SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
August 14th, 2026
3:30 p.m.
Volunteer Fire Department

AGENDA

● CALL TO ORDER	Tom Winkelman
● MINUTES – July Meeting	Roy Davis
● APPROVE FINANCIAL STATEMENTS	Christine Watters
● Approve bills and sign checks.	Roy Davis

● OLD BUSINESS:

- Fine Policy Updates

● NEW BUSINESS:

a. 2026-2027 FY Budget
b. 2026-2027 FY SWPOA Dues
c. Building Permit Application Additions

ACC

a) Kingsley, Thomas & Sherri, 1024 Bluff Creek Drive, 070116, Addition/Outbuilding, (Pending)
b) Belote, David, 8028 Hell's Gate Loop, 010213R, Addition, (Pending)
c) Bird, Brian & Mandy, 7101 W. Hell's Gate Drive, 100126, Pool House, (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
July 10th, 2026

The Board of Directors of Sportsman's World Property Owners' Association, Inc. met at the Volunteer Fire Department, Palo Pinto County, Texas on July 10th, 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 Holstein, Linda Jordan, Melissa Foley, and Nancy Warren.

Tom called the meeting to order at 3:52 p.m.

A motion was made by Roy Davis and seconded by Tom Winkelman that the minutes from the last meeting held May 8th, 2026, be approved as written.

The Financial Statements for May and June were presented, and an approval motion was made by Roy Davis and seconded by Christine Watters. Checks for Accounts Payable were approved and signed.

Old Business:

- The January/February/March Financial Review provided by Montgomery and Cusenbary was reviewed.
- Advertising Signage/Fine Policy discussed in New Business.

New Business:

a. The board discussed implementing a fine policy. The board decided to reach out to the attorney for recommendations regarding this matter.

ACC Reported on:

a) Remington, Morgan, 8013 Hell's Gate Loop, 010161, Garage/Carport, (Approved)
b) Carter, Craig, 7036 Hell's Gate Loop, 010241, New Construction, (Approved)

Open Forum:

The date for the next meeting was scheduled for Friday, August 14th, 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.*
Balance Sheet Prev Year Comparison
As of July 31, 2026

	Jul 31, 26	Jul 31, 25
ASSETS		
Current Assets		
Checking/Savings		
Clearfork Bank MW		
1012 · Clearfork Bank	38,310.78	0.00
1013 · Reserve for Contingencies (CB)	13,000.00	0.00
Total Clearfork Bank MW	51,310.78	0.00
First Financial Bank MW		
1010 · First Financial Bank	0.00	32,322.22
1011 · Reserve for Contingencies (FF)	0.00	13,000.00
Total First Financial Bank MW	0.00	45,322.22
Total Checking/Savings	51,310.78	45,322.22
Total Current Assets	51,310.78	45,322.22
Other Assets		
1855 · Computer	0.00	1,430.91
Total Other Assets	0.00	1,430.91
TOTAL ASSETS	**51,310.78**	**46,753.13**
LIABILITIES & EQUITY		
Equity		
3010 · Retained Earnings	22,408.22	23,556.17
3011 · Reserve for Contingencies	13,000.00	13,000.00
Net Income	15,902.56	10,196.96
Total Equity	51,310.78	46,753.13
TOTAL LIABILITIES & EQUITY	**51,310.78**	**46,753.13**

12:15 PM
08/10/26
Accrual Basis

Sportsman's World Property Owners' Association, Inc.*
Profit & Loss MTD-YTD Comparison
July 2026

	Jul 26	Oct '25 - Jul 26
Ordinary Income/Expense		
Income		
4010 · Assessment Income	0.00	37,875.00
4030 · Building Permits	200.00	2,350.00
4040 · Finance Charge Income	0.00	44.80
4080 · Resale Certificate Income	750.00	7,500.00
Total Income	950.00	47,769.80
Gross Profit	950.00	47,769.80
Expense		
7000 · Accounting Services	0.00	1,897.50
7005 · Administration	2,000.00	22,000.00
7010 · Bank Service Charges	0.00	20.00
7040 · Legal & Professional	275.00	1,500.00
7100 · Office Expense	1,983.03	3,730.40
7110 · Office Rental	100.00	1,000.00
7120 · Postage	0.00	484.99
7160 · Utilities-Phone	145.57	1,234.35
Total Expense	4,503.60	31,867.24
Net Ordinary Income	-3,553.60	15,902.56
Net Income	**-3,553.60**	**15,902.56**

Sportsman's World Property Owners' Association, Inc.*
Profit & Loss Prev Year Comparison
July 2026

	Jul 26	Jul 25
Ordinary Income/Expense		
Income		
4010 · Assessment Income	0.00	250.00
4030 · Building Permits	200.00	0.00
4040 · Finance Charge Income	0.00	9.39
4080 · Resale Certificate Income	750.00	0.00
Total Income	950.00	259.39
Gross Profit	950.00	259.39
Expense		
7005 · Administration	2,000.00	2,000.00
7010 · Bank Service Charges	0.00	28.92
7040 · Legal & Professional	275.00	0.00
7100 · Office Expense	1,983.03	1,173.32
7110 · Office Rental	100.00	100.00
7160 · Utilities-Phone	145.57	120.23
Total Expense	4,503.60	3,422.47
Net Ordinary Income	-3,553.60	-3,163.08
Net Income	**-3,553.60**	**-3,163.08**

12:17 PM
08/10/26
Accrual Basis

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

	Jul 26	Budget	Oct '25 - Jul 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	200.00	100.00	2,350.00	1,150.00	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	0.00	0.00	0.00
4080 · Resale Certificate Income	750.00	375.00	7,500.00	3,750.00	4,500.00
Total Income	950.00	475.00	47,769.80	42,775.00	43,725.00
Gross Profit	950.00	475.00	47,769.80	42,775.00	43,725.00
Expense					
Donation	0.00	0.00	0.00	0.00	0.00
7000 · Accounting Services	0.00	0.00	1,897.50	1,900.00	2,200.00
7005 · Administration	2,000.00	2,000.00	22,000.00	20,000.00	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	275.00	400.00	1,500.00	4,000.00	4,800.00
7100 · Office Expense	1,983.03	1,500.00	3,730.40	4,200.00	4,500.00
7110 · Office Rental	100.00	100.00	1,000.00	1,000.00	1,200.00
7120 · Postage	0.00	0.00	484.99	1,600.00	1,700.00
7160 · Utilities-Phone	145.57	130.00	1,234.35	1,265.00	1,525.00
Total Expense	4,503.60	4,130.00	31,867.24	33,965.00	43,725.00
Net Ordinary Income	-3,553.60	-3,655.00	15,902.56	8,810.00	0.00
Net Income	**-3,553.60**	**-3,655.00**	**15,902.56**	**8,810.00**	**0.00**

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	2,350.00	1,350.00
4040 · Finance Charge Income	44.80	0.00
4050 · Land Use Board Fees	0.00	0.00
4080 · Resale Certificate Income	7,500.00	4,500.00
Total Income	47,769.80	43,725.00
Gross Profit	47,769.80	43,725.00
Expense		
Donation	0.00	0.00
7000 · Accounting Services	1,897.50	2,200.00
7005 · Administration	22,000.00	24,000.00
7010 · Bank Service Charges	20.00	
7035 · Insurance-D&O	0.00	3,800.00
7040 · Legal & Professional	1,500.00	4,800.00
7100 · Office Expense	3,730.40	4,500.00
7110 · Office Rental	1,000.00	1,200.00
7120 · Postage	484.99	1,700.00
7160 · Utilities-Phone	1,234.35	1,525.00
Total Expense	31,867.24	43,725.00
Net Ordinary Income	15,902.56	0.00
Net Income	**15,902.56**	**0.00**

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	38,250.00
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	43,625.00
Gross Profit	43,625.00
Expense	
Donation	0.00
7000 · Accounting Services	2,700.00
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	4,625.00
7110 · Office Rental	1,200.00
7120 · Postage	1,200.00
7160 · Utilities-Phone	1,800.00
Total Expense	43,625.00
Net Ordinary Income	0.00
Net Income	**0.00**