SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
September 11th, 2026
3:30 p.m.
Volunteer Fire Department

AGENDA

- CALL TO ORDER — Tom Winkelman
- MINUTES – August Meeting — Roy Davis
- APPROVE FINANCIAL STATEMENTS — Christine Watters
- Approve bills and sign checks. — Roy Davis
- OLD BUSINESS:
    - 2026-2027 FY Budget
    - 2026-2027 FY SWPOA Dues
- NEW BUSINESS:

    a. Terms Expiring
    b. Nominating Committee
    c. Land Use Board Fee
    d. Financial Review Provided by Montgomery and Cusenbary (April, May and June)

ACC

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

LUB

a) Bird, Brian & Mandy, 7101 W. Hell's Gate Drive, 100126, Single Family Residential Use to Single Family Residential Estate Use, (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
August 14th, 2026

The Board of Directors of Sportsman's World Property Owners' Association, Inc. met at the Volunteer Fire Department, Palo Pinto County, Texas on August 14th, 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 Truesdell, Carol Cashion, Wayne Cashion, James Smith, and Christel Morris.

Tom called the meeting to order at 3:51 p.m.

A motion was made by Roy Davis and seconded by Christine Watters that the minutes from the last meeting held July 10th, 2026, be approved as written.

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

Old Business:

- Fine Policy Updates – No update given at this time.

New Business:

a. The 2026-2027 FY Draft Budget was reviewed.
b. The 2026-2027 FY SWPOA Dues were discussed.
c. The board approved a few additions to the Building Permit Application.

ACC Reported on:

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:

Carol Cashion inquired about the POA's office expenses for the month. It was explained that the July office expenses totaled $1,983.03 and included the QuickBooks annual subscription, Google Workspace monthly renewal, Microsoft 365 monthly renewal, website monthly renewal, envelopes, toner, a drum, paper, pens, and Post-it pads. Some of the office supplies were purchased in preparation for the annual meeting and the mailing of assessment notices.

Carol Cashion also inquired whether the POA provides a welcome letter to new homeowners. It was confirmed that new homeowners do receive a welcome letter.

Christel Morris questioned a letter she received regarding landscaping and the maintenance of grass and vegetation. Ms. Morris explained that the landscaping was maintained to her personal preference. After discussion, the POA Board considered the matter resolved.

The date for the next meeting was scheduled for Friday, September 11th, 2026, at 3:30 p.m.

There being no further business, Tom Winkelman called for adjournment at 4:09 p.m.

____
Roy Davis, Secretary

1:06 PM
09/09/26
Accrual Basis

Sportsman's World Property Owners' Association, Inc.*
Balance Sheet Prev Year Comparison
As of August 31, 2026

	Aug 31, 26	Aug 31, 25
ASSETS		
Current Assets		
Checking/Savings		
Clearfork Bank MW		
1012 · Clearfork Bank	32,538.13	0.00
1013 · Reserve for Contingencies (CB)	13,000.00	0.00
Total Clearfork Bank MW	45,538.13	0.00
First Financial Bank MW		
1010 · First Financial Bank	0.00	23,819.78
1011 · Reserve for Contingencies (FF)	0.00	13,000.00
Total First Financial Bank MW	0.00	36,819.78
Total Checking/Savings	45,538.13	36,819.78
Total Current Assets	45,538.13	36,819.78
Other Assets		
1855 · Computer	0.00	1,430.91
Total Other Assets	0.00	1,430.91
TOTAL ASSETS	**45,538.13**	**38,250.69**
LIABILITIES & EQUITY		
Equity		
3010 · Retained Earnings	22,408.22	23,556.17
3011 · Reserve for Contingencies	13,000.00	13,000.00
Net Income	10,129.91	1,694.52
Total Equity	45,538.13	38,250.69
TOTAL LIABILITIES & EQUITY	**45,538.13**	**38,250.69**

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

	Aug 26	Oct '25 - Aug 26
Ordinary Income/Expense		
Income		
4010 · Assessment Income	0.00	37,875.00
4030 · Building Permits	100.00	2,450.00
4040 · Finance Charge Income	0.00	44.80
4050 · Land Use Board Fees	1,000.00	1,000.00
4080 · Resale Certificate Income	375.00	7,875.00
Total Income	1,475.00	49,244.80
Gross Profit	1,475.00	49,244.80
Expense		
7000 · Accounting Services	300.00	2,197.50
7005 · Administration	2,000.00	24,000.00
7010 · Bank Service Charges	0.00	20.00
7035 · Insurance-D&O	3,905.00	3,905.00
7040 · Legal & Professional	600.00	2,100.00
7100 · Office Expense	196.82	3,927.22
7110 · Office Rental	100.00	1,100.00
7120 · Postage	0.00	484.99
7160 · Utilities-Phone	145.83	1,380.18
Total Expense	7,247.65	39,114.89
Net Ordinary Income	-5,772.65	10,129.91
Net Income	**-5,772.65**	**10,129.91**

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

	Aug 26	Aug 25
Ordinary Income/Expense		
Income		
4030 · Building Permits	100.00	100.00
4050 · Land Use Board Fees	1,000.00	0.00
4080 · Resale Certificate Income	375.00	0.00
Total Income	1,475.00	100.00
Gross Profit	1,475.00	100.00
Expense		
7000 · Accounting Services	300.00	300.00
7005 · Administration	2,000.00	2,000.00
7010 · Bank Service Charges	0.00	28.30
7035 · Insurance-D&O	3,905.00	3,646.00
7040 · Legal & Professional	600.00	50.00
7100 · Office Expense	196.82	2,356.98
7110 · Office Rental	100.00	100.00
7160 · Utilities-Phone	145.83	121.16
Total Expense	7,247.65	8,602.44
Net Ordinary Income	-5,772.65	-8,502.44
Net Income	**-5,772.65**	**-8,502.44**

1:09 PM

09/09/26

Accrual Basis

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

	Aug 26	Budget	Oct '25 - Aug 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	100.00	100.00	2,450.00	1,250.00	1,350.00
4040 · Finance Charge Income	0.00	0.00	44.80	0.00	0.00
4050 · Land Use Board Fees	1,000.00	0.00	1,000.00	0.00	0.00
4080 · Resale Certificate Income	375.00	375.00	7,875.00	4,125.00	4,500.00
Total Income	1,475.00	475.00	49,244.80	43,250.00	43,725.00
Gross Profit	1,475.00	475.00	49,244.80	43,250.00	43,725.00
Expense					
Donation	0.00	0.00	0.00	0.00	0.00
7000 · Accounting Services	300.00	0.00	2,197.50	1,900.00	2,200.00
7005 · Administration	2,000.00	2,000.00	24,000.00	22,000.00	24,000.00
7010 · Bank Service Charges	0.00		20.00		
7035 · Insurance-D&O	3,905.00	3,800.00	3,905.00	3,800.00	3,800.00
7040 · Legal & Professional	600.00	400.00	2,100.00	4,400.00	4,800.00
7100 · Office Expense	196.82	100.00	3,927.22	4,300.00	4,500.00
7110 · Office Rental	100.00	100.00	1,100.00	1,100.00	1,200.00
7120 · Postage	0.00	0.00	484.99	1,600.00	1,700.00
7160 · Utilities-Phone	145.83	130.00	1,380.18	1,395.00	1,525.00
Total Expense	7,247.65	6,530.00	39,114.89	40,495.00	43,725.00
Net Ordinary Income	-5,772.65	-6,055.00	10,129.91	2,755.00	0.00
Net Income	**-5,772.65**	**-6,055.00**	**10,129.91**	**2,755.00**	**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	38,375.00
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	43,750.00
Gross Profit	43,750.00
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	4,750.00
7110 · Office Rental	1,200.00
7120 · Postage	1,200.00
7160 · Utilities-Phone	1,800.00
Total Expense	43,750.00
Net Ordinary Income	0.00
Net Income	**0.00**

Sportsman's World Property Owners' Association, Inc.*
Balance Sheet Prev Year Comparison
As of June 30, 2026

	Jun 30, 26	Jun 30, 25
ASSETS		
Current Assets		
Checking/Savings		
Clearfork Bank MW		
1012 · Clearfork Bank	41,864.38	0.00
1013 · Reserve for Contingencies (CB)	13,000.00	0.00
Total Clearfork Bank MW	54,864.38	0.00
First Financial Bank MW		
1010 · First Financial Bank	0.00	35,485.30
1011 · Reserve for Contingencies (FF)	0.00	13,000.00
Total First Financial Bank MW	0.00	48,485.30
Total Checking/Savings	54,864.38	48,485.30
Accounts Receivable		
1800 · Accounts Receivable	0.00	259.39
Total Accounts Receivable	0.00	259.39
Other Current Assets		
1802 · Uncollected Assessments-SWPOA	0.00	-228.22
1803 · Uncollected Finance Charges	0.00	-31.17
Total Other Current Assets	0.00	-259.39
Total Current Assets	54,864.38	48,485.30
Other Assets		
1855 · Computer	0.00	1,430.91
Total Other Assets	0.00	1,430.91
TOTAL ASSETS	**54,864.38**	**49,916.21**
LIABILITIES & EQUITY		
Equity		
3010 · Retained Earnings	22,408.22	23,556.17
3011 · Reserve for Contingencies	13,000.00	13,000.00
Net Income	19,456.16	13,360.04
Total Equity	54,864.38	49,916.21
TOTAL LIABILITIES & EQUITY	**54,864.38**	**49,916.21**

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

	Jun 26	Jun 25
Ordinary Income/Expense		
Income		
4010 · Assessment Income	0.00	125.00
4030 · Building Permits	350.00	100.00
4040 · Finance Charge Income	0.00	2.07
4080 · Resale Certificate Income	1,125.00	375.00
Total Income	1,475.00	602.07
Gross Profit	1,475.00	602.07
Expense		
7000 · Accounting Services	0.00	300.00
7005 · Administration	2,000.00	2,000.00
7010 · Bank Service Charges	0.00	28.24
7040 · Legal & Professional	100.00	0.00
7100 · Office Expense	66.92	91.90
7110 · Office Rental	100.00	100.00
7120 · Postage	16.36	26.87
7160 · Utilities-Phone	120.65	108.92
Total Expense	2,403.93	2,655.93
Net Ordinary Income	-928.93	-2,053.86
Net Income	**-928.93**	**-2,053.86**

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

	May 26	May 25
Ordinary Income/Expense		
Income		
4010 · Assessment Income	0.00	250.00
4040 · Finance Charge Income	0.00	4.14
4080 · Resale Certificate Income	375.00	750.00
Total Income	375.00	1,004.14
Gross Profit	375.00	1,004.14
Expense		
7005 · Administration	2,000.00	2,000.00
7010 · Bank Service Charges	0.00	27.61
7040 · Legal & Professional	275.00	25.00
7100 · Office Expense	66.92	91.90
7110 · Office Rental	100.00	100.00
7160 · Utilities-Phone	123.04	108.14
Total Expense	2,564.96	2,352.65
Net Ordinary Income	-2,189.96	-1,348.51
Net Income	**-2,189.96**	**-1,348.51**

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

	Apr 26	Apr 25
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
Total Income	829.14	229.14
Gross Profit	829.14	229.14
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
Total Expense	3,263.04	2,777.60
Net Ordinary Income	-2,433.90	-2,548.46
Net Income	**-2,433.90**	**-2,548.46**

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

	Jan - Jun 26	Jan - Jun 25
Ordinary Income/Expense		
Income		
4000 · *Uncategorized Income	0.00	829.57
4010 · Assessment Income	10,531.92	10,970.10
4030 · Building Permits	1,050.00	850.00
4040 · Finance Charge Income	44.80	51.79
4080 · Resale Certificate Income	2,625.00	2,350.00
Total Income	14,251.72	15,051.46
Gross Profit	14,251.72	15,051.46
Expense		
7000 · Accounting Services	600.00	300.00
7005 · Administration	12,000.00	12,000.00
7010 · Bank Service Charges	0.00	113.18
7040 · Legal & Professional	700.00	630.00
7100 · Office Expense	1,141.59	1,197.69
7110 · Office Rental	600.00	600.00
7120 · Postage	136.96	26.87
7160 · Utilities-Phone	726.66	650.87
Total Expense	15,905.21	15,518.61
Net Ordinary Income	-1,653.49	-467.15
Net Income	**-1,653.49**	**-467.15**

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

	Jun 26	Oct '25 - Jun 26
Ordinary Income/Expense		
Income		
4010 · Assessment Income	0.00	37,875.00
4030 · Building Permits	350.00	2,150.00
4040 · Finance Charge Income	0.00	44.80
4080 · Resale Certificate Income	1,125.00	6,750.00
Total Income	1,475.00	46,819.80
Gross Profit	1,475.00	46,819.80
Expense		
7000 · Accounting Services	0.00	1,897.50
7005 · Administration	2,000.00	20,000.00
7010 · Bank Service Charges	0.00	20.00
7040 · Legal & Professional	100.00	1,225.00
7100 · Office Expense	66.92	1,747.37
7110 · Office Rental	100.00	900.00
7120 · Postage	16.36	484.99
7160 · Utilities-Phone	120.65	1,088.78
Total Expense	2,403.93	27,363.64
Net Ordinary Income	-928.93	19,456.16
Net Income	**-928.93**	**19,456.16**

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

	Jan - Jun 26	Budget	Oct '25 - Jun 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · *Uncategorized Income	0.00		0.00	0.00	0.00
4010 · Assessment Income	10,531.92	6,875.00	37,875.00	37,875.00	37,875.00
4030 · Building Permits	1,050.00	600.00	2,150.00	1,050.00	1,350.00
4040 · Finance Charge Income	44.80	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	2,625.00	2,250.00	6,750.00	3,375.00	4,500.00
Total Income	14,251.72	9,725.00	46,819.80	42,300.00	43,725.00
Gross Profit	14,251.72	9,725.00	46,819.80	42,300.00	43,725.00
Expense					
Donation	0.00	0.00	0.00	0.00	0.00
7000 · Accounting Services	600.00	600.00	1,897.50	1,900.00	2,200.00
7005 · Administration	12,000.00	12,000.00	20,000.00	18,000.00	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	700.00	2,400.00	1,225.00	3,600.00	4,800.00
7100 · Office Expense	1,141.59	1,600.00	1,747.37	2,700.00	4,500.00
7110 · Office Rental	600.00	600.00	900.00	900.00	1,200.00
7120 · Postage	136.96	600.00	484.99	1,600.00	1,700.00
7160 · Utilities-Phone	726.66	760.00	1,088.78	1,135.00	1,525.00
Total Expense	15,905.21	18,560.00	27,363.64	29,835.00	43,725.00
Net Ordinary Income	-1,653.49	-8,835.00	19,456.16	12,465.00	0.00
Net Income	**-1,653.49**	**-8,835.00**	**19,456.16**	**12,465.00**	**0.00**