

Sportsman's World Recreational Association, Inc.

Board of Directors Meeting

6020 Hells Gate Loop Strawn, TX 76475

August 14, 2026 at 3:00pm

AGENDA

- Call meeting to order Jeff Watters
- Review & approve minutes of prior meeting Roy Davis
- Review & approve financials for July Sandy Winkelman
- Approve invoices and sign checks SWRA Board
- OLD BUSINESS
 - Reserve C- Board consideration and vote on resolution to ratify prior sale of reserve property
 - Maintenance update- Pavilion
- NEW BUSINESS
 - Budget Preparation
 - Open Forum (limit 5 minutes per speaker) Members
 - Schedule of next monthly meeting Roy Davis
 - Call for adjournment Jeff Watters

Sportsman's World Recreational Association, Inc.

Board of Directors Minutes of July 10, 2026

Board Members Present: Jeff Watters, Roy Davis, and Sandy Winkelman
Also present: Amanda Terry, Wayne & Carol Cashion, Nancy Warren, Kristi Belote, Linda Jordan, Christine Watters, Barbara Larsen, and Hannah Holstein

Jeff Watters called the meeting to order at 3:00 pm

The prior minutes were approved- There was not a meeting in June

Sandy Winkelman reviewed the May, and June financials. The financials for May and June were approved.

The Board approved invoices, and signed checks.

Old Business:

Hells Gate Point Survey-
Markers and signs placed marking the Reserve on Hells Gate Point- open to public, not responsible for accidents.

New Business:

Fine for violations- for sale signs, unkempt yards, building violations- open discussion
Pavilion repairs- garage doors need electric openers and rollers replaced. Melissa Foley has graciously offered to donate 3 openers to SWRA. Thank you, Melissa! The pool gate latch is broken. To add A/C to the pavilion area would be around 28K. The Board doesn't think that is a necessary expense.

Open Forum: Carol Cashion asked about April financials since the June meeting was missed. Financials presented and approved. Kristi Belote questioned the Reserve C property being sold in April of 2025. The Reserve was NOT common property use for lake access. That Reserve particularly was for water and sewer lines (utility easement). The reserve was sold to Bob McCormick whose property is right next to it. Kristi also noted that the board vote to sell this property violates the Texas Property Code being as the item was not on the agenda or minutes. Kristi also believes the sale might be null and void since it wasn't done in an open meeting. We will follow up with legal counsel and report back at the next meeting.
Carol asked that we officially approve the April financials. The financials were reviewed and approved. Kristi Belote asked that we send the agendas out six days prior to the meeting per the Texas Property Code. Going forward, the agenda will be sent out and posted the Friday prior to the meeting. Carol said the minutes aren't posted in a timely manner; however, they are posted two business days after they are approved.
Lori Bruns asked how guests can fly in and tie down their planes and about boarding horses at the stables. Amanda referred Lori to Shannon Truesdell and explained that horses need to have Coggins paperwork on file in the office.

The next monthly meeting will be held on August 14, 2026.

Meeting adjourned at 3:40pm.

12:17 PM

08/12/26

Accrual Basis

Sportsman's World Recreational Association, Inc.

Profit & Loss

July 2026

	Jul 26	Jun 26	Oct '25 - Jul 26
Ordinary Income/Expense			
Income			
4000 · ASSESSMENTS			
4010 · ASSESSMENT INCOME	0.00	0.00	332,592.88
4020 · SWRA ACREAGE ASSESSMENT INCOME	0.00	0.00	8,180.33
Total 4000 · ASSESSMENTS	0.00	0.00	340,773.21
4015 · FINANCE CHRG/FEES - ASSESSMENTS	0.00	0.00	329.19
4017 · TRANSFER FEE INCOME	200.00	1,400.00	4,400.00
4060 · MISC INCOME			
Reimbursed Expenses	665.00	0.00	665.00
4060 · MISC INCOME - Other	0.00	0.00	-165.37
Total 4060 · MISC INCOME	665.00	0.00	499.63
4070 · CONDO INCOME	440.00	880.00	4,400.00
4110 · INTEREST INCOME	45.33	43.85	779.25
4115 · COLLECTION INCOME	0.00	0.00	391.00
Total Income	1,350.33	2,323.85	351,572.28
Gross Profit	1,350.33	2,323.85	351,572.28
Expense			
6000 · PAVILION EXPENSE	0.00	0.00	571.30
6020 · UTILITIES - ELECTRICITY	652.04	629.31	7,662.92
6021 · UTILITIES - SEWER & WATER	193.12	265.00	2,294.33
6022 · UTILITIES - PHONE & DSL	399.97	344.26	3,783.44
6090 · POOL EXPENSE	0.00	0.00	1,800.00
7000 · GROUNDS MANAGEMENT			
7001 · PEST/WEED CONTROL	0.00	0.00	6,013.02
7000 · GROUNDS MANAGEMENT - Other	4,591.00	4,591.00	41,320.98
Total 7000 · GROUNDS MANAGEMENT	4,591.00	4,591.00	47,334.00
7010 · BANK CHARGES	0.00	0.00	433.84
7015 · ADMINISTRATION	2,500.00	2,500.00	25,000.00
7050 · COLLECTION EXPENSE	391.44	0.00	391.44
7070 · INSURANCE - GL & PROPERTY	0.00	0.00	22,407.88
7090 · LEGAL & PROFESSIONAL	0.00	0.00	900.00
7096 · ACCOUNTING SERVICES	0.00	0.00	625.00
7097 · BAD DEBT	0.00	0.00	0.00
7100 · OFFICE EXPENSE	0.00	0.00	779.26
7105 · COMPUTER HARDWARE/SOFTWARE	0.00	97.41	937.41
7110 · COMMUNITY RELATIONS	0.00	0.00	427.43
7120 · DUES & SUBSCRIPTIONS	0.00	0.00	1,243.79
7150 · POSTAGE	0.00	0.00	263.44
7206 · REPAIRS - PAVILION	1,521.98	0.00	1,521.98
7210 · REPAIRS - AIRPORT	0.00	0.00	947.60
7215 · REPAIRS - ROAD	1,993.86	7,200.00	49,537.61
7220 · REPAIRS - STABLES	0.00	0.00	3,839.77
7222 · REPAIRS - POOL	1,435.06	0.00	1,435.06
7230 · RECREATION AND BEAUTIFICATION	0.00	0.00	324.75
7260 · SECURITY	1,200.00	1,200.00	2,400.00
7310 · TAXES-PROPERTY	0.00	0.00	5,928.04
7360 · DEPRECIATION EXPENSE	3,900.00	4,000.00	42,906.57
9060 · UNEXPLAINED DIFFERENCES	0.00	0.00	-10.00
Total Expense	18,778.47	20,826.98	225,686.86
Net Ordinary Income	-17,428.14	-18,503.13	125,885.42
Other Income/Expense			
Other Income			
Other Income	0.00	0.00	12,048.18
Total Other Income	0.00	0.00	12,048.18
Net Other Income	0.00	0.00	12,048.18
Net Income	-17,428.14	-18,503.13	137,933.60

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Sportsman's World Recreational Association, Inc.

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Balance Sheet

Accrual Basis

As of July 31, 2026

	Jul 31, 26	Jun 30, 26
ASSETS		
Current Assets		
Checking/Savings		
1000 · CLEARFORK OPERATING	61,791.23	75,364.70
1001 · CLEARFORK-SAVINGS	177,905.72	177,860.39
Total Checking/Savings	239,696.95	253,225.09
Accounts Receivable		
1100 · ASSESSMENTS RECEIVABLE - SWRA	590.44	590.44
Total Accounts Receivable	590.44	590.44
Total Current Assets	240,287.39	253,815.53
Fixed Assets		
1620 · ENTRY SIGNAGE		
1625 · ACCUM DEPR ENTRY SIGNAGE	-13,156.18	-13,156.18
1620 · ENTRY SIGNAGE - Other	13,156.18	13,156.18
Total 1620 · ENTRY SIGNAGE	0.00	0.00
1630 · PLAYGROUND		
1635 · ACCUM DEPR PLAYGROUND	-27,408.97	-26,908.97
1630 · PLAYGROUND - Other	33,408.97	33,408.97
Total 1630 · PLAYGROUND	6,000.00	6,500.00
1640 · BRIDGE		
1641 · ACCUM DEPR BRIDGE	-77,305.00	-76,805.00
1640 · BRIDGE - Other	156,305.00	156,305.00
Total 1640 · BRIDGE	79,000.00	79,500.00
1650 · PAVILION		
1660 · ACCUM DEPR PAVILION	-111,760.13	-111,260.13
1650 · PAVILION - Other	210,760.13	210,760.13
Total 1650 · PAVILION	99,000.00	99,500.00
1705 · POOL EQUIPMENT/BUILDING		
1710 · ACCUM DEPR POOL EQUIP	-39,517.63	-39,017.63
1705 · POOL EQUIPMENT/BUILDING - Other	50,517.63	50,517.63
Total 1705 · POOL EQUIPMENT/BUILDING	11,000.00	11,500.00
1715 · MAILBOX PAVILION		
1720 · ACCUM DEPR MAILBOX PAVILION	-14,286.50	-14,286.50
1715 · MAILBOX PAVILION - Other	14,286.50	14,286.50
Total 1715 · MAILBOX PAVILION	0.00	0.00
1725 · ROAD REPAIRS		
1730 · ACCUM DEPR ROAD REPAIRS/LAND	-124,772.29	-124,272.29
1725 · ROAD REPAIRS - Other	387,272.29	387,272.29
Total 1725 · ROAD REPAIRS	262,500.00	263,000.00
1731 · AIRPORT		
1732 · ACCUM DEPR AIRPORT	-36,560.00	-36,160.00
1731 · AIRPORT - Other	48,560.00	48,560.00
Total 1731 · AIRPORT	12,000.00	12,400.00
1735 · FURNISHINGS		
1740 · ACCUM DEPR FURNISHINGS	-7,155.61	-7,155.61
1735 · FURNISHINGS - Other	7,155.61	7,155.61
Total 1735 · FURNISHINGS	0.00	0.00
1750 · SECURITY CAMERA STATION		
1755 · ACCUM DEPR SECURITY CAMERA STAT	-9,833.89	-9,833.89
1750 · SECURITY CAMERA STATION - Other	9,833.89	9,833.89
Total 1750 · SECURITY CAMERA STATION	0.00	0.00

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Accrual Basis

Sportsman's World Recreational Association, Inc.

Balance Sheet

As of July 31, 2026

	Jul 31, 26	Jun 30, 26
1760 · HELIPAD AT AIRPORT		
1765 · ACCUM DEPR HELIPAD AT AIRPORT	-13,650.00	-13,150.00
1760 · HELIPAD AT AIRPORT - Other	19,150.00	19,150.00
Total 1760 · HELIPAD AT AIRPORT	5,500.00	6,000.00
1770 · SPEED BUMPS		
1775 · ACCUM DEPR SPEED BUMPS	-8,793.75	-8,293.75
1770 · SPEED BUMPS - Other	22,793.75	22,793.75
Total 1770 · SPEED BUMPS	14,000.00	14,500.00
Total Fixed Assets	489,000.00	492,900.00
TOTAL ASSETS	729,287.39	746,715.53
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
2160 · OVERPAYMENTS DUE TO OTHERS	-1,000.00	-1,000.00
Total Other Current Liabilities	-1,000.00	-1,000.00
Total Current Liabilities	-1,000.00	-1,000.00
Total Liabilities	-1,000.00	-1,000.00
Equity		
RETAINED EARNINGS	592,353.79	592,353.79
Net Income	137,933.60	155,361.74
Total Equity	730,287.39	747,715.53
TOTAL LIABILITIES & EQUITY	729,287.39	746,715.53

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Sportsman's World Recreational Association, Inc.

Reconciliation Summary

1000 · CLEARFORK OPERATING, Period Ending 07/31/2026

	Jul 31, 26
Beginning Balance	78,164.70
Cleared Transactions	
Checks and Payments - 11 items	-15,826.47
Deposits and Credits - 1 item	1,305.00
Total Cleared Transactions	-14,523.47
Cleared Balance	63,641.23
Uncleared Transactions	
Checks and Payments - 2 items	-1,850.00
Total Uncleared Transactions	-1,850.00
Register Balance as of 07/31/2026	61,791.23
Ending Balance	61,791.23

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Sportsman's World Recreational Association, Inc.

Reconciliation Summary

1001 - CLEARFORK-SAVINGS, Period Ending 07/31/2026

	Jul 31, 26
Beginning Balance	
Cleared Transactions	177,860.39
Deposits and Credits - 1 item	
	45.33
Total Cleared Transactions	45.33
Cleared Balance	177,905.72
Register Balance as of 07/31/2026	177,905.72
Ending Balance	177,905.72

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Sportsman's World Recreational Association, Inc.

Reconciliation Detail

1001 · CLEARFORK-SAVINGS, Period Ending 07/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						177,860.39
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	07/31/2026			X	45.33	45.33
Total Deposits and Credits					45.33	45.33
Total Cleared Transactions					45.33	45.33
Cleared Balance					45.33	177,905.72
Register Balance as of 07/31/2026					45.33	177,905.72
Ending Balance					45.33	177,905.72

Sportsman's World Recreational Association, Inc.

08/13/26

Profit & Loss Budget vs. Actual

Accrual Basis

October 2025 through July 2026

	Oct '25 - Jul 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4000 · ASSESSMENTS			
4010 · ASSESSMENT INCOME	332,592.88	330,000.00	2,592.88
4020 · SWRA ACREAGE ASSESSMENT INCOME	8,180.33	7,500.00	680.33
4000 · ASSESSMENTS - Other	0.00	0.00	0.00
Total 4000 · ASSESSMENTS	340,773.21	337,500.00	3,273.21
4015 · FINANCE CHR/FEES - ASSESSMENTS	329.19	300.00	29.19
4017 · TRANSFER FEE INCOME	4,400.00	2,600.00	1,800.00
4030 · PAVILION INCOME	0.00	0.00	0.00
4060 · MISC INCOME			
Reimbursed Expenses	665.00		
4062 · SALE OF COMMON PROPERTY	0.00	0.00	0.00
4060 · MISC INCOME - Other	-165.37	100.00	-265.37
Total 4060 · MISC INCOME	499.63	100.00	399.63
4070 · CONDO INCOME	4,400.00	6,400.00	-2,000.00
4110 · INTEREST INCOME	779.25	1,240.00	-460.75
4115 · COLLECTION INCOME	391.00	1,000.00	-609.00
Total Income	351,572.28	349,140.00	2,432.28
Gross Profit	351,572.28	349,140.00	2,432.28
Expense			
6000 · PAVILION EXPENSE	571.30	2,500.00	-1,928.70
6020 · UTILITIES - ELECTRICITY	7,662.92	9,150.00	-1,487.08
6021 · UTILITIES - SEWER & WATER	2,294.33	2,500.00	-205.67
6022 · UTILITIES - PHONE & DSL	3,783.44	3,300.00	483.44
6090 · POOL EXPENSE	1,800.00	3,400.00	-1,600.00
7000 · GROUNDS MANAGEMENT			
7001 · PEST/WEED CONTROL	6,013.02	5,000.00	1,013.02
7002 · GROUNDS MAINTENANCE	0.00	10,000.00	-10,000.00
7000 · GROUNDS MANAGEMENT - Other	41,320.98	45,916.68	-4,595.70
Total 7000 · GROUNDS MANAGEMENT	47,334.00	60,916.68	-13,582.68
7010 · BANK CHARGES	433.84	0.00	433.84
7015 · ADMINISTRATION	25,000.00	25,000.00	0.00
7050 · COLLECTION EXPENSE	391.44	1,000.00	-608.56
7060 · DONATIONS	0.00	0.00	0.00
7065 · INSURANCE - D&O	0.00	0.00	0.00
7066 · INSURANCE - AIRPORT	0.00	5,000.00	-5,000.00
7070 · INSURANCE - GL & PROPERTY	22,407.88	20,000.00	2,407.88
7090 · LEGAL & PROFESSIONAL	900.00	4,200.00	-3,300.00
7096 · ACCOUNTING SERVICES	625.00	1,500.00	-875.00
7097 · BAD DEBT	0.00		
7100 · OFFICE EXPENSE	779.26	850.00	-70.74
7105 · COMPUTER HARDWARE/SOFTWARE	937.41	160.00	777.41
7110 · COMMUNITY RELATIONS	427.43	500.00	-72.57
7120 · DUES & SUBSCRIPTIONS	1,243.79	175.00	1,068.79
7150 · POSTAGE	263.44	500.00	-236.56
7206 · REPAIRS - PAVILION	1,521.98	1,500.00	21.98
7210 · REPAIRS - AIRPORT	947.60		
7212 · REPAIRS - DEF MAINT	0.00	50,000.00	-50,000.00
7215 · REPAIRS - ROAD	49,537.61	58,000.00	-8,462.39
7220 · REPAIRS - STABLES	3,839.77	500.00	3,339.77
7222 · REPAIRS - POOL	1,435.06	1,000.00	435.06
7225 · REPAIRS - TENNIS COURTS	0.00	3,000.00	-3,000.00
7230 · RECREATION AND BEAUTIFICATION	324.75	500.00	-175.25
7260 · SECURITY	2,400.00	1,500.00	900.00
7310 · TAXES-PROPERTY	5,928.04	6,000.00	-71.96
7360 · DEPRECIATION EXPENSE	42,906.57	24,787.00	18,119.57
9060 · UNEXPLAINED DIFFERENCES	-10.00	0.00	-10.00
Total Expense	225,686.86	287,438.68	-61,751.82
Net Ordinary Income	125,885.42	61,701.32	64,184.10

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Sportsman's World Recreational Association, Inc.

08/13/26

Profit & Loss Budget vs. Actual

Accrual Basis

October 2025 through July 2026

	Oct '25 - Jul 26	Budget	\$ Over Budget
Other Income/Expense			
Other Income			
Other Income	12,048.18		
Total Other Income	12,048.18		
Net Other Income	12,048.18		
Net Income	137,933.60	61,701.32	76,232.28