

SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
March 13th, 2026
3:30 p.m.
Volunteer Fire Department

AGENDA

- CALL TO ORDER Tom Winkelman
- MINUTES – February Meeting Roy Davis
- APPROVE FINANCIAL STATEMENTS Christine Watters
- Approve bills and sign checks. Roy Davis
- OLD BUSINESS:
 - Replat Policy Revisions
- NEW BUSINESS:
 - a. Bank Account Update

ACC

- a) TMR Properties LLC, 7101 Hell's Gate Loop, 010151, Pool, (Approved)
- b) Tworek, Clint, 5025 Hell's Gate Loop, 040111R, Detached Garage, (Approved)
- c) Michel, Dan, 1012 Lakeview Point Drive, 030109R, Fence, (Approved)
- d) Chitwood, Matthew, 7009 W Hell's Gate Drive, 100103, Detached 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
February 13th, 2026

The Board of Directors of Sportsman's World Property Owners' Association, Inc. met at the Volunteer Fire Department, Palo Pinto County, Texas on February 13th, 2026, 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, Bob McCormick, Larry Murphy, Rick Bird, John Truesdell, and James Smith.

Tom called the meeting to order at 3:46 p.m.

A motion was made by Roy Davis and seconded by Christine Watters that the minutes from the last meeting held January 9th, be approved as written.

The Financial Statements 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:

- None

New Business:

- a. Replat Policy Revisions – Discussion was deferred to the next meeting.
- b. An update was provided regarding the closure of the First Financial Bank account and the transfer of all funds to the Clearfork Bank account. The final check was signed, and the First Financial account will be closed once all funds have been fully transferred.
- c. The fourth quarter financial statements were reviewed.
- d. An update was provided regarding outstanding unpaid assessments.

ACC Reported on:

- a) Neal, Eric & Lisa, 8061 Hell's Gate Loop, 010170-72, Detached Garage, (Approved)
- b) Smart, DeWayne, 7097 Hells Gate Loop, 010150, Pool, (Approved)
- c) TMR Properties LLC, 7101 Hell's Gate Loop, 010151, Pool, (Pending)
- d) Tworek, Clint, 5025 Hell's Gate Loop, 040111R, Detached Garage, (Pending)
- e) Michel, Dan, 1012 Lakeview Point Drive, 030109R, Fence, (Pending)

Open Forum:

Replat policy revisions – Discussion was deferred to the next meeting.

A member inquired whether a property owner had applied for a permit for a fence. The Board noted that the property owner is aware that a permit is required.

The date for the next meeting was scheduled for Friday, March 13th, 2026, at 3:30 p.m.

There being no further business, Tom Winkelman called for adjournment at 3:55 p.m.

Roy Davis, Secretary

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

03/11/26

Balance Sheet Prev Year Comparison

Accrual Basis

As of February 28, 2026

	Feb 28, 26	Feb 28, 25
ASSETS		
Current Assets		
Checking/Savings		
Clearfork Bank MW		
1012 · Clearfork Bank	47,042.58	0.00
1013 · Reserve for Contingencies (CB)	13,000.00	0.00
Total Clearfork Bank MW	60,042.58	0.00
First Financial Bank MW		
1010 · First Financial Bank	0.00	41,967.88
1011 · Reserve for Contingencies (FF)	0.00	13,000.00
Total First Financial Bank MW	0.00	54,967.88
Total Checking/Savings	60,042.58	54,967.88
Accounts Receivable		
1800 · Accounts Receivable	2,207.43	1,894.02
Total Accounts Receivable	2,207.43	1,894.02
Other Current Assets		
1802 · Uncollected Assessments-SWPOA	-2,188.17	-1,823.22
1803 · Uncollected Finance Charges	-19.26	-70.80
Total Other Current Assets	-2,207.43	-1,894.02
Total Current Assets	60,042.58	54,967.88
Other Assets		
1855 · Computer	0.00	1,430.91
Total Other Assets	0.00	1,430.91
TOTAL ASSETS	60,042.58	56,398.79
LIABILITIES & EQUITY		
Equity		
3010 · Retained Earnings	22,408.22	23,556.17
3011 · Reserve for Contingencies	13,000.00	13,000.00
Net Income	24,634.36	19,842.62
Total Equity	60,042.58	56,398.79
TOTAL LIABILITIES & EQUITY	60,042.58	56,398.79

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

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Profit & Loss MTD-YTD Comparison

Accrual Basis

February 2026

	Feb 26	Oct '25 - Feb 26
Ordinary Income/Expense		
Income		
4010 · Assessment Income	1,843.75	35,686.83
4030 · Building Permits	200.00	1,500.00
4040 · Finance Charge Income	11.00	11.00
4080 · Resale Certificate Income	0.00	4,125.00
Total Income	<u>2,054.75</u>	<u>41,322.83</u>
Gross Profit	2,054.75	41,322.83
Expense		
7000 · Accounting Services	0.00	1,597.50
7005 · Administration	2,000.00	12,000.00
7010 · Bank Service Charges	0.00	20.00
7040 · Legal & Professional	0.00	550.00
7100 · Office Expense	101.92	1,069.29
7110 · Office Rental	100.00	500.00
7120 · Postage	0.00	348.03
7160 · Utilities-Phone	120.72	603.65
Total Expense	<u>2,322.64</u>	<u>16,688.47</u>
Net Ordinary Income	<u>-267.89</u>	<u>24,634.36</u>
Net Income	<u><u>-267.89</u></u>	<u><u>24,634.36</u></u>

Profit & Loss Prev Year Comparison

February 2026

	<u>Feb 26</u>	<u>Feb 25</u>
Ordinary Income/Expense		
Income		
4010 · Assessment Income	1,843.75	1,125.00
4030 · Building Permits	200.00	450.00
4040 · Finance Charge Income	11.00	1.10
4080 · Resale Certificate Income	0.00	375.00
	<u>2,054.75</u>	<u>1,951.10</u>
Total Income	2,054.75	1,951.10
Gross Profit	2,054.75	1,951.10
Expense		
7005 · Administration	2,000.00	2,000.00
7100 · Office Expense	101.92	316.57
7110 · Office Rental	100.00	100.00
7160 · Utilities-Phone	120.72	108.60
	<u>2,322.64</u>	<u>2,525.17</u>
Total Expense	2,322.64	2,525.17
Net Ordinary Income	<u>-267.89</u>	<u>-574.07</u>
Net Income	<u><u>-267.89</u></u>	<u><u>-574.07</u></u>

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

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Profit & Loss Budget Performance

Accrual Basis

February 2026

	Feb 26	Budget	Oct '25 - Feb 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · *Uncategorized Income	0.00		0.00	0.00	0.00
4010 · Assessment Income	1,843.75	1,625.00	35,686.83	35,625.00	37,875.00
4030 · Building Permits	200.00	100.00	1,500.00	650.00	1,350.00
4040 · Finance Charge Income	11.00	0.00	11.00	0.00	0.00
4050 · Land Use Board Fees	0.00	0.00	0.00	0.00	0.00
4080 · Resale Certificate Income	0.00	375.00	4,125.00	1,875.00	4,500.00
Total Income	<u>2,054.75</u>	<u>2,100.00</u>	<u>41,322.83</u>	<u>38,150.00</u>	<u>43,725.00</u>
Gross Profit	2,054.75	2,100.00	41,322.83	38,150.00	43,725.00
Expense					
Donation	0.00	0.00	0.00	0.00	0.00
7000 · Accounting Services	0.00	0.00	1,597.50	1,300.00	2,200.00
7005 · Administration	2,000.00	2,000.00	12,000.00	10,000.00	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	550.00	2,000.00	4,800.00
7100 · Office Expense	101.92	100.00	1,069.29	1,300.00	4,500.00
7110 · Office Rental	100.00	100.00	500.00	500.00	1,200.00
7120 · Postage	0.00	0.00	348.03	1,000.00	1,700.00
7160 · Utilities-Phone	120.72	125.00	603.65	625.00	1,525.00
Total Expense	<u>2,322.64</u>	<u>2,725.00</u>	<u>16,688.47</u>	<u>16,725.00</u>	<u>43,725.00</u>
Net Ordinary Income	<u>-267.89</u>	<u>-625.00</u>	<u>24,634.36</u>	<u>21,425.00</u>	<u>0.00</u>
Net Income	<u>-267.89</u>	<u>-625.00</u>	<u>24,634.36</u>	<u>21,425.00</u>	<u>0.00</u>