

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

AGENDA

- CALL TO ORDER Tom Winkelman
- MINUTES – January Meeting Roy Davis
- APPROVE FINANCIAL STATEMENTS Christine Watters
- Approve bills and sign checks. Roy Davis
- OLD BUSINESS:
 - None
- NEW BUSINESS:
 - a. Replat Policy Revisions
 - b. Bank Account Update
 - c. 4th Quarter Financials
 - d. Unpaid Assessment Update

ACC

- 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 (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
January 9th, 2026

The Board of Directors of Sportsman's World Property Owners' Association, Inc. met at the Volunteer Fire Department, Palo Pinto County, Texas on January 9th, 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, and Wayne Cashion.

Tom called the meeting to order at 3:36 pm.

A motion was made by Roy Davis and seconded by Christine Watters that the minutes from the last meeting held December 12th, 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. None

ACC Reported on:

- 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:

A member asked whether records are being maintained for ACC approvals that are subject to the one-year completion requirement, so homeowners are aware when an extension request is needed. She requested that this item be included under Old Business to receive an update. The Board confirmed that all ACC approvals are tracked in the office using a spreadsheet and reviewed on a regular basis. If an approval is nearing expiration or an issue is identified, Administration contacts the property owner to advise that an extension application is required.

A member also raised questions regarding an active construction project within the community, specifically related to the electrical, water, sewer, and fencing. The member stressed that the owner needs to be made aware that a new application is required should a fence be installed. The Board clarified that water and sewer matters fall under the jurisdiction of the MUD. Electrical and propane services are not regulated by the POA; however, fences do require a permit. The Board explained that if or when the property owner decides to install a fence, the property owner must contact the POA to apply for the required permit.

A member also raised concerns regarding trees located on the reserve. The Board explained that property owners may remove trees located on their own property at their discretion and noted that the Board is not aware of any trees being removed on the reserve.

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

There being no further business, Tom Winkelman called for adjournment at 4:01 p.m.

Roy Davis, Secretary

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

02/11/26

Balance Sheet Prev Year Comparison

Accrual Basis

As of January 31, 2026

	Jan 31, 26	Jan 31, 25
ASSETS		
Current Assets		
Checking/Savings		
Clearfork Bank MW		
1012 · Clearfork Bank	42,610.59	0.00
1013 · Reserve for Contingencies (CB)	13,000.00	0.00
Total Clearfork Bank MW	55,610.59	0.00
First Financial Bank MW		
1010 · First Financial Bank	4,615.23	42,541.95
1011 · Reserve for Contingencies (FF)	0.00	13,000.00
Total First Financial Bank MW	4,615.23	55,541.95
Total Checking/Savings	60,225.82	55,541.95
Accounts Receivable		
1800 · Accounts Receivable	3,438.17	3,004.77
Total Accounts Receivable	3,438.17	3,004.77
Other Current Assets		
1802 · Uncollected Assessments-SWPOA	-4,031.92	-2,948.22
1803 · Uncollected Finance Charges	0.00	-56.55
1840 · Undeposited Funds	593.75	0.00
Total Other Current Assets	-3,438.17	-3,004.77
Total Current Assets	60,225.82	55,541.95
Other Assets		
1855 · Computer	0.00	1,430.91
Total Other Assets	0.00	1,430.91
TOTAL ASSETS	60,225.82	56,972.86
LIABILITIES & EQUITY		
Equity		
3010 · Retained Earnings	22,323.57	23,556.17
3011 · Reserve for Contingencies	13,000.00	13,000.00
Net Income	24,902.25	20,416.69
Total Equity	60,225.82	56,972.86
TOTAL LIABILITIES & EQUITY	60,225.82	56,972.86

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

02/11/26

Profit & Loss MTD-YTD Comparison

Accrual Basis

January 2026

	<u>Jan 26</u>	<u>Oct '25 - Jan 26</u>
Ordinary Income/Expense		
Income		
4010 · Assessment Income	6,500.00	33,843.08
4030 · Building Permits	200.00	1,300.00
4080 · Resale Certificate Income	0.00	4,125.00
Total Income	<u>6,700.00</u>	<u>39,268.08</u>
Gross Profit	6,700.00	39,268.08
Expense		
7000 · Accounting Services	300.00	1,597.50
7005 · Administration	2,000.00	10,000.00
7010 · Bank Service Charges	0.00	20.00
7040 · Legal & Professional	25.00	550.00
7100 · Office Expense	361.59	967.37
7110 · Office Rental	100.00	400.00
7120 · Postage	0.00	348.03
7160 · Utilities-Phone	120.81	482.93
Total Expense	<u>2,907.40</u>	<u>14,365.83</u>
Net Ordinary Income	<u>3,792.60</u>	<u>24,902.25</u>
Net Income	<u><u>3,792.60</u></u>	<u><u>24,902.25</u></u>

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

02/11/26

Profit & Loss Prev Year Comparison

Accrual Basis

January 2026

	<u>Jan 26</u>	<u>Jan 25</u>
Ordinary Income/Expense		
Income		
4010 · Assessment Income	6,500.00	8,500.10
4030 · Building Permits	200.00	200.00
4080 · Resale Certificate Income	0.00	475.00
Total Income	<u>6,700.00</u>	<u>9,175.10</u>
Gross Profit	6,700.00	9,175.10
Expense		
7000 · Accounting Services	300.00	0.00
7005 · Administration	2,000.00	2,000.00
7040 · Legal & Professional	25.00	300.00
7100 · Office Expense	361.59	77.16
7110 · Office Rental	100.00	100.00
7160 · Utilities-Phone	120.81	108.44
Total Expense	<u>2,907.40</u>	<u>2,585.60</u>
Net Ordinary Income	<u>3,792.60</u>	<u>6,589.50</u>
Net Income	<u><u>3,792.60</u></u>	<u><u>6,589.50</u></u>

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

02/11/26

Profit & Loss Budget Performance

Accrual Basis

January 2026

	Jan 26	Budget	Oct '25 - Jan 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · *Uncategorized Income	0.00		0.00	0.00	0.00
4010 · Assessment Income	6,500.00	3,000.00	33,843.08	34,000.00	37,875.00
4030 · Building Permits	200.00	100.00	1,300.00	550.00	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	0.00	375.00	4,125.00	1,500.00	4,500.00
Total Income	<u>6,700.00</u>	<u>3,475.00</u>	<u>39,268.08</u>	<u>36,050.00</u>	<u>43,725.00</u>
Gross Profit	6,700.00	3,475.00	39,268.08	36,050.00	43,725.00
Expense					
Donation	0.00	0.00	0.00	0.00	0.00
7000 · Accounting Services	300.00	0.00	1,597.50	1,300.00	2,200.00
7005 · Administration	2,000.00	2,000.00	10,000.00	8,000.00	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	25.00	400.00	550.00	1,600.00	4,800.00
7100 · Office Expense	361.59	100.00	967.37	1,200.00	4,500.00
7110 · Office Rental	100.00	100.00	400.00	400.00	1,200.00
7120 · Postage	0.00	0.00	348.03	1,000.00	1,700.00
7160 · Utilities-Phone	120.81	125.00	482.93	500.00	1,525.00
Total Expense	<u>2,907.40</u>	<u>2,725.00</u>	<u>14,365.83</u>	<u>14,000.00</u>	<u>43,725.00</u>
Net Ordinary Income	<u>3,792.60</u>	<u>750.00</u>	<u>24,902.25</u>	<u>22,050.00</u>	<u>0.00</u>
Net Income	<u><u>3,792.60</u></u>	<u><u>750.00</u></u>	<u><u>24,902.25</u></u>	<u><u>22,050.00</u></u>	<u><u>0.00</u></u>