

**SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**April 10th, 2026**  
**3:30 p.m.**  
**Volunteer Fire Department**

**AGENDA**

- CALL TO ORDER Tom Winkelman
- MINUTES – March Meeting Roy Davis
- APPROVE FINANCIAL STATEMENTS Christine Watters
- Approve bills and sign checks. Roy Davis
- OLD BUSINESS:
  - None
- NEW BUSINESS:
  - a. None

ACC

- a) Chitwood, Matthew, 7009 W Hell's Gate Drive, 100103, Detached Garage,  
(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  
March 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 March 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, Linda Jordan, James Smith, and John Reilly.

Tom called the meeting to order at 3:40 p.m.

A motion was made by Roy Davis and seconded by Christine Watters that the minutes from the last meeting held February 13th, 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:**

- Replat Policy Revisions – The board stated that the current replat policy will remain the same. This policy is listed on the SWPOA website.

**New Business:**

- a. Bank Account Update – All funds have been moved to Clearfork Bank. The First Financial account is empty and will be closed.

**ACC Reported on:**

- 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:**

The date for the next meeting was scheduled for Friday, April 10th, 2026, at 3:30 p.m.

There being no further business, Tom Winkelman called for adjournment at 3:46 p.m.

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Roy Davis, Secretary

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

04/06/26

## Balance Sheet Prev Year Comparison

Accrual Basis

As of March 31, 2026

	Mar 31, 26	Mar 31, 25
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
<b>Clearfork Bank MW</b>		
1012 · Clearfork Bank	47,417.17	0.00
1013 · Reserve for Contingencies (CB)	13,000.00	0.00
<b>Total Clearfork Bank MW</b>	60,417.17	0.00
<b>First Financial Bank MW</b>		
1010 · First Financial Bank	0.00	41,436.13
1011 · Reserve for Contingencies (FF)	0.00	13,000.00
<b>Total First Financial Bank MW</b>	0.00	54,436.13
<b>Total Checking/Savings</b>	60,417.17	54,436.13
<b>Accounts Receivable</b>		
1800 · Accounts Receivable	254.14	1,016.45
<b>Total Accounts Receivable</b>	254.14	1,016.45
<b>Other Current Assets</b>		
1802 · Uncollected Assessments-SWPOA	-250.00	-978.22
1803 · Uncollected Finance Charges	-4.14	-38.23
<b>Total Other Current Assets</b>	-254.14	-1,016.45
<b>Total Current Assets</b>	60,417.17	54,436.13
<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>60,417.17</b>	<b>55,867.04</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	25,008.95	19,310.87
<b>Total Equity</b>	60,417.17	55,867.04
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>60,417.17</b>	<b>55,867.04</b>

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

04/06/26

## Profit &amp; Loss MTD-YTD Comparison

Accrual Basis

March 2026

	Mar 26	Oct '25 - Mar 26
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4010 · Assessment Income	1,938.17	37,625.00
4030 · Building Permits	100.00	1,600.00
4040 · Finance Charge Income	29.66	40.66
4080 · Resale Certificate Income	750.00	4,875.00
<b>Total Income</b>	<b>2,817.83</b>	<b>44,140.66</b>
<b>Gross Profit</b>	<b>2,817.83</b>	<b>44,140.66</b>
<b>Expense</b>		
7000 · Accounting Services	0.00	1,597.50
7005 · Administration	2,000.00	14,000.00
7010 · Bank Service Charges	0.00	20.00
7040 · Legal & Professional	0.00	550.00
7100 · Office Expense	101.92	1,171.21
7110 · Office Rental	100.00	600.00
7120 · Postage	120.60	468.63
7160 · Utilities-Phone	120.72	724.37
<b>Total Expense</b>	<b>2,443.24</b>	<b>19,131.71</b>
<b>Net Ordinary Income</b>	<b>374.59</b>	<b>25,008.95</b>
<b>Net Income</b>	<b>374.59</b>	<b>25,008.95</b>

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

04/06/26

Profit & Loss Prev Year Comparison

Accrual Basis

March 2026

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	<u>Mar 26</u>	<u>Mar 25</u>
Ordinary Income/Expense		
Income		
4000 · *Uncategorized Income	0.00	829.57
4010 · Assessment Income	1,938.17	845.00
4030 · Building Permits	100.00	0.00
4040 · Finance Charge Income	29.66	40.34
4080 · Resale Certificate Income	750.00	375.00
Total Income	<u>2,817.83</u>	<u>2,089.91</u>
Gross Profit	2,817.83	2,089.91
Expense		
7005 · Administration	2,000.00	2,000.00
7010 · Bank Service Charges	0.00	29.70
7040 · Legal & Professional	0.00	175.00
7100 · Office Expense	101.92	208.46
7110 · Office Rental	100.00	100.00
7120 · Postage	120.60	0.00
7160 · Utilities-Phone	120.72	108.50
Total Expense	<u>2,443.24</u>	<u>2,621.66</u>
Net Ordinary Income	<u>374.59</u>	<u>-531.75</u>
Net Income	<u><u>374.59</u></u>	<u><u>-531.75</u></u>

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

04/06/26

## Profit &amp; Loss Budget Performance

Accrual Basis

March 2026

	Mar 26	Budget	Oct '25 - Mar 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	1,938.17	1,250.00	37,625.00	36,875.00	37,875.00
4030 · Building Permits	100.00	100.00	1,600.00	750.00	1,350.00
4040 · Finance Charge Income	29.66	0.00	40.66	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	4,875.00	2,250.00	4,500.00
<b>Total Income</b>	<b>2,817.83</b>	<b>1,725.00</b>	<b>44,140.66</b>	<b>39,875.00</b>	<b>43,725.00</b>
<b>Gross Profit</b>	<b>2,817.83</b>	<b>1,725.00</b>	<b>44,140.66</b>	<b>39,875.00</b>	<b>43,725.00</b>
<b>Expense</b>					
Donation	0.00	0.00	0.00	0.00	0.00
7000 · Accounting Services	0.00	300.00	1,597.50	1,600.00	2,200.00
7005 · Administration	2,000.00	2,000.00	14,000.00	12,000.00	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	2,400.00	4,800.00
7100 · Office Expense	101.92	100.00	1,171.21	1,400.00	4,500.00
7110 · Office Rental	100.00	100.00	600.00	600.00	1,200.00
7120 · Postage	120.60	500.00	468.63	1,500.00	1,700.00
7160 · Utilities-Phone	120.72	125.00	724.37	750.00	1,525.00
<b>Total Expense</b>	<b>2,443.24</b>	<b>3,525.00</b>	<b>19,131.71</b>	<b>20,250.00</b>	<b>43,725.00</b>
<b>Net Ordinary Income</b>	<b>374.59</b>	<b>-1,800.00</b>	<b>25,008.95</b>	<b>19,625.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>374.59</b>	<b>-1,800.00</b>	<b>25,008.95</b>	<b>19,625.00</b>	<b>0.00</b>