

AGENDA
VBBC Board Meeting
May 19, 2026

Call to order

Approval of minutes

Financial report - Sandlass / Trooboff

Managers' report - Webers

Old business

Interior - Leonard / Brockelman

New business

Exterior - Espy

Executive session

Conduct an Ethics Committee - Geeseman

Adjournment

Minutes of Meeting
Board of Governors Vero Beach Bridge Club
April 21, 2026

The regular meeting of the Board of Governors of the Vero Beach Bridge Club (VBBC) was called to order by the Vice President, Ann Espy, at 9:30 am. Board members attending:

Ann Espy, Steve Trooboff, Charles Foresman, Hank Sandlass, Julie Geer, Paula Brockelman, Louann Yates, Andree Fontaine (by Zoom)

Excused: Denis Conlon, Grace Leonard

Others attending: George Weber, Jan Weber

FINANCIAL REPORT

Steve submitted the financial report, which is available for review. The club's finances are very healthy, with no significant issues to note.

MANAGERS' REPORT TO THE BOARD

George gave an overview of the written Managers' Report, which is available for review.

Highlights: As of April 18, VBBC has 730 paid members. A discussion on the celebrity speaker series took place and will continue as the Board explores options for next year's activities.

OLD BUSINESS

Building maintenance: Ron is testing different light bulb options to improve the quality of lighting in the main room.

Improvements to the men's and women's bathrooms will be a priority and will be addressed in the coming months.

Ann contacted an arborist regarding the viability and need for maintenance pruning for the two memorial trees opposite the south side of the building. The work may cost around \$600. She will also speak with the landscape crew about some additional seasonal maintenance.

NEW BUSINESS

The Board would like to acknowledge the exceptional contribution of Pat Forsdick who has diligently served as the focal point for finding partners at the club. It is a tough job that she has always carried out with a smile and kindness.

EXECUTIVE SESSION

N/A

The meeting adjourned at **10:40 am**.

The next Board of Governors meeting will be held on **May 19, 2026 at 9:30 am**.

May 19, 2026
Managers' Report

1. We had 679.5 F2F tables in April, 171.5 of which were held in country clubs. This represents a 15.5% decrease when compared to March 2026 when we had 805 F2F tables. F2F tables in April 2026 decreased by 6 tables from April 2025, (688.5) representing a .8% decrease. We attribute this year-over-year decrease to the sectional Tournament held in April, resulting in one day of regular income loss on a Friday.

The actual VBBC in-house tables for April 2026 were 508, compared to March 2026 when we had 589.5. This represents a 13.8% decrease. April 2026 compared to April 2025 shows an increase of 12 (2.4%) actual VBBC in-house tables.

From May 1 through 15, 2026 we had 287 F2F tables, as compared to May 1 thru 15, 2025 when we had 268 F2F tables. So far in May, the in-house tables are 255 as compared to 230 for the same period last year. This represents a 16.5% increase.

Fiscal year-to-date (October through April 2026) in house tables totaled 3629 compared to the same period last year, which was 3449, an increase of 5.2%.

2. There are currently five afternoon open games, four afternoon limited games, two morning limited games, and a monthly limited team game.
3. Online sponsored game tables in April increased to 526 from 523 in March 2026. Gross income for the month of April 2026 totaled \$ 1,537.09 broken down as follows: \$ 1474.59 for sponsored games; \$ 62.50 for our members playing in other SE Carolina games. Online income in April increased \$ 75.28 from March. Revenue per table increased by \$.19 (from \$2.61 to \$2.80). May online games are 205 month-to-date as compared to 262 for the same period last month. Please note that AI has disbanded the collective and the VBBC will no longer receive the small check for players participating in other SE Carolina games. He is still going to run our sponsored game and we will receive the income from that game.
4. Bridge classes continued in April. George's intermediate class has 31 students; Jan's intermediate class has 31; Jan's free beginner bridge has 25.
5. As of May 17, 2026, there are approximately 739 paid members.
6. The managers will not be renewing the Bates AC contract. They failed to honor their commitment of two service appointments per contract year. They recently no-showed three times. New vendors are being investigated. Ron is working on finding a replacement contractor.
7. A Memorial Day luncheon is being planned.
8. Terms are being negotiated with Larry Cohen for a Celebrity Series morning event. The tentative terms are a guaranteed rate of \$2,500 with a \$20 increase for each person after 60 attendees. Final agreement is pending confirmation of his two-day event at JI. It is anticipated that Robert Todd and Andy Avery will return in February or March.

Respectfully submitted,
George and Jan Weber

P and L Narrative

From Stevan Trooboff <stevan@trooboff.com>

Date Thu 5/14/2026 9:16 AM

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

April 30,2026 Financial

There is little surprising or unique in this month's financials. Month to month and year to date, variations occur mostly because of timing; the date of tournaments, when we receive a significant donation, play at the private clubs, and the timing of indoor and outdoor improvements that are being expensed. As always, my bottom line focus is on "cash positions." We are essential a cash business for accounting purposes and month to month cash increases, that we have experienced, are always a positive sign.

We get a short report on people viewing our website from the Google Business Profile, and a note on increases in subscriptions to our email blasts; just a few people at a time but always up not down.

In all, we are operating on a very steady keel. Game revenues, at our Club and the private clubs; non-beginner lessons which bring in revenues; new learner lessons that bring in members; celebrity series and tournaments are our formula for success. The Club looks good, inside and out, engagement of the Members is excellent and most feedback is very positive.

A happy story.

Steve

stevan@trooboff.com

772.828.9240

Vero Beach Duplicate Bridge Club, Inc.

Balance Sheet

As of April 30, 2026

	TOTAL		
	AS OF APR 30, 2026	AS OF APR 30, 2025 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
Business MMA	215,953.21	162,044.71	53,908.50
Merrill Lynch - EMA	288,634.21	131,542.91	157,091.30
Seacoast National Bank	75,274.45	181,782.14	-106,507.69
Total Bank Accounts	\$579,861.87	\$475,369.76	\$104,492.11
Other Current Assets			
Advertising rebate receivable	4,581.99	3,025.99	1,556.00
Prepaid Insurance	17,245.44	15,172.83	2,072.61
Total Other Current Assets	\$21,827.43	\$18,198.82	\$3,628.61
Total Current Assets	\$601,689.30	\$493,568.58	\$108,120.72
Fixed Assets			
Accumulated depreciation	-174,197.61	-166,877.41	-7,320.20
Bridge Game Machines	30,309.07	28,059.07	2,250.00
Equipment	5,198.40	1,700.00	3,498.40
Furnishings	111,402.91	101,496.05	9,906.86
Land and Building	1,169,572.63	1,169,572.63	0.00
Parking lot	311,747.08	311,747.08	0.00
Total Fixed Assets	\$1,454,032.48	\$1,445,697.42	\$8,335.06
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	\$2,057,234.78	\$1,940,779.00	\$116,455.78
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	2,781.72	8,772.41	-5,990.69
Total Accounts Payable	\$2,781.72	\$8,772.41	\$ -5,990.69
Credit Cards			
Bank of America Credit Card 2681	3,597.30	2,296.24	1,301.06
Total Credit Cards	\$3,597.30	\$2,296.24	\$1,301.06
Other Current Liabilities			
Payroll Liabilities	0.00	0.00	0.00
Federal Taxes (941/944)	1,358.22	1,282.75	75.47
FL Unemployment Tax	1.41	1.48	-0.07
Total Payroll Liabilities	1,359.63	1,284.23	75.40
Total Other Current Liabilities	\$1,359.63	\$1,284.23	\$75.40

Vero Beach Duplicate Bridge Club, Inc.

Balance Sheet

As of April 30, 2026

	TOTAL		
	AS OF APR 30, 2026	AS OF APR 30, 2025 (PY)	CHANGE
Total Current Liabilities	\$7,738.65	\$12,352.88	\$ -4,614.23
Total Liabilities	\$7,738.65	\$12,352.88	\$ -4,614.23
Equity			
Building Sinking Fund	175,000.00	157,000.00	18,000.00
Donations Received Since Inception	559,415.00	559,415.00	0.00
Retained Earnings	1,190,815.97	1,063,849.59	126,966.38
Net Income	124,265.16	148,161.53	-23,896.37
Total Equity	\$2,049,496.13	\$1,928,426.12	\$121,070.01
TOTAL LIABILITIES AND EQUITY	\$2,057,234.78	\$1,940,779.00	\$116,455.78

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

April 2026

	TOTAL		
	APR 2026	APR 2025 (PY)	CHANGE
Income			
Bridge Playing Fees	20,248.60	18,631.35	1,617.25
ACBL BBO		142.09	-142.09
Moorings	2,454.00	2,280.00	174.00
Riomar	1,760.00	3,060.00	-1,300.00
SE Carolina BBO	1,461.81	3,038.17	-1,576.36
Tournaments	3,776.48		3,776.48
Treasure Coast Bridge League	440.00	880.00	-440.00
Vero Beach Country Club	880.00	1,300.00	-420.00
Windsor	1,232.00	1,440.00	-208.00
Total Bridge Playing Fees	32,252.89	30,771.61	1,481.28
Dues	540.00	750.00	-210.00
Education Income			
Books	470.00	77.00	393.00
Celebrity Series	1,510.00		1,510.00
Lessons	2,955.00	3,098.00	-143.00
Total Education Income	4,935.00	3,175.00	1,760.00
Kitchen Income	445.00	182.00	263.00
Total Income	\$38,172.89	\$34,878.61	\$3,294.28
GROSS PROFIT	\$38,172.89	\$34,878.61	\$3,294.28
Expenses			
Bridge Expenses			
ACBL fees	2,132.15	2,157.01	-24.86
Bridge Supplies	1,195.93	177.61	1,018.32
Director Fees	6,707.00	6,616.00	91.00
Kitchen Provisions	2,449.56	985.04	1,464.52
Tournament Expenses	400.00		400.00
Total Bridge Expenses	12,884.64	9,935.66	2,948.98
Education Expenses			
Advertising - Education	514.00		514.00
Book Purchases	589.00		589.00
Teacher Fees	1,320.00	1,400.00	-80.00
Total Education Expenses	2,423.00	1,400.00	1,023.00
Facilities Expenses			
Building Repairs	500.00	178.13	321.87
Cleaning	1,000.00		1,000.00
Exterior Repairs		10,222.31	-10,222.31
Insurance	1,781.93	1,522.86	259.07
Landscaping	460.00	446.25	13.75
Pest Control	321.00	321.00	0.00

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

April 2026

	APR 2026	TOTAL APR 2025 (PY)	CHANGE
Security Alarm System	37.40	37.40	0.00
Supplies	24.95		24.95
Utilities	1,253.15	1,173.73	79.42
Total Facilities Expenses	5,378.43	13,901.68	-8,523.25
Management and General Expenses			
Accounting Fees	800.00	800.00	0.00
Bank Charges	39.57	188.57	-149.00
Club Manager Salary	6,875.00	6,583.00	292.00
Computer Expense	74.00	68.00	6.00
Copier Lease	616.83	1,171.91	-555.08
Depreciation Expense	570.00	570.00	0.00
Dues, Licenses, Fees		61.25	-61.25
Internet Expenses	801.99	760.99	41.00
Office Supplies	57.99	164.17	-106.18
Payroll Tax Expenses	573.25	536.06	37.19
Postage	9.20		9.20
Telephone	111.31	125.72	-14.41
Telephone/Internet	134.81	126.60	8.21
Total Management and General Expenses	10,663.95	11,156.27	-492.32
Payroll Expenses			
Wages	600.00	405.00	195.00
Total Payroll Expenses	600.00	405.00	195.00
Total Expenses	\$31,950.02	\$36,798.61	\$ -4,848.59
NET OPERATING INCOME	\$6,222.87	\$ -1,920.00	\$8,142.87
Other Income			
Dividend Income	408.63	199.62	209.01
Donations	1,640.00	7,850.00	-6,210.00
Interest Income	309.30	453.73	-144.43
Restricted Donations		225.00	-225.00
Total Other Income	\$2,357.93	\$8,728.35	\$ -6,370.42
Other Expenses			
Interior Redecorating	2,036.77		2,036.77
Total Other Expenses	\$2,036.77	\$0.00	\$2,036.77
NET OTHER INCOME	\$321.16	\$8,728.35	\$ -8,407.19
NET INCOME	\$6,544.03	\$6,808.35	\$ -264.32

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

October 2025 - April 2026

	TOTAL		
	OCT 2025 - APR 2026	OCT 2024 - APR 2025 (PY)	CHANGE
Income			
Bridge Playing Fees	136,899.10	126,553.40	10,345.70
ACBL BBO	1,022.03	1,739.85	-717.82
Moorings	11,426.00	10,638.00	788.00
Riomar	9,260.00	12,090.00	-2,830.00
SE Carolina BBO	17,254.99	10,939.76	6,315.23
Sea Oaks	1,306.00	1,990.00	-684.00
Tournaments	18,346.68	8,154.00	10,192.68
Treasure Coast Bridge League	3,760.00	2,596.00	1,164.00
Vero Beach Country Club	8,372.00	8,415.00	-43.00
Windsor	5,222.00	6,810.00	-1,588.00
Total Bridge Playing Fees	212,868.80	189,926.01	22,942.79
Dues	37,609.75	34,750.00	2,859.75
Education Income			
Books	1,768.00	776.00	992.00
Celebrity Series	19,296.93	25,748.45	-6,451.52
Lessons	24,978.00	31,048.00	-6,070.00
Total Education Income	46,042.93	57,572.45	-11,529.52
Kitchen Income	3,543.00	2,422.00	1,121.00
Recruitment Bonus		30.00	-30.00
Total Income	\$300,064.48	\$284,700.46	\$15,364.02
GROSS PROFIT	\$300,064.48	\$284,700.46	\$15,364.02
Expenses			
Bridge Expenses			
ACBL fees	10,708.68	6,016.89	4,691.79
Bridge Supplies	2,935.58	2,882.00	53.58
Director Fees	42,846.00	41,264.00	1,582.00
Fees - Unit 240		-538.85	538.85
Kitchen Provisions	15,508.80	13,336.61	2,172.19
Repair & Maintenance		125.00	-125.00
Tournament Expenses	3,504.59	2,648.37	856.22
Total Bridge Expenses	75,503.65	65,734.02	9,769.63
Education Expenses			
Advertising - Education	1,285.00	837.00	448.00
Book Purchases	2,348.19	719.76	1,628.43
Celebrity Series Dir		6,710.00	-6,710.00
Teacher Fees	11,180.00	12,370.00	-1,190.00
Total Education Expenses	14,813.19	20,636.76	-5,823.57

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss October 2025 - April 2026

	TOTAL		
	OCT 2025 - APR 2026	OCT 2024 - APR 2025 (PY)	CHANGE
Facilities Expenses			
Building Repairs	2,379.62	1,743.03	636.59
Cleaning	6,800.00	5,860.00	940.00
Exterior Repairs	3,105.00	12,598.31	-9,493.31
Furniture & Fixtures	21.40	239.12	-217.72
Insurance	11,696.30	10,726.98	969.32
Landscaping	3,220.00	2,677.50	542.50
Pest Control	2,468.30	2,411.59	56.71
Property Taxes	4,191.08	3,717.78	473.30
Security Alarm System	261.80	261.80	0.00
Supplies	2,389.80	822.59	1,567.21
Utilities	8,173.89	7,997.56	176.33
Total Facilities Expenses	44,707.19	49,056.26	-4,349.07
Management and General Expenses			
Accounting Fees	5,600.00	5,600.00	0.00
Bank Charges	1,696.12	1,339.00	357.12
Club Manager Salary	51,249.00	49,258.28	1,990.72
Computer Expense	968.88	1,674.54	-705.66
Copier Lease	4,332.61	4,158.57	174.04
Depreciation Expense	3,990.00	3,990.00	0.00
Dues, Licenses, Fees	139.00	2,266.30	-2,127.30
Internet Expenses	6,837.43	5,170.93	1,666.50
Office Supplies	667.13	654.49	12.64
Payroll Tax Expenses	4,275.70	3,832.54	443.16
Postage	97.81	102.20	-4.39
Telephone	871.69	877.91	-6.22
Telephone/Internet	1,112.14	864.78	247.36
Total Management and General Expenses	81,837.51	79,789.54	2,047.97
Payroll Expenses			
Wages	4,401.75	648.75	3,753.00
Total Payroll Expenses	4,401.75	648.75	3,753.00
Total Expenses	\$221,263.29	\$215,865.33	\$5,397.96
NET OPERATING INCOME	\$78,801.19	\$68,835.13	\$9,966.06
Other Income			
Dividend Income	2,943.93	1,440.28	1,503.65
Donations	54,327.00	57,419.00	-3,092.00
Gain/Loss on Disposal		1,620.00	-1,620.00
Interest Income	2,222.41	3,532.12	-1,309.71
Realized Gains/Losses	-106.48		-106.48
Restricted Donations		15,575.00	-15,575.00

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

October 2025 - April 2026

	TOTAL		
	OCT 2025 - APR 2026	OCT 2024 - APR 2025 (PY)	CHANGE
Stock Donation	2,412.68		2,412.68
Total Other Income	\$61,799.54	\$79,586.40	\$ -17,786.86
Other Expenses			
Interior Redecorating	15,998.07		15,998.07
Other Miscellaneous Expense			
Chair recovering	337.50	260.00	77.50
Total Other Miscellaneous Expense	337.50	260.00	77.50
Total Other Expenses	\$16,335.57	\$260.00	\$16,075.57
NET OTHER INCOME	\$45,463.97	\$79,326.40	\$ -33,862.43
NET INCOME	\$124,265.16	\$148,161.53	\$ -23,896.37

Vero Beach Duplicate Bridge Club, Inc.

Statement of Cash Flows

April 2026

	TOTAL
OPERATING ACTIVITIES	
Net Income	6,544.03
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Advertising rebate receivable	-514.00
Prepaid Insurance	1,781.93
Accounts Payable	513.66
Bank of America Credit Card 2681	1,271.17
Payroll Liabilities:Federal Taxes (941/944)	-7.98
Payroll Liabilities:FL Unemployment Tax	-14.07
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	3,030.71
Net cash provided by operating activities	\$9,574.74
INVESTING ACTIVITIES	
Accumulated depreciation	570.00
Net cash provided by investing activities	\$570.00
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	\$10,144.74
Cash at beginning of period	569,717.13
CASH AT END OF PERIOD	\$579,861.87