.00
7120 · Postage	1,125.10	100.00	1,610.09	1,700.00	1,700.00
7160 · Utilities-Phone	145.83	130.00	1,526.01	1,525.00	1,525.00
8100 · Annual Meeting / Member Meeting	100.00		100.00		
Total Expense	3,637.85	3,230.00	42,752.74	43,725.00	43,725.00
Net Ordinary Income	-2,912.85	-2,755.00	7,217.06	0.00	0.00
Net Income	-2,912.85	-2,755.00	7,217.06	0.00	0.00

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Accrual Basis

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

Profit & Loss Budget vs. Actual

October 2025 through September 2026

	Oct '25 - Sep 26	Budget
Ordinary Income/Expense		
Income		
4000 · *Uncategorized Income	0.00	0.00
4010 · Assessment Income	37,875.00	37,875.00
4030 · Building Permits	2,800.00	1,350.00
4040 · Finance Charge Income	44.80	0.00
4050 · Land Use Board Fees	1,000.00	0.00
4080 · Resale Certificate Income	8,250.00	4,500.00
Total Income	49,969.80	43,725.00
Gross Profit	49,969.80	43,725.00
Expense		
Donation	0.00	0.00
7000 · Accounting Services	2,197.50	2,200.00
7005 · Administration	26,000.00	24,000.00
7010 · Bank Service Charges	20.00	
7035 · Insurance-D&O	3,905.00	3,800.00
7040 · Legal & Professional	2,200.00	4,800.00
7100 · Office Expense	3,994.14	4,500.00
7110 · Office Rental	1,200.00	1,200.00
7120 · Postage	1,610.09	1,700.00
7160 · Utilities-Phone	1,526.01	1,525.00
8100 · Annual Meeting / Member Meeting	100.00	
Total Expense	42,752.74	43,725.00
Net Ordinary Income	7,217.06	0.00
Net Income	7,217.06	0.00

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Accrual Basis

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

Profit & Loss Budget Overview

October 2026 through September 2027

	Oct '26 - Sep 27
Ordinary Income/Expense	
Income	
4000 · *Uncategorized Income	0.00
4010 · Assessment Income	38,500.00
4030 · Building Permits	2,000.00
4040 · Finance Charge Income	0.00
4050 · Land Use Board Fees	0.00
4080 · Resale Certificate Income	3,375.00
Total Income	43,875.00
Gross Profit	43,875.00
Expense	
Donation	0.00
7000 · Accounting Services	2,825.00
7005 · Administration	24,000.00
7010 · Bank Service Charges	0.00
7035 · Insurance-D&O	4,500.00
7040 · Legal & Professional	3,600.00
7100 · Office Expense	4,650.00
7110 · Office Rental	1,200.00
7120 · Postage	1,200.00
7160 · Utilities-Phone	1,800.00
8100 · Annual Meeting / Member Meeting	100.00
Total Expense	43,875.00
Net Ordinary Income	0.00
Net Income	0.00