



2026 Annual Meeting

Saturday, Jan 10th, 2025 @ 9:45 AM at Lambda South

Board Of Directors:

President: Charles L.	Fundraising Chair: Open
Vice President: Mathieu G.	Membership Chair: Open.
Secretary: Todd M.	Building Manager: Open
Treasurer: Mathieu G.	Operations Chair: Christopher T.
Assistant Treasurer: Mark P.	Social Media Chair: Andy D.

I. Opening Meeting opened 9:46

- A. Serenity Prayer
- B. Review of Minutes – Approved

II. Officer Reports

- A. President – Reviewed the Financials/State of the Clubhouse
 - 1) The last 3 years, we were in a \$20K deficit and did not have a budget. When creating a budget, we needed to take extra steps to raise funds. Had a special membership meeting and the Board was appointed to manage through this hardship: We could raise rent and membership dues, and we created a balanced budget.
 - 2) Because of the hard-work, there is now a \$50K surplus. We made \$22K in Special Events / \$3K from diligent management of supplies / and \$18K in donations; our community was ready and able to help us with our deficit. and we raised another \$3K. We can move this surplus into reserve fund.
 - 3) We are looking to get competitive quotes on insurance for 2026. Roof needs repair. We should check if it's still under warranty. We might need a Capital Campaign to finance roof maintenance.
- B. Vice President – Nothing to Report
- C. Secretary – Nothing to Report
- D. Treasurer – We finished the year, moved \$35K into the reserve for a total of \$49k in the reserve. Operation Account has \$18K in it with everything paid for 2025.
- E. Asst. Treasurer – On a work-trip, not present
- F. Fundraising – 2025 a great year of fundraising – the committee is sticking together for 2026 “Raise the Roof” is to do better. Maybe have 2 fundraisers in Spring 2026 and then have the 2 in Fall 26



- G. **Membership** – We currently have 175 active members
- H. **Operations** – Nothing to report
- I. **Building Manager** – Open position
- J. **Website** – Christopher D. has transitioned the Website to Charles L.

III. Agenda Items – Old Business

- A. **Property Taxes** – As a Non-profit we need to acknowledge in March via a post card the need to get our 503C exemption reinstated. We should get tax bill more in line with last year. In the future we will take a photo and send the pic to Broward Property Taxes. It will be timestamped.
- B. **Wind Mitigation Insurance** – We need to look at a new roof. We have had leaks. Potential idea, to create a Capital Campaign for the Roof and kick off the campaign with a *Raise the Roof* party.

IV. Agenda Items – New Business

- A. **Brandon T** – Letter of support for his PHD in Recovery Studies. Incoming BOD will handle this request.
- B. **Annual Elections for Officers**
 - 1) *Trusted Servant Liaison and Website are appointed positions. Interested candidates should speak with the incoming President, Mathieu*
 - 2) *Out-going BOD President, Charles L., explained roles and responsibilities/requirements of each role.*
 - a) President: Bylaws indicate a step-up from VP to President; **Mathieu G.** will be the new BOD president.
 - b) Vice President: **Renan R.** was nominated/accepted. Qualifications: Has 8 years sober and also a business owner. Renan was elected VP.
 - a. Responsibilities include: the annual Lambda Anniversary Dinner, Past Presidents' Lunch, and the FRU Round Down.
 - c) Treasurer – **Charles L.** nominated/accepted, and elected.



- d) Assistant Treasurer – **Gary D.** nominated/accepted.
Qualifications: 26 years sober – has both business and recovery experience in managing financial affairs. Gary was elected as Assistant Treasurer.
- e) Building Manager – **Joe M.** nominated/accepted.
Qualifications: 15 years sobriety – has had experience in operations and roofing. Joe was elected as Building Manager.
- f) Fundraising – **Freddy R.** nominated/accepted.
Qualifications: He has a lot of experience at FRU and CMA, and brought together fundraising at Lambda. Freddy was elected as Fundraising Chair.
- g) Membership – **Vito** was nominated/accepted. **Tim T.** was nominated in-absentia. Vito withdrew his nomination. Tim's qualifications read, and he was elected Membership Chair.
- h) Operations: **Chris T.**, will continue in his role in 2026

C. **In Conclusion:** Member, and former BOD president Bill, thanked the participation of the 2025 Board for their hard-work, and requested that the Past Presidents Lunch to be reinstated in 2026.

V. **Closing**

Meeting Adjourned at 10:48.

Statement of Financial Position

Lambda South Inc

As of January 5, 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
bank	0.00
BOA CK Capital 1542	0.00
BOA CK Operating 9597	18,226.94
BOA SAV Reserve 4315	49,937.91
PayPal Bank	0.00
Petty Cash	0.00
Total for Bank Accounts	\$68,164.85
Accounts Receivable	
Accounts Receivable	0.00
Total for Accounts Receivable	\$0.00
Other Current Assets	
IPN Holding Account	0.00
Uncategorized Asset	0.00
Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$68,164.85
Fixed Assets	
Air Conditioner	
Air Conditioner	\$27,989.00
Accumulated Dep - A/C	-25,818.00
Total for Air Conditioner	\$2,171.00
Alarm System & Security Cameras	
Alarm System & Security Cameras	\$13,922.45
Accumulated Dep - Security Equip	-12,892.64
Total for Alarm System & Security Cameras	\$1,029.81
Building	
Building	\$320,348.86
Accumulated Depr - Building	-124,144.00
Building Improvements	47,850.13
Total for Building	\$244,054.99
Furnitures & Fixtures	
Furnitures & Fixtures	\$10,817.49
Accumulated Depr - Furnitures	-9,307.00
Total for Furnitures & Fixtures	\$1,510.49
Improvements	
Improvements	\$0.00
Accumulated Depr - Improvement	0.00
Total for Improvements	\$0.00
Land	20,206.00

Statement of Financial Position

Lambda South Inc

As of January 5, 2026

DISTRIBUTION ACCOUNT	TOTAL
Office Equipment	
Accumulated Dep - Office Equip	-3,265.00
Computers	1,765.00
Projector	1,500.00
Total for Office Equipment	\$0.00
Soda Machine Equip	\$2,870.00
Accumulated Dep - Soda Machine	-2,870.00
Total for Soda Machine Equip	\$0.00
Total for Fixed Assets	\$268,972.29
Total for Assets	\$337,137.14
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total for Accounts Payable	\$0.00
Other Current Liabilities	
Sales tax payable	-47.49
Unassigned Tax Agency for Apps Payable	0.00
Total for Other Current Liabilities	-\$47.49
Total for Current Liabilities	-\$47.49
Long-term Liabilities	
Total for Liabilities	-\$47.49
Equity	
Opening Bal Equity	0.00
Retained Earnings	337,096.24
Net Income	88.39
Total for Equity	\$337,184.63
Total for Liabilities and Equity	\$337,137.14

Statement of Activity

Lambda South Inc

December 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Donation by Member	1,135.00
Fundraising	
White Party 2025	4,325.00
Total for Fundraising	\$4,325.00
Group Drops	2,752.07
Membership Dues	1,945.23
Vending Machine Comission	59.49
Total for Income	\$10,216.79
Gross Profit	\$10,216.79
Expenses	
Capital Improvements	
Computers, Telephony	206.06
Total for Capital Improvements	\$206.06
Fundraising Expense	
White Party 2025	4,144.90
Total for Fundraising Expense	\$4,144.90
General Expense	
Christmas/ New Year's Eve Food	209.98
Computer, printer, software	439.55
Insurance	5,097.55
Kitchen Supplies	751.54
Office Supplies	154.00
Thanksgiving	162.94
Total for General Expense	\$6,815.56
Repairs & Maintenance	
Cleaning	785.07
Landscaping	125.00
Total for Repairs & Maintenance	\$910.07
Taxes Paid	1,636.00
Utility Expense	
Alarm System	112.35
Electric Expense	250.61
Garbage	183.54
Water Expense	56.41
Total for Utility Expense	\$602.91
Total for Expenses	\$14,315.50
Net Operating Income	-\$4,098.71

Statement of Activity

Lambda South Inc

December 2025

DISTRIBUTION ACCOUNT	TOTAL
Other Income	
Interest Income	0.87
Total for Other Income	\$0.87
Net Other Income	\$0.87
Net Income	-\$4,097.84

Statement of Activity

Lambda South Inc

January 1-December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Anniversary Event Income	5,123.55
Bank Charges	0.10
Donation by Member	12,492.00
Donation by Outside Group	11,600.00
Fundraising	
POOL-OOZA 2025	7,726.33
White Party 2025	10,925.00
Total for Fundraising	\$18,651.33
Group Drops	34,996.68
Membership Dues	21,908.00
Other Income	1,000.00
Soda Income	853.00
Vending Machine Commission	845.64
Total for Income	\$107,470.30
Gross Profit	\$107,470.30
Expenses	
Anniversary Event Expense	2,739.80
Capital Improvements	
Computers, Telephony	1,658.69
Total for Capital Improvements	\$1,658.69
Fundraising Expense	
POOL-OOZA 2025	245.07
Square Fees	51.35
White Party 2025	4,307.50
Total for Fundraising Expense	\$4,603.92
General Expense	
Accounting	3,500.00
Christmas/ New Year's Eve Food	209.98
Computer, printer, software	5,496.58
Insurance	6,064.12
Kitchen Supplies	9,075.66
Licenses & Fees	246.53
Office Supplies	1,894.59
Post Roundup party	29.00
Printing - Other	130.83
Thanksgiving	162.94
Total for General Expense	\$26,810.23

Statement of Activity

Lambda South Inc

January 1-December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Repairs & Maintenance	
Air Conditioning	375.00
Cleaning	8,696.16
General Maintenance	526.46
Landscaping	875.00
Total for Repairs & Maintenance	\$10,472.62
Supplies	62.88
Taxes Paid	1,636.00
Utility Expense	\$923.74
Alarm System	1,531.99
Electric Expense	4,063.34
Garbage	692.86
Water Expense	1,356.63
Total for Utility Expense	\$8,568.56
Total for Expenses	\$56,552.70
Net Operating Income	\$50,917.60
Other Income	
Interest Income	3.83
Total for Other Income	\$3.83
Net Other Income	\$3.83
Net Income	\$50,921.43