

AGENDA

VBBC Board Meeting

August 19, 2025*

Call to order

Approval of minutes

Financial report- Trooboff

Managers' report - Webers

Old business

- Lobby renovation - Leonard/Brockelman

New business

- ACBL notice - Conlon

- Solar panels on roof - Conlon

- Monthly cake sponsorship solicitation - Trooboff

Executive session

Adjournment

*This is a Zoom Meeting – if any member would like to attend, please request Zoom invite from Jan or George.

**Minutes of Meeting
Board of Governors Vero Beach Bridge Club
July 15, 2025**

The regular meeting of the Board of Governors of the Vero Beach Bridge Club (VBBC) was called to order by President, Denis Conlon, at 9:30 am. Board members attending: Chilly Foresman, Julie Geer, Grace Leonard, Ellen Silverstein and Steve Trooboff. Absent: Paula Brockelman, Ann Espy and Louann Yates. Others attending: John Brunner, Jan Weber, George Weber.

The Minutes of the meeting held on June 17, 2025 were approved.

FINANCIAL REPORT

Steve submitted a report, and VBBC is in good shape. There were over 400+ visits to the VBBC website in the last month. The partnership with SE Carolina online games continues to provide much appreciated revenue for the club.

MANAGERS' REPORT TO THE BOARD

George gave an overview of the written Managers' report which is available for review. There are 3 bridge classes currently being held and are all going well. SE Carolina games brought in \$3,000 in revenue to the club in June. Game play remained even between June 2024 and 2025.

George wanted to acknowledge the work that Ron Andrews continues to do for the club on an ongoing basis. It is very much appreciated by members.

OLD BUSINESS

Lobby renovation: Grace gave an update to the Board on the current renovations. The Board has asked that some photos be posted on the website so that remote members can see the progress of the work. Signs and plaques have been removed due to painting of the walls. The Board will decide where and how to place them when a quorum is back at the VBBC in the autumn. Grace has also asked for a plan of what will go on the walls moving forward.

NEW BUSINESS

Posting of Disciplinary actions: John Brunner, Chair of the Conduct and Ethics Committee, requested clarification of VBBC's position regarding posting of disciplinary actions. After discussion, the Board agreed to revise its previous decision, and will now post the entire monthly ACBL list of online cheating notifications on the notice board. The Board also voted to maintain the club's current policy for handling in-house infractions during F2F play.

Painting Outside Wall: It was suggested by Barbara Seagram to paint the blank wall facing the fire station with a mural and/or message to draw interest in the club. Board members will reflect on ideas and possibilities, and will discuss this at the next Board meeting.

EXECUTIVE SESSION

The next Board of Governors meeting will be held **August 19th, 2025 at 9:30 AM by a ZOOM Conference call**. The meeting adjourned at **10:40 AM**.

August 19, 2025 - Managers' Report

1. We had 417.5 F2F tables in July, which breaks down as follows: 400.5 at VBBC
17 at satellite games.

This represents a 4% increase when compared to June 2025 when we had 407.5 F2F tables. F2F tables in July 2025 increased by 27 tables from July 2024, representing a 7% increase.

In-house VBBC F2F tables in July 2025 were 400.5 as compared to 390.5 in July 2024, increasing by 10 tables. Country Club tables during July 2025 were 17, compared to July last year when we had 0. This can be attributed to the VB Country Club game that remained open later than usual, but has now closed for the season.

From August 1 through 15, 2025 we had 203 F2F tables, as compared to August 1 thru 15, 2024 when we had 203 F2F tables. There has been no change from this period last year.

2. Online sponsored game tables in July increased to 588 from 499 in June 2025. Gross income for the month of July 2025 totaled \$ 3,092.07 broken down as follows: \$ 2,822.57 for sponsored games; \$ 264.50 for our members playing in other SE Carolina games. Online income increased slightly in July.
3. Bridge classes continued in August. There are 22 in the Intermediate class and 8 in the Beginners. Both classes are being taught by Jan. Lyn is on vacation. Advanced Beginners did not run due to insufficient attendance.
4. As of August 14, 2025, membership is up to 720. In 2024 we had 694 members.
5. Lunches are being served on Tuesdays in August courtesy of LeeAnn Daly. LeeAnn supports the club and hopes to increase attendance.
6. The managers have gotten a lot of positive feedback on the improvements to the exterior and interior of the building.
7. An inquiry was made to District 9 for possible Non-Life Master Regional to be held at our club in addition to the three sectionals already scheduled. This will serve to issue gold points to our members and others who need gold for LM.
8. The managers will be taking four days off from September 2 through 5, 2025.
9. A luncheon is being planned for Labor Day.
10. Our older dealing machine is being sent out for service and improvements, to increase efficiency and postpone the purchase of a new one.

Respectfully submitted,
George and Jan Weber

FW: July 2025 Financial Statements - Vero Beach Duplicate Bridge Club, Inc.

From Stevan Trooboff <stevan@trooboff.com>

Date Thu 8/14/2025 4:21 PM

To Jan Weber <jan.vbbc@outlook.com>

Cc Denis Conlon <denispconlon@gmail.com>

 1 attachment (3 MB)

2025-07 Financial Statements - Vero Beach Duplicate Bridge Club, Inc..pdf;

Statements for July: Comment below

Dear All,

There is little surprising in the July Financials, either month to month or year to date. Month to month numbers have been distorted a bit by outdoor improvement expenditures all of which have been expensed. Indoor purchases; refrigerator, etc. have impacted cash and will be appropriately capitalized and depreciated. Overall, our cash position continues to increase. As we have no substantial outstanding debt obligations, and more than a year's worth of operating capital, we are in a very strong financial position. Play and lessons continue at reasonable levels, some variations from month to month, but overall respectable for this time of year.

I have suggested to Denis that we have a "Let Them Eat Cake....." Campaign. Every month for some time, John Rusher who recently passed away donated money to pay for the monthly birthday cakes. The exact amount varies depending on the month, but at \$45/month average I believe costs would be covered on an annual basis. John would kindly give Jan money in larger amounts and she would in turn deduct. When we ran out, he would replenish. The actual monthly cost would vary on whether a whole cake (busy season) or half cake (slower season) was purchased.

With John's passing, it would be nice to have a one time donor. But, my sense is that donations for Birthday Cake, and/or, similarly to cover lunch expenses, is something that many of us would be willing to sponsor. While I don't want to be an annual donor, happy to take on a month; cake or lunch; and suspect others would do the same. I think this is small money but a way for people who are not larger donors to contribute. John was a neighbor and I would like us to continue to be able to have birthday cake sponsors. And, while I know we have luncheon sponsors, I am not sure the costs involved and or whether it

is one person, multiple people, etc. Jan can bring us all up to date and we can decide if we want to have a small campaign to cover these two costs.

Anyway, something to think about as it's on the agenda.

Steve

From: Carol DiGrazia <carol@medlockcpa.com>
Sent: Thursday, August 14, 2025 12:29 PM
To: Stevan Trooboff <stevan@trooboff.com>
Subject: July 2025 Financial Statements - Vero Beach Duplicate Bridge Club, Inc.

Steve,

Attached are the July 2025 Financial Statements for Vero Beach Duplicate Bridge Club, Inc. Please let me know if you have any questions.

Thank you,

Carol DiGrazia
Melissa M. Medlock, CPA, P.A.
3885 20th Street
Vero Beach, FL 32960
Phone: 772-226-7297



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Vero Beach Duplicate Bridge Club, Inc.

Balance Sheet

As of July 31, 2025

	TOTAL		
	AS OF JUL 31, 2025	AS OF JUL 31, 2024 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
Business MMA	163,056.47	157,261.85	5,794.62
Merrill Lynch - EMA	132,589.95	54,625.66	77,964.29
Seacoast National Bank	165,852.21	109,150.29	56,701.92
Total Bank Accounts	\$461,498.63	\$321,037.80	\$140,460.83
Other Current Assets			
Advertising rebate receivable	3,539.99	2,889.74	650.25
Prepaid Insurance	16,628.73	10,715.80	5,912.93
Receivable from ACBL for online game fees	0.00	254.51	-254.51
Total Other Current Assets	\$20,168.72	\$13,860.05	\$6,308.67
Total Current Assets	\$481,667.35	\$334,897.85	\$146,769.50
Fixed Assets			
Accumulated depreciation	-172,587.41	-165,297.24	-7,290.17
Bridge Game Machines	32,059.07	32,059.07	0.00
Freezer	2,853.32		2,853.32
Furnishings	103,196.05	101,496.05	1,700.00
Land and Building	1,169,572.63	1,164,121.73	5,450.90
Parking lot	311,747.08	311,747.08	0.00
Refrigerator	2,853.32		2,853.32
Soda Cooler	2,633.32		2,633.32
Total Fixed Assets	\$1,452,327.38	\$1,444,126.69	\$8,200.69
Other Assets			
Electric deposit	1,513.00	1,513.00	0.00
Total Other Assets	\$1,513.00	\$1,513.00	\$0.00
TOTAL ASSETS	\$1,935,507.73	\$1,780,537.54	\$154,970.19
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	2,597.80	1,834.30	763.50
Total Accounts Payable	\$2,597.80	\$1,834.30	\$763.50
Credit Cards			
Bank of America Credit Card 2681	1,499.73	397.30	1,102.43

Vero Beach Duplicate Bridge Club, Inc.

Balance Sheet

As of July 31, 2025

	TOTAL		
	AS OF JUL 31, 2025	AS OF JUL 31, 2024 (PY)	CHANGE
Total Credit Cards	\$1,498.73	\$397.30	\$1,102.43
Other Current Liabilities			
Payroll Liabilities	0.00	0.00	0.00
Federal Taxes (941/944)	1,310.05	1,164.89	145.16
FL Unemployment Tax	0.58	0.00	0.58
Total Payroll Liabilities	1,310.63	1,164.89	145.74
Total Other Current Liabilities	\$1,310.63	\$1,164.89	\$145.74
Total Current Liabilities	\$5,408.16	\$3,396.49	\$2,011.67
Total Liabilities	\$5,408.16	\$3,396.49	\$2,011.67
Equity			
Building Sinking Fund	161,500.00	143,500.00	18,000.00
Donations Received Since Inception	559,415.00	559,415.00	0.00
Retained Earnings	1,059,349.59	923,286.91	136,062.68
Net Income	149,834.98	150,939.14	-1,104.16
Total Equity	\$1,930,099.57	\$1,777,141.05	\$152,958.52
TOTAL LIABILITIES AND EQUITY	\$1,935,507.73	\$1,780,537.54	\$154,970.19

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

July 2025

	TOTAL		
	JUL 2025	JUL 2024 (PY)	CHANGE
Income			
Bridge Playing Fees	14,865.00	14,602.00	263.00
ACBL BBO	57.72	30.00	27.72
SE Carolina BBO	2,920.09	2,175.35	744.74
Vero Beach Country Club	750.00		750.00
Total Bridge Playing Fees	18,592.81	16,807.35	1,785.46
Dividend Income	454.03	229.50	224.53
Dues	375.00	225.00	150.00
Education Income			
Books	172.00	352.00	-180.00
Lessons	1,500.00	2,406.00	-906.00
Total Education Income	1,672.00	2,758.00	-1,086.00
Interest Income	341.62	665.00	-323.38
Kitchen Income	260.00	375.00	-115.00
Total Income	\$21,695.46	\$21,059.85	\$635.61
GROSS PROFIT	\$21,695.46	\$21,059.85	\$635.61
Expenses			
Bridge Expenses			
ACBL fees	692.68	1,109.92	-417.24
Bridge Supplies		275.15	-275.15
Director Fees	3,238.00	2,412.00	826.00
Kitchen Provisions	1,236.52	756.19	480.33
Repair & Maintenance		482.53	-482.53
Total Bridge Expenses	5,167.20	5,035.79	131.41
Education Expenses			
Book Purchases		77.61	-77.61
Teacher Fees	1,420.00	1,150.00	270.00
Total Education Expenses	1,420.00	1,227.61	192.39
Facilities Expenses			
Building Repairs	800.99	1,466.97	-665.98
Cleaning	1,000.00	600.00	400.00
Exterior Repairs	1,845.00		1,845.00
Furniture & Fixtures	69.91		69.91
Insurance		1,545.18	-1,545.18
Pest Control	321.00	321.00	0.00
Security Alarm System	37.40	37.40	0.00
Utilities	1,270.16	1,273.95	-3.79
Total Facilities Expenses	5,344.46	5,244.50	99.96

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

July 2025

	TOTAL		
	JUL 2025	JUL 2024 (PY)	CHANGE
Management and General Expenses			
Accounting Fees	800.00	800.00	0.00
Bank Charges	17.95	21.85	-3.90
Club Manager Salary	6,583.00	6,308.76	274.24
Computer Expense	68.00	57.00	11.00
Copier Lease	350.50	574.30	-223.80
Depreciation Expense	570.00	570.00	0.00
Dues, Licenses, Fees	120.00	45.00	75.00
Internet Expenses	1,012.49	650.99	361.50
Office Supplies		89.28	-89.28
Payroll Tax Expenses	548.81	482.62	66.19
Postage	3.55	34.52	-30.97
Telephone	125.33	124.30	1.03
Telephone/Internet	126.60	296.13	-169.53
Total Management and General Expenses	10,326.23	10,054.75	271.48
Payroll Expenses			
Wages	583.75		583.75
Total Payroll Expenses	583.75		583.75
Total Expenses	\$22,841.64	\$21,562.65	\$1,278.99
NET OPERATING INCOME	\$ -1,146.18	\$ -502.80	\$ -643.38
Other Income			
Donations	4,750.00	840.00	3,910.00
Total Other Income	\$4,750.00	\$840.00	\$3,910.00
Other Expenses			
Interior Redecorating	602.09		602.09
Total Other Expenses	\$602.09	\$0.00	\$602.09
NET OTHER INCOME	\$4,147.91	\$840.00	\$3,307.91
NET INCOME	\$3,001.73	\$337.20	\$2,664.53

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

October 2024 - July 2025

	TOTAL		
	OCT 2024 - JUL 2025	OCT 2023 - JUL 2024 (PY)	CHANGE
Income			
ACBL Recruitment		30.00	-30.00
Bridge Playing Fees	172,183.40	157,174.00	15,009.40
ACBL BBO	2,404.62	321.50	2,083.12
ACBL Membership fees		278.21	-278.21
Celebrity Series	180.00	3,445.00	-3,265.00
Moorings	11,474.00	10,028.00	1,446.00
Moorings & Riomar		5,786.00	-5,786.00
Orchid Island		6,711.00	-6,711.00
Riomar	13,790.00	12,906.00	884.00
SE Carolina BBO	20,762.85	20,570.73	192.12
Sea Oaks	3,860.00	5,240.00	-1,380.00
Tournaments	8,154.00	14,195.04	-6,041.04
Treasure Coast Bridge League	2,596.00	2,332.00	264.00
Vero Beach Country Club	11,745.00	9,108.00	2,637.00
Windsor	8,970.00	3,437.44	5,532.56
Total Bridge Playing Fees	256,119.87	251,532.92	4,586.95
Dividend Income	2,487.26	1,416.34	1,070.92
Dues	35,700.00	34,006.35	1,693.65
Education Income		7,035.00	-7,035.00
Books	1,212.95	948.35	264.60
Celebrity Series	25,568.45	9,816.24	15,752.21
Lessons	38,980.00	27,334.50	11,645.50
Total Education Income	65,761.40	45,134.09	20,627.31
Interest Income	4,543.94	5,190.71	-646.77
Kitchen Income	3,346.53	3,013.00	333.53
Recruitment Bonus	30.00		30.00
Total Income	\$367,989.00	\$340,323.41	\$27,665.59
GROSS PROFIT	\$367,989.00	\$340,323.41	\$27,665.59
Expenses			
Bridge Expenses			
ACBL fees	8,534.00	7,014.45	1,519.55
ACBL Sanction Fees		260.00	-260.00
Bridge Supplies	3,467.07	4,281.23	-814.16
Caddies		80.00	-80.00
Director Fees	52,220.00	48,702.00	3,518.00
Fees - District 9		212.00	-212.00
Fees - Unit 240	-538.85	1,602.30	-2,141.15
Kitchen Provisions	16,392.28	12,313.65	4,078.63
Repair & Maintenance	125.00	1,137.13	-1,012.13

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

October 2024 - July 2025

	TOTAL		
	OCT 2024 - JUL 2025	OCT 2023 - JUL 2024 (PY)	CHANGE
Tournament Expenses	2,648.37	2,787.90	-139.53
Total Bridge Expenses	82,847.87	78,390.66	4,457.21
Education Expenses			
Advertising - Education	1,351.00	830.00	521.00
Book Purchases	1,167.86	1,529.84	-361.98
Celebrity Series Dir	6,710.00		6,710.00
Lesson Supplies		33.92	-33.92
Teacher Fees	16,025.00	15,135.00	890.00
Total Education Expenses	25,253.86	17,528.76	7,725.10
Facilities Expenses			
Air Condition R & M		2,074.75	-2,074.75
Building Repairs	5,174.68	3,643.14	1,531.54
Cleaning	9,560.00	6,247.36	3,312.64
Exterior Repairs	24,736.09		24,736.09
Furniture & Fixtures	309.03		309.03
Insurance	9,271.08	16,726.26	-7,455.18
Landscaping	4,016.25	3,570.00	446.25
Pest Control	3,080.59	3,419.49	-338.90
Property Taxes	3,717.78	484.11	3,233.67
Security Alarm System	374.00	796.65	-422.65
Supplies	998.83	1,076.48	-77.65
Utilities	11,765.47	12,377.07	-611.60
Total Facilities Expenses	73,003.80	50,415.31	22,588.49
Management and General Expenses			
Accounting Fees	8,000.00	8,000.00	0.00
Bank Charges	1,407.75	1,323.35	84.40
Club Manager Salary	69,007.28	64,536.32	4,470.96
Computer Expense	2,080.47	3,156.32	-1,075.85
Copier Lease	5,704.17	5,936.55	-232.38
Depreciation Expense	5,700.00	5,700.00	0.00
Dues, Licenses, Fees	2,386.30	307.50	2,078.80
Interest Expense		1,679.48	-1,679.48
Internet Expenses	7,755.40	11,311.15	-3,555.75
Office Manager Salary		9,393.30	-9,393.30
Office Supplies	886.86	1,439.51	-552.65
Payroll Tax Expenses	5,444.96	6,222.62	-777.66
Postage	283.82	282.33	1.49
Telephone	1,254.68	1,399.36	-144.68
Telephone/Internet	1,244.58	2,153.85	-909.27
Total Management and General Expenses	111,156.27	122,841.64	-11,685.37

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

October 2024 - July 2025

	TOTAL		
	OCT 2024 - JUL 2025	OCT 2023 - JUL 2024 (PY)	CHANGE
Payroll Expenses			
Wages	1,960.00		1,960.00
Total Payroll Expenses	1,960.00		1,960.00
Total Expenses	\$294,221.80	\$269,176.37	\$25,045.43
NET OPERATING INCOME	\$73,767.20	\$71,147.04	\$2,620.16
Other Income			
Donations	64,969.00	82,231.00	-17,262.00
Gain/Loss on Disposal	1,620.00		1,620.00
Kitchen Donations		1,034.00	-1,034.00
Restricted Donations	15,575.00		15,575.00
Unrealized Gains/Losses		1,739.60	-1,739.60
Total Other Income	\$82,164.00	\$85,004.60	\$ -2,840.60
Other Expenses			
Interior Redecorating	5,836.22		5,836.22
Other Miscellaneous Expense			
Chair recovering	260.00	5,212.50	-4,952.50
Total Other Miscellaneous Expense	260.00	5,212.50	-4,952.50
Total Other Expenses	\$6,096.22	\$5,212.50	\$883.72
NET OTHER INCOME	\$76,067.78	\$79,792.10	\$ -3,724.32
NET INCOME	\$149,834.98	\$150,939.14	\$ -1,104.16

Vero Beach Duplicate Bridge Club, Inc.

Statement of Cash Flows

July 2025

	TOTAL
OPERATING ACTIVITIES	
Net Income	3,001.73
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Accounts Payable	-4,702.89
Bank of America Credit Card 2681	-810.67
Direct Deposit Payable	0.00
Payroll Liabilities:Federal Taxes (941/944)	28.40
Payroll Liabilities:FL Unemployment Tax	-1.63
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-5,486.79
Net cash provided by operating activities	\$ -2,485.06
INVESTING ACTIVITIES	
Accumulated depreciation	570.00
Freezer	-2,576.65
Refrigerator	-2,576.65
Soda Cooler	-2,356.66
Net cash provided by Investing activities	\$ -6,939.96
FINANCING ACTIVITIES	
Building Sinking Fund	1,500.00
Retained Earnings	-1,500.00
Net cash provided by financing activities	\$0.00
NET CASH INCREASE FOR PERIOD	\$ -9,425.02
Cash at beginning of period	470,923.65
CASH AT END OF PERIOD	\$461,498.63