

AGENDA
VBBC Board Meeting
January 21, 2026

Call to Order

Approval of Minutes

Financial Report- Trooboff

Managers' Report - Webers

Old Business

Interior phase II - Leonard, Brockelman.

Wall monitor - Trooboff

East wall signage - Conlon

New Business

Mahjong and Canasta - Conlon

Executive Session

Adjournment

**Minutes of Meeting
Board of Governors Vero Beach Bridge Club
December 16, 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: , Ann Espy, Andree Fontaine, Chilly Foresman, Julie Geer, Grace Leonard, Hank Sandlass, Steve Trooboff and Louann Yates. Absent: Paula Brockelman. Others attending: Jan Weber, George Weber.

The Minutes of the meeting held on November 18, 2025 were approved.

FINANCIAL REPORT

Steve submitted the financial report which is available for review. Despite the costs of interior and exterior updates carried out during 2025, the club has \$150,000 more in cash reserve than last year at this time. As of January 1st, the club will test credit card payments for games in addition to cash.

MANAGERS' REPORT TO THE BOARD

George gave an overview of the written Managers' report which is available for review. The number of in-house tables played during October and November 2025 increased by 16% over the same period last year.

A monthly Thursday morning limited team game will be started in January 2026. Play with the Aces is scheduled for January through March with one session held each month.

The Board has agreed to a \$5.00 raise in base pay for both teachers and directors at the club.

OLD BUSINESS

Interior Phase II: The Board has approved extending the new floor to cover the entire upper area as long as costs do not significantly exceed the current estimate of \$21,500. The work will not take place until August. Work to refresh the large lower room will start shortly.

Wall Monitor: The Board has given the go ahead for Steve to oversee the purchase and installation of a wall monitor in the Board room.

East wall signage: The club has engaged a mural artist who has submitted a design which has been approved by the Board. The work will begin in early January.

NEW BUSINESS

Election of Officers: The following Board members have been elected as Officers for 2026.

President	Denis Conlon
Vice-President	Ann Espy
Treasurer	Steve Trooboff
Secretary	Grace Leonard

Check Signers: The Board has agreed that Denis Conlon, Steve Trooboff, Jan Weber and Grace Leonard will be authorized as check signers for the club.

EXECUTIVE SESSION

The next Board of Governors meeting will be held on **January 20, 2026 at 9:30 AM**. The meeting adjourned at **11:30 AM**.

Fwd: December 2025 Financial Statements - Vero Beach Duplicate Bridge Club, Inc.

From Stevan Trooboff <stevan@trooboff.com>

Date Sat 1/17/2026 2:25 PM

To Jan Weber <Jan.vbbc@outlook.com>; Denis CONLON <denispconlon@gmail.com>

 1 attachment (3 MB)

2025-12 Financial Statements - Vero Beach Duplicate Bridge Club, Inc..pdf;

Here's a note and the financials!

Steve

Dear All,

The attached financials statements are unremarkable. We continue to have growth in our playing revenues, costs keeping in line with operations, generous donations and solid cash positions. I would note for the first three months of the fiscal year, compared to last year, our Balance Sheet Cash is up over \$125,000. We've spent some of this on improvements which will show up in comparisons later in the year but emphasizes the solid operations month after month.

Our bridge playing fees have continued to grow, South Carolina BBO continues to be a bonanza of found money while it lasts. Dues appear to be right on target for holding our Membership, at least to date.

We did pay about \$4000 in taxes this year, a new expense not for real estate taxes for which we're exempt, but for other city fees (trash, etc.) which in prior years were not assessed to us but covered by the city.

In all, another good month. January should be strong due to Barbara Seagram revenues which look to be substantial.

Steve

stevan@trooboff.com

772.828.9240

Begin forwarded message:

Vero Beach Duplicate Bridge Club, Inc.

Balance Sheet

As of December 31, 2025

	TOTAL		
	AS OF DEC 31, 2025	AS OF DEC 31, 2024 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
Business MMA	164,737.65	160,156.42	4,581.23
Merrill Lynch - EMA	137,022.38	55,604.93	81,417.45
Seacoast National Bank	204,283.35	163,300.08	40,983.27
Total Bank Accounts	\$506,043.38	\$379,061.43	\$126,981.95
Other Current Assets			
Advertising rebate receivable	3,810.99	3,122.24	688.75
Prepaid Insurance	24,373.16	19,431.31	4,941.85
Total Other Current Assets	\$28,184.15	\$22,553.55	\$5,630.60
Total Current Assets	\$534,227.53	\$401,614.98	\$132,612.55
Fixed Assets			
Accumulated depreciation	-175,437.41	-168,597.41	-6,840.00
Bridge Game Machines	32,059.07	32,059.07	0.00
Equipment	3,505.39	1,700.00	1,805.39
Furnishings	111,402.91	101,496.05	9,906.86
Land and Building	1,169,572.63	1,167,571.73	2,000.90
Parking lot	311,747.08	311,747.08	0.00
Total Fixed Assets	\$1,452,849.67	\$1,445,976.52	\$6,873.15
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	\$1,988,590.20	\$1,849,104.50	\$139,485.70
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	2,806.41	8,555.16	-5,748.75
Total Accounts Payable	\$2,806.41	\$8,555.16	\$ -5,748.75
Credit Cards			
Bank of America Credit Card 2681	2,319.73	1,931.36	388.37
Total Credit Cards	\$2,319.73	\$1,931.36	\$388.37
Other Current Liabilities			
Payroll Liabilities			
Federal Taxes (941/944)	2,279.77	1,776.91	502.86
FL Unemployment Tax	1.51	0.00	1.51
Total Payroll Liabilities	2,281.28	1,776.91	504.37
Total Other Current Liabilities	\$2,281.28	\$1,776.91	\$504.37

Vero Beach Duplicate Bridge Club, Inc.

Balance Sheet

As of December 31, 2025

	TOTAL		
	AS OF DEC 31, 2025	AS OF DEC 31, 2024 (PY)	CHANGE
Total Current Liabilities	\$7,407.42	\$12,263.43	\$ -4,856.01
Total Liabilities	\$7,407.42	\$12,263.43	\$ -4,856.01
Equity			
Building Sinking Fund	169,000.00	151,000.00	18,000.00
Donations Received Since Inception	559,415.00	559,415.00	0.00
Retained Earnings	1,197,454.50	1,069,849.59	127,604.91
Net Income	55,313.28	56,576.48	-1,263.20
Total Equity	\$1,981,182.78	\$1,836,841.07	\$144,341.71
TOTAL LIABILITIES AND EQUITY	\$1,988,590.20	\$1,849,104.50	\$139,485.70

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

December 2025

	TOTAL		
	DEC 2025	DEC 2024 (PY)	CHANGE
Income			
Bridge Playing Fees	16,281.00	13,596.00	2,685.00
ACBL BBO	920.20		920.20
Moorings	1,346.00	1,002.00	344.00
Riomar	1,620.00	1,220.00	400.00
SE Carolina BBO	3,034.28	821.70	2,212.58
Tournaments	2,840.00	3,119.00	-279.00
Treasure Coast Bridge League	880.00		880.00
Vero Beach Country Club	998.00	1,080.00	-82.00
Windsor	900.00	1,080.00	-180.00
Total Bridge Playing Fees	28,819.48	21,918.70	6,900.78
Dues	8,650.00	6,100.00	2,550.00
Education Income			
Books	70.00	52.00	18.00
Celebrity Series	7,227.53	7,180.00	47.53
Lessons	1,080.00	3,361.00	-2,281.00
Total Education Income	8,377.53	10,593.00	-2,215.47
Kitchen Income	355.00	200.00	155.00
Stock Donation	2,412.68		2,412.68
Total Income	\$48,614.69	\$38,811.70	\$9,802.99
GROSS PROFIT	\$48,614.69	\$38,811.70	\$9,802.99
Expenses			
Bridge Expenses			
ACBL fees	1,934.07	262.85	1,671.22
Bridge Supplies	153.71		153.71
Director Fees	4,568.00	4,140.00	428.00
Fees - Unit 240		-538.85	538.85
Kitchen Provisions	3,109.36	2,531.49	577.87
Tournament Expenses		1,169.55	-1,169.55
Total Bridge Expenses	9,765.14	7,565.04	2,200.10
Education Expenses			
Advertising - Education	257.00	232.50	24.50
Teacher Fees	900.00	1,440.00	-540.00
Total Education Expenses	1,157.00	1,672.50	-515.50
Facilities Expenses			
Building Repairs	79.00		79.00
Cleaning	1,050.00	900.00	150.00
Exterior Repairs	1,905.00		1,905.00
Insurance	1,522.86	1,545.18	-22.32
Landscaping	460.00		460.00

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

December 2025

	TOTAL		
	DEC 2025	DEC 2024 (PY)	CHANGE
Pest Control	174.00	263.00	-89.00
Property Taxes	261.47		261.47
Security Alarm System	37.40	37.40	0.00
Supplies	194.83		194.83
Utilities	981.96	1,108.51	-126.55
Total Facilities Expenses	6,666.52	3,854.09	2,812.43
Management and General Expenses			
Accounting Fees	800.00	800.00	0.00
Bank Charges	586.97	265.19	321.78
Club Manager Salary	10,583.00	10,308.76	274.24
Computer Expense	68.00	62.00	6.00
Copier Lease	589.18	29.90	559.28
Depreciation Expense	570.00	570.00	0.00
Internet Expenses	916.99	650.99	266.00
Office Supplies	80.25	224.29	-144.04
Payroll Tax Expenses	839.72	788.63	51.09
Postage	2.44	29.20	-26.76
Telephone	131.91	125.20	6.71
Telephone/Internet	134.81	119.46	15.35
Total Management and General Expenses	15,303.27	13,973.62	1,329.65
Payroll Expenses			
Wages	388.75		388.75
Total Payroll Expenses	388.75		388.75
Total Expenses	\$33,280.68	\$27,065.25	\$6,215.43
NET OPERATING INCOME	\$15,334.01	\$11,746.45	\$3,587.56
Other Income			
Dividend Income	425.71	206.36	219.35
Donations	13,620.00	12,754.00	866.00
Interest Income	329.73	520.62	-190.89
Realized Gains/Losses	-106.48		-106.48
Total Other Income	\$14,268.96	\$13,480.98	\$787.98
Other Expenses			
Interior Redecorating	169.99		169.99
Total Other Expenses	\$169.99	\$0.00	\$169.99
NET OTHER INCOME	\$14,098.97	\$13,480.98	\$617.99
NET INCOME	\$29,432.98	\$25,227.43	\$4,205.55

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

October - December, 2025

	TOTAL		
	OCT - DEC, 2025	OCT - DEC, 2024 (PY)	CHANGE
Income			
Bridge Playing Fees	50,452.00	42,209.00	8,243.00
ACBL BBO	1,022.03	1,193.99	-171.96
Moorings	2,842.00	2,264.00	578.00
Riomar	1,900.00	2,860.00	-960.00
SE Carolina BBO	8,795.21	821.70	7,973.51
Tournaments	2,840.00	3,119.00	-279.00
Treasure Coast Bridge League	880.00	396.00	484.00
Vero Beach Country Club	2,940.00	2,835.00	105.00
Windsor	900.00	1,080.00	-180.00
Total Bridge Playing Fees	72,571.24	56,778.69	15,792.55
Dues	22,369.75	21,800.00	569.75
Education Income			
Books	723.00	292.00	431.00
Celebrity Series	7,227.53	7,180.00	47.53
Lessons	8,134.00	10,824.00	-2,690.00
Total Education Income	16,084.53	18,296.00	-2,211.47
Kitchen Income	1,099.00	706.00	393.00
Recruitment Bonus		30.00	-30.00
Stock Donation	2,412.68		2,412.68
Total Income	\$114,537.20	\$97,610.69	\$16,926.51
GROSS PROFIT	\$114,537.20	\$97,610.69	\$16,926.51
Expenses			
Bridge Expenses			
ACBL fees	3,346.96	322.85	3,024.11
Bridge Supplies	802.12	1,631.98	-829.86
Director Fees	12,748.00	12,244.00	504.00
Fees - Unit 240		-538.85	538.85
Kitchen Provisions	5,802.18	5,199.65	602.53
Repair & Maintenance		125.00	-125.00
Tournament Expenses		1,169.55	-1,169.55
Total Bridge Expenses	22,699.26	20,154.18	2,545.08
Education Expenses			
Advertising - Education	514.00	465.00	49.00
Book Purchases	191.15		191.15
Teacher Fees	3,700.00	4,615.00	-915.00
Total Education Expenses	4,405.15	5,080.00	-674.85

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

October - December, 2025

	TOTAL		
	OCT - DEC, 2025	OCT - DEC, 2024 (PY)	CHANGE
Facilities Expenses			
Building Repairs	848.79	608.25	240.54
Cleaning	2,850.00	2,700.00	150.00
Exterior Repairs	1,905.00		1,905.00
Furniture & Fixtures		239.12	-239.12
Insurance	4,568.58	4,635.54	-66.96
Landscaping	1,380.00	892.50	487.50
Pest Control	1,300.30	1,332.59	-32.29
Property Taxes	4,191.08		4,191.08
Security Alarm System	112.20	112.20	0.00
Supplies	1,312.18	388.81	923.37
Utilities	3,641.59	3,536.69	104.90
Total Facilities Expenses	22,109.72	14,445.70	7,664.02
Management and General Expenses			
Accounting Fees	2,400.00	2,400.00	0.00
Bank Charges	812.29	648.65	163.64
Club Manager Salary	23,749.00	22,926.28	822.72
Computer Expense	333.99	581.97	-247.98
Copier Lease	1,790.13	1,203.87	586.26
Depreciation Expense	1,710.00	1,710.00	0.00
Dues, Licenses, Fees		2,066.05	-2,066.05
Internet Expenses	2,816.97	2,082.97	734.00
Office Supplies	233.35	272.62	-39.27
Payroll Tax Expenses	1,934.12	1,753.87	180.25
Postage	88.61	29.20	59.41
Telephone	385.59	375.60	9.99
Telephone/Internet	572.90	358.38	214.52
Total Management and General Expenses	36,826.95	36,409.46	417.49
Payroll Expenses			
Wages	1,513.75		1,513.75
Total Payroll Expenses	1,513.75		1,513.75
Total Expenses	\$87,554.83	\$76,089.34	\$11,465.49
NET OPERATING INCOME	\$26,982.37	\$21,521.35	\$5,461.02
Other Income			
Dividend Income	1,332.10	652.30	679.80
Donations	26,832.00	32,759.00	-5,927.00
Interest Income	1,006.85	1,643.83	-636.98
Realized Gains/Losses	-106.48		-106.48
Total Other Income	\$29,064.47	\$35,055.13	\$ -5,990.66

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

October - December, 2025

	TOTAL		CHANGE
	OCT - DEC, 2025	OCT - DEC, 2024 (PY)	
Other Expenses			
Interior Redecorating	396.06		396.06
Other Miscellaneous Expense			
Chair recovering	337.50		337.50
Total Other Miscellaneous Expense	337.50		337.50
Total Other Expenses	\$733.56	\$0.00	\$733.56
NET OTHER INCOME	\$28,330.91	\$35,055.13	\$ -6,724.22
NET INCOME	\$55,313.28	\$58,576.48	\$ -1,263.20

Vero Beach Duplicate Bridge Club, Inc.

Statement of Cash Flows

December 2025

	TOTAL
OPERATING ACTIVITIES	
Net Income	29,432.98
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Advertising rebate receivable	-257.00
Prepaid Insurance	-19,860.35
Accounts Payable	-152.99
Bank of America Credit Card 2681	-818.02
Payroll Liabilities:Federal Taxes (941/944)	987.84
Payroll Liabilities:FL Unemployment Tax	0.38
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-20,100.14
Net cash provided by operating activities	\$9,332.84
INVESTING ACTIVITIES	
Accumulated depreciation	570.00
Equipment	-313.00
Furnishings	-409.98
Net cash provided by investing activities	\$ -152.98
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	\$9,179.86
Cash at beginning of period	496,863.52
CASH AT END OF PERIOD	\$506,043.38

January 21, 2026
Managers' Report

1. We had 522.5 F2F tables in December, 92 of which were held in country clubs. This represents an 8.2% decrease when compared to November 2025 when we had 565.5 F2F tables. F2F tables in December 2025 increased by 71 tables from December 2024, (451.5) representing a 13.6% increase.

The actual VBBC in-house tables for December 2025 was 430.5, compared to November 2025 when we had 425. This represents a 1% increase. December 2025 compared to December 2024 shows an increase of 60 (14%) actual VBBC in-house tables.

From January 1 through 17, 2026 we had 443 F2F tables, as compared to January 1 through 17, 2025 when we had 473 F2F tables. So far in January, the in-house tables were 321 as compared to 347.5 for the same period last year. This represents a 7.6% decrease. It should be noted that January 1-17, 2026 had one fewer playing day than the prior year.

Fiscal year-to-date (October through December 2025) in house tables totaled 1,321.5 compared to the same period last year which was 1,138.5, an increase of 16%.

2. Online sponsored game tables in December increased to 559 from 487 in November 2025. Gross income for the month of December 2025 totaled \$ 4,031.47 broken down as follows: \$3,814.30 for sponsored games; \$217.17 for our members playing in other SE Carolina games. Online income in December increased \$997.19 from November. January online games are 319 month-to-date as compared to 326 for the same period last month.
3. Bridge classes continued in January. There are 30 in Lyn's Intermediate class and 19 in Gail's Advanced Beginners class. The free session of Beginner bridge has approximately 58 students.
4. As of January 17, 2025 there are approximately 538 paid members.
5. A monthly morning weekday limited team game begins January 22, 2026.
6. Play with the Aces was a huge success with 10 full tables. Lunch was served. A good time was had by all. Winners were provided with a Super-Coupon for free play at any game.
7. The first Barbara Seagram event on January 13, 2026 was also a huge success. Approximately 130 people attended. The financial records are not yet available.
8. A new coffee machine has been purchased for approximately \$1,700. It has been set up and the coffee is delicious. We will still use one of the older machines for decaffeinated coffee, until it needs to be replaced.
9. A television has been installed in the Conference Room. The total cost of this project was approximately \$900.

Respectfully submitted,

George and Jan Weber