

**SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**May 8th, 2026**  
**3:30 p.m.**  
**Volunteer Fire Department**

**AGENDA**

- CALL TO ORDER Tom Winkelman
- MINUTES – April Meeting Roy Davis
- APPROVE FINANCIAL STATEMENTS Christine Watters
- Approve bills and sign checks. Roy Davis
- OLD BUSINESS:
  - None
- NEW BUSINESS:
  - a. Franchise Tax Return
  - b. January/February/March Financial Review provided by Montgomery and Cusenbary

ACC

- a) Bird, Brian, 7101 W. Hell's Gate Drive, 100126, Pool, (Approved)
- b) Smart, DeWayne, 3000 Hell's Gate Loop, 130116R, Garage, (Approved)
- c) Hallman, Larry, 108 Hell's Gate Point, 010123, New Construction, (Extended)

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  
April 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 April 10th, 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 and Linda Jordan.

Tom called the meeting to order at 3:25 p.m.

A motion was made by Roy Davis and seconded by Tom Winkelman that the minutes from the last meeting held March 13th, 2026, 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. None

**ACC Reported on:**

- a) Chitwood, Matthew, 7009 W Hell's Gate Drive, 100103, Detached Garage, (Approved)

**Open Forum:**

The date for the next meeting was scheduled for Friday, May 8th, 2026, at 3:30 p.m.

There being no further business, Tom Winkelman called for adjournment at 3:26 p.m.

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Roy Davis, Secretary

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

05/05/26

## Balance Sheet Prev Year Comparison

Accrual Basis

As of April 30, 2026

	Apr 30, 26	Apr 30, 25
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
<b>Clearfork Bank MW</b>		
1012 · Clearfork Bank	44,983.27	0.00
1013 · Reserve for Contingencies (CB)	13,000.00	0.00
<b>Total Clearfork Bank MW</b>	57,983.27	0.00
<b>First Financial Bank MW</b>		
1010 · First Financial Bank	0.00	38,887.67
1011 · Reserve for Contingencies (FF)	0.00	13,000.00
<b>Total First Financial Bank MW</b>	0.00	51,887.67
<b>Total Checking/Savings</b>	57,983.27	51,887.67
<b>Accounts Receivable</b>		
1800 · Accounts Receivable	0.00	638.41
<b>Total Accounts Receivable</b>	0.00	638.41
<b>Other Current Assets</b>		
1802 · Uncollected Assessments-SWPOA	0.00	-603.22
1803 · Uncollected Finance Charges	0.00	-35.19
<b>Total Other Current Assets</b>	0.00	-638.41
<b>Total Current Assets</b>	57,983.27	51,887.67
<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>57,983.27</b>	<b>53,318.58</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Equity</b>		
3010 · Retained Earnings	22,408.22	23,556.17
3011 · Reserve for Contingencies	13,000.00	13,000.00
Net Income	22,575.05	16,762.41
<b>Total Equity</b>	57,983.27	53,318.58
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>57,983.27</b>	<b>53,318.58</b>

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

05/05/26

## Profit &amp; Loss MTD-YTD Comparison

Accrual Basis

April 2026

	Apr 26	Oct '25 - Apr 26
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4010 · Assessment Income	250.00	37,875.00
4030 · Building Permits	200.00	1,800.00
4040 · Finance Charge Income	4.14	44.80
4080 · Resale Certificate Income	375.00	5,250.00
<b>Total Income</b>	<u>829.14</u>	<u>44,969.80</u>
<b>Gross Profit</b>	829.14	44,969.80
<b>Expense</b>		
7000 · Accounting Services	300.00	1,897.50
7005 · Administration	2,000.00	16,000.00
7010 · Bank Service Charges	0.00	20.00
7040 · Legal & Professional	300.00	850.00
7100 · Office Expense	442.32	1,613.53
7110 · Office Rental	100.00	700.00
7120 · Postage	0.00	468.63
7160 · Utilities-Phone	120.72	845.09
<b>Total Expense</b>	<u>3,263.04</u>	<u>22,394.75</u>
<b>Net Ordinary Income</b>	<u>-2,433.90</u>	<u>22,575.05</u>
<b>Net Income</b>	<u><u>-2,433.90</u></u>	<u><u>22,575.05</u></u>

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

05/05/26

## Profit &amp; Loss Prev Year Comparison

Accrual Basis

April 2026

	<u>Apr 26</u>	<u>Apr 25</u>
Ordinary Income/Expense		
Income		
4010 · Assessment Income	250.00	125.00
4030 · Building Permits	200.00	100.00
4040 · Finance Charge Income	4.14	4.14
4080 · Resale Certificate Income	375.00	0.00
	<u>829.14</u>	<u>229.14</u>
<b>Total Income</b>	<b>829.14</b>	<b>229.14</b>
<b>Gross Profit</b>	<b>829.14</b>	<b>229.14</b>
Expense		
7000 · Accounting Services	300.00	0.00
7005 · Administration	2,000.00	2,000.00
7010 · Bank Service Charges	0.00	27.63
7040 · Legal & Professional	300.00	130.00
7100 · Office Expense	442.32	411.70
7110 · Office Rental	100.00	100.00
7160 · Utilities-Phone	120.72	108.27
	<u>3,263.04</u>	<u>2,777.60</u>
<b>Total Expense</b>	<b>3,263.04</b>	<b>2,777.60</b>
<b>Net Ordinary Income</b>	<b>-2,433.90</b>	<b>-2,548.46</b>
<b>Net Income</b>	<b><u>-2,433.90</u></b>	<b><u>-2,548.46</u></b>

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

05/05/26

## Profit &amp; Loss Budget Performance

Accrual Basis

April 2026

	Apr 26	Budget	Oct '25 - Apr 26	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
4000 · *Uncategorized Income	0.00		0.00	0.00	0.00
4010 · Assessment Income	250.00	1,000.00	37,875.00	37,875.00	37,875.00
4030 · Building Permits	200.00	100.00	1,800.00	850.00	1,350.00
4040 · Finance Charge Income	4.14	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	375.00	375.00	5,250.00	2,625.00	4,500.00
<b>Total Income</b>	<u>829.14</u>	<u>1,475.00</u>	<u>44,969.80</u>	<u>41,350.00</u>	<u>43,725.00</u>
<b>Gross Profit</b>	829.14	1,475.00	44,969.80	41,350.00	43,725.00
<b>Expense</b>					
Donation	0.00	0.00	0.00	0.00	0.00
7000 · Accounting Services	300.00	0.00	1,897.50	1,600.00	2,200.00
7005 · Administration	2,000.00	2,000.00	16,000.00	14,000.00	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	300.00	400.00	850.00	2,800.00	4,800.00
7100 · Office Expense	442.32	1,000.00	1,613.53	2,400.00	4,500.00
7110 · Office Rental	100.00	100.00	700.00	700.00	1,200.00
7120 · Postage	0.00	0.00	468.63	1,500.00	1,700.00
7160 · Utilities-Phone	120.72	125.00	845.09	875.00	1,525.00
<b>Total Expense</b>	<u>3,263.04</u>	<u>3,625.00</u>	<u>22,394.75</u>	<u>23,875.00</u>	<u>43,725.00</u>
<b>Net Ordinary Income</b>	<u>-2,433.90</u>	<u>-2,150.00</u>	<u>22,575.05</u>	<u>17,475.00</u>	<u>0.00</u>
<b>Net Income</b>	<u><b>-2,433.90</b></u>	<u><b>-2,150.00</b></u>	<u><b>22,575.05</b></u>	<u><b>17,475.00</b></u>	<u><b>0.00</b></u>