



Sportsman's World Recreational Association, Inc.

Board of Directors Meeting

6020 Hells Gate Loop Strawn, TX 76475

October 9, 2026 at 3:00pm

AGENDA

- Call meeting to order Jeff Watters
- Review & approve minutes of prior meeting Roy Davis
- Review & approve financials for September Sandy Winkelman
- Approve invoices and sign checks SWRA Board
- OLD BUSINESS
 - Notice of Ratification regarding sale of Reserve C*
 - Repairs to Hells Gate Point*
- NEW BUSINESS
 - Budget Amendment*
- 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 September 11, 2026

Board Members Present: Jeff Watters, Roy Davis, and Sandy Winkelman

Also present: Amanda Terry, Wayne & Carol Cashion, Kristi Belote, Linda Jordan, James Smith, Bob McCormick, Christine Watters, Nancy Warren, and Hannah Holstein

Jeff Watters called the meeting to order at 3:01 pm

The prior meeting minutes were approved

Sandy Winkelman reviewed the August financials; financials were approved.

The Board approved invoices, and signed checks.

Old Business:

Reserve C- We are waiting for the county filing so we can post to the membership.

Kristi Belote provided an email regarding the steps of the Ratification in which Amanda will send to the SWRA attorney for guidance.

New Business:

Annual Meeting packets will be emailed, posted to the website, and mailed no later than 10/1/26.

The FY26-27 budget was reviewed. The dues are set at \$1000 per residential owner and \$10.00 per acre for non-residential owners. Tennis court repairs were approved in the amount of \$25, 498.78 which was the only bid received. Pool decking repairs were approved in the amount of \$29,922.20 which was the lowest bid. The repairs should start in two weeks and be completed by 10/15/26.

Expiring term- Roy Davis's term is up this year. An email has been sent to the Nominating Committee and a request for additional candidates will be emailed to the membership.

Open Forum: Carol Cashion made note that the repairs needed to be approved by the ACC and suggested that an email would suffice. She also asked to see only the Account Reconciliation Detail and not the Summary page. Noted.

The next monthly meeting will be held on October 9, 2026.

Meeting adjourned at 3:23pm.

2:47 PM

Sportsman's World Recreational Association, Inc.

10/09/26

Profit & Loss

Accrual Basis

September 2026

	Sep 26	Aug 26	Oct '25 - Sep 26
Ordinary Income/Expense			
Income			
4000 · ASSESSMENTS			
4010 · ASSESSMENT INCOME	0.00	0.00	332,158.08
4020 · SWRA ACREAGE ASSESSMENT INCOME	0.00	0.00	8,181.04
Total 4000 · ASSESSMENTS	0.00	0.00	340,339.12
4015 · FINANCE CHRG/FEES - ASSESSMENTS	0.00	0.00	339.19
4017 · TRANSFER FEE INCOME	400.00	800.00	5,600.00
4060 · MISC INCOME			
Reimbursed Expenses	100.00	0.00	765.00
4060 · MISC INCOME - Other	0.00	0.00	-165.37
Total 4060 · MISC INCOME	100.00	0.00	599.63
4070 · CONDO INCOME	4,600.00	440.00	9,440.00
4110 · INTEREST INCOME	43.89	45.33	868.47
4115 · COLLECTION INCOME	0.00	0.00	391.00
Total Income	5,143.89	1,285.33	357,577.41
Gross Profit	5,143.89	1,285.33	357,577.41
Expense			
6000 · PAVILION EXPENSE	202.97	0.00	774.27
6020 · UTILITIES - ELECTRICITY	846.83	810.07	9,319.82
6021 · UTILITIES - SEWER & WATER	490.01	579.61	3,363.95
6022 · UTILITIES - PHONE & DSL	434.83	399.97	4,618.24
6090 · POOL EXPENSE	675.00	0.00	2,475.00
7000 · GROUNDS MANAGEMENT			
7001 · PEST/WEED CONTROL	189.44	0.00	6,202.46
7000 · GROUNDS MANAGEMENT - Other	4,591.00	4,591.00	50,502.98
Total 7000 · GROUNDS MANAGEMENT	4,780.44	4,591.00	56,705.44
7010 · BANK CHARGES	0.00	0.00	433.84
7015 · ADMINISTRATION	2,500.00	2,500.00	30,000.00
7050 · COLLECTION EXPENSE	0.00	25.00	416.44
7065 · INSURANCE - D&O	5,363.00	0.00	5,363.00
7066 · INSURANCE - AIRPORT	0.00	0.00	4,414.00
7070 · INSURANCE - GL & PROPERTY	0.00	0.00	17,993.88
7090 · LEGAL & PROFESSIONAL	1,209.50	0.00	2,109.50
7096 · ACCOUNTING SERVICES	300.00	0.00	925.00
7097 · BAD DEBT	0.00	0.00	0.00
7100 · OFFICE EXPENSE	817.12	50.00	1,352.29
7105 · COMPUTER HARDWARE/SOFTWARE	238.32	0.00	1,175.73
7110 · COMMUNITY RELATIONS	0.00	0.00	427.43
7120 · DUES & SUBSCRIPTIONS	353.83	0.00	1,891.71
7150 · POSTAGE	0.00	0.00	263.44
7206 · REPAIRS - PAVILION	0.00	5,044.45	6,566.43
7210 · REPAIRS - AIRPORT	0.00	0.00	947.60
7215 · REPAIRS - ROAD	7,800.00	0.00	57,337.61
7220 · REPAIRS - STABLES	0.00	0.00	3,839.77
7222 · REPAIRS - POOL	0.00	0.00	1,435.06
7230 · RECREATION AND BEAUTIFICATION	0.00	0.00	324.75
7260 · SECURITY	0.00	0.00	2,400.00
7310 · TAXES-PROPERTY	0.00	0.00	5,928.04
7360 · DEPRECIATION EXPENSE	4,000.00	4,000.00	50,906.57
9060 · UNEXPLAINED DIFFERENCES	0.00	0.00	0.00
Total Expense	30,011.85	18,000.10	273,708.81
Net Ordinary Income	-24,867.96	-16,714.77	83,868.60
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	-24,867.96	-16,714.77	95,916.78

Office of the Secretary

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10/09/26

Accrual Basis

Sportsman's World Recreational Association, Inc.

Balance Sheet

As of September 30, 2026

	Sep 30, 26	Aug 31, 26	Sep 30, 25
ASSETS			
Current Assets			
Checking/Savings			
1000 · CLEARFORK OPERATING	25,350.28	50,522.13	0.00
1001 · CLEARFORK-SAVINGS	177,994.94	177,951.05	0.00
1010 · FIRST FINANCIAL BANK OPERATING	0.00	0.00	134,656.54
1015 · FIRST FINANCIAL BANK MONEY MKT	0.00	0.00	177,257.16
Total Checking/Savings	203,345.22	228,473.18	311,913.70
Accounts Receivable			
1100 · ASSESSMENTS RECEIVABLE - SWRA	3,216.67	-943.33	2,580.04
Total Accounts Receivable	3,216.67	-943.33	2,580.04
Other Current Assets			
12000 · Undeposited Funds	0.00	0.00	900.00
Total Other Current Assets	0.00	0.00	900.00
Total Current Assets	206,561.89	227,529.85	315,393.74
Fixed Assets			
1620 · ENTRY SIGNAGE			
1625 · ACCUM DEPR ENTRY SIGNAGE	-13,156.18	-13,156.18	-12,223.81
1620 · ENTRY SIGNAGE - Other	13,156.18	13,156.18	13,156.18
Total 1620 · ENTRY SIGNAGE	0.00	0.00	932.37
1630 · PLAYGROUND			
1635 · ACCUM DEPR PLAYGROUND	-28,408.97	-27,908.97	-23,153.46
1630 · PLAYGROUND - Other	33,408.97	33,408.97	33,408.97
Total 1630 · PLAYGROUND	5,000.00	5,500.00	10,255.51
1640 · BRIDGE			
1641 · ACCUM DEPR BRIDGE	-78,305.00	-77,805.00	-70,468.94
1640 · BRIDGE - Other	156,305.00	156,305.00	156,305.00
Total 1640 · BRIDGE	78,000.00	78,500.00	85,836.06
1650 · PAVILION			
1660 · ACCUM DEPR PAVILION	-112,760.13	-112,260.13	-108,670.99
1650 · PAVILION - Other	210,760.13	210,760.13	210,760.13
Total 1650 · PAVILION	98,000.00	98,500.00	102,089.14
1705 · POOL EQUIPMENT/BUILDING			
1710 · ACCUM DEPR POOL EQUIP	-40,517.63	-40,017.63	-34,451.92
1705 · POOL EQUIPMENT/BUILDING - Other	50,517.63	50,517.63	50,517.63
Total 1705 · POOL EQUIPMENT/BUILDING	10,000.00	10,500.00	16,065.71
1715 · MAILBOX PAVILION			
1720 · ACCUM DEPR MAILBOX PAVILION	-14,286.50	-14,286.50	-10,413.26
1715 · MAILBOX PAVILION - Other	14,286.50	14,286.50	14,286.50
Total 1715 · MAILBOX PAVILION	0.00	0.00	3,873.24
1725 · ROAD REPAIRS			
1730 · ACCUM DEPR ROAD REPAIRS/LAND	-125,772.29	-125,272.29	-122,489.65
1725 · ROAD REPAIRS - Other	387,372.29	387,272.29	136,217.09
Total 1725 · ROAD REPAIRS	261,600.00	262,000.00	13,727.44
1731 · AIRPORT			
1732 · ACCUM DEPR AIRPORT	-37,560.00	-37,060.00	-32,642.94
1731 · AIRPORT - Other	48,560.00	48,560.00	48,560.00
Total 1731 · AIRPORT	11,000.00	11,500.00	15,917.06
1735 · FURNISHINGS			
1740 · ACCUM DEPR FURNISHINGS	-7,155.61	-7,155.61	-7,155.61
1735 · FURNISHINGS - Other	7,155.61	7,155.61	7,155.61
Total 1735 · FURNISHINGS	0.00	0.00	0.00

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Sportsman's World Recreational Association, Inc.

Balance Sheet

10/09/26

As of September 30, 2026

Accrual Basis

	Sep 30, 26	Aug 31, 26	Sep 30, 25
1750 · SECURITY CAMERA STATION			
1755 · ACCUM DEPR SECURITY CAMERA STAT	-9,833.89	-9,833.89	-9,833.89
1750 · SECURITY CAMERA STATION - Other	9,833.89	9,833.89	9,833.89
Total 1750 · SECURITY CAMERA STATION	0.00	0.00	0.00
1760 · HELIPAD AT AIRPORT			
1765 · ACCUM DEPR HELIPAD AT AIRPORT	-14,650.00	-14,150.00	-9,788.91
1760 · HELIPAD AT AIRPORT - Other	19,150.00	19,150.00	19,150.00
Total 1760 · HELIPAD AT AIRPORT	4,500.00	5,000.00	9,361.09
1770 · SPEED BUMPS			
1775 · ACCUM DEPR SPEED BUMPS	-9,793.75	-9,293.75	0.00
1770 · SPEED BUMPS - Other	22,793.75	22,793.75	18,293.75
Total 1770 · SPEED BUMPS	13,000.00	13,500.00	18,293.75
Total Fixed Assets	481,100.00	485,000.00	276,351.37
TOTAL ASSETS	687,661.89	712,529.85	591,745.11
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
2160 · OVERPAYMENTS DUE TO OTHERS	-1,000.00	-1,000.00	-1,000.00
Total Other Current Liabilities	-1,000.00	-1,000.00	-1,000.00
Total Current Liabilities	-1,000.00	-1,000.00	-1,000.00
Total Liabilities	-1,000.00	-1,000.00	-1,000.00
Equity			
RETAINED EARNINGS	592,745.11	592,745.11	468,392.99
Net Income	95,916.78	120,784.74	124,352.12
Total Equity	688,661.89	713,529.85	592,745.11
TOTAL LIABILITIES & EQUITY	687,661.89	712,529.85	591,745.11

BARNHART'S WHOLE SALES COMPANY, INC. Balance Sheet As of December 31, 1955

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Assets

Assets	1955	1954
Cash	100,000.00	100,000.00
Accounts Receivable	100,000.00	100,000.00
Inventory	100,000.00	100,000.00
Prepaid Expenses	100,000.00	100,000.00
Fixed Assets	100,000.00	100,000.00
Accumulated Depreciation	100,000.00	100,000.00
Other Assets	100,000.00	100,000.00
Total Assets	500,000.00	500,000.00
Liabilities		
Accounts Payable	100,000.00	100,000.00
Notes Payable	100,000.00	100,000.00
Other Liabilities	100,000.00	100,000.00
Total Liabilities	300,000.00	300,000.00
Equity		
Capital Stock	100,000.00	100,000.00
Retained Earnings	100,000.00	100,000.00
Total Equity	200,000.00	200,000.00
Total Liabilities and Equity	500,000.00	500,000.00

11:51 AM

10/05/26

Sportsman's World Recreational Association, Inc.
Reconciliation Summary
1000 - CLEARFORK OPERATING, Period Ending 09/30/2026

	Sep 30, 26
Beginning Balance	50,522.13
Cleared Transactions	
Checks and Payments - 20 items	-26,711.85
Deposits and Credits - 2 items	1,540.00
Total Cleared Transactions	-25,171.85
Cleared Balance	25,350.28
Uncleared Transactions	
Deposits and Credits - 1 item	0.00
Total Uncleared Transactions	0.00
Register Balance as of 09/30/2026	25,350.28
Ending Balance	25,350.28

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10/05/26

Sportsman's World Recreational Association, Inc.

Reconciliation Detail

1000 - CLEARFORK OPERATING, Period Ending 09/30/2026

Type	Date	Num	Name	Clr	Amount	Balance
						50,522.13
Beginning Balance						
Cleared Transactions						
Checks and Payments - 20 items						
General Journal	07/10/2026	aje De...	Scott Mitcham	X	-600.00	-600.00
Check	09/11/2026	1083	Bluff Creek Constr...	X	-7,800.00	-8,400.00
Check	09/11/2026	1072	All About Insurance ...	X	-5,363.00	-13,763.00
Check	09/11/2026	1078	4B Contractors	X	-4,591.00	-18,354.00
Check	09/11/2026	1081	Terry, Amanda	X	-2,500.00	-20,854.00
Check	09/11/2026	1077	Hargrave Law, PC	X	-1,170.00	-22,024.00
Check	09/11/2026	1082	Bluff Creek Constr...	X	-977.97	-23,001.97
Check	09/11/2026	ACH	United Cooperative ...	X	-846.83	-23,848.80
Check	09/11/2026	1079	Sportsman's World ...	X	-490.01	-24,338.81
Check	09/11/2026	1075	New Source Broadb...	X	-345.80	-24,684.61
Check	09/11/2026	1074	Montgomery, Cusen...	X	-300.00	-24,984.61
Check	09/11/2026	1073	Bennett's Office Sup...	X	-297.69	-25,282.30
Check	09/11/2026	ACH	Adobe Store - North ...	X	-238.32	-25,520.62
Check	09/11/2026	1080	DAY & NIGHT PES...	X	-189.44	-25,710.06
Check	09/11/2026	1076	PK Chamber of Co...	X	-175.00	-25,885.06
Check	09/23/2026	ACH	amazon.com	X	-465.32	-26,350.38
Check	09/23/2026	ACH	Go Daddy	X	-178.83	-26,529.21
Check	09/23/2026	ACH	amazon.com	X	-54.11	-26,583.32
Check	09/23/2026	ACH	Palo Pinto County Cl...	X	-39.50	-26,622.82
Check	09/29/2026	ACH	Brightspeed	X	-89.03	-26,711.85
Total Checks and Payments					-26,711.85	-26,711.85
Deposits and Credits - 2 items						
General Journal	08/31/2026	aje De...	Scott Mitcham	X	600.00	600.00
Deposit	09/23/2026			X	940.00	1,540.00
Total Deposits and Credits					1,540.00	1,540.00
Total Cleared Transactions					-25,171.85	-25,171.85
Cleared Balance					-25,171.85	25,350.28
Uncleared Transactions						
Deposits and Credits - 1 item						
Check	07/10/2026	1049	Scott Mitcham		0.00	0.00
Total Deposits and Credits					0.00	0.00
Total Uncleared Transactions					0.00	0.00
Register Balance as of 09/30/2026					-25,171.85	25,350.28
Ending Balance					-25,171.85	25,350.28

11:53 AM

10/05/26

Sportsman's World Recreational Association, Inc.
Reconciliation Summary
1001 · CLEARFORK-SAVINGS, Period Ending 09/30/2026

	Sep 30, 26
Beginning Balance	177,951.05
Cleared Transactions	
Deposits and Credits - 1 item	43.89
Total Cleared Transactions	43.89
Cleared Balance	177,994.94
Register Balance as of 09/30/2026	177,994.94
Ending Balance	177,994.94

11:53 AM

10/05/26

Sportsman's World Recreational Association, Inc.

Reconciliation Detail

1001 - CLEARFORK-SAVINGS, Period Ending 09/30/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						177,951.05
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	09/30/2026			X	43.89	43.89
Total Deposits and Credits					43.89	43.89
Total Cleared Transactions					43.89	43.89
Cleared Balance					43.89	177,994.94
Register Balance as of 09/30/2026					43.89	177,994.94
Ending Balance					43.89	177,994.94