



Dec 2025 Board of Directors Minutes

Saturday, Dec 13th, 2025 @ 9:30 AM at Lambda South

Board Of Directors:

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

I. Opening Meeting opened 9:45

- A. Serenity Prayer
- B. Review of Minutes

II. Officer Reports

- A. President – Nothing to Report
- B. Vice President – Nothing to Report
- C. Secretary – Nothing to Report
- D. Treasurer We are doing well, but need to eventually get to 6-Months reserve.
- E. Asst. Treasurer – Nothing to Report
- F. Fundraising – Open position
- G. Membership – Open position
- H. Operations – Open position
- I. Building Manager – Nothing to Report
- J. Website – No report

III. Agenda Items – Old Business

- A. Key/Lock changing – Giving new keys at the Jan 10th Annual Meeting
- B. Thanksgiving '25 - Approx. 25 people attended.
- C. Christmas '25 – Chris handling set up – Charles picking up from Publix – add a Smoked Turkey and we will be sure to have enough.
- D. December White Party – Dec 6th
88 People attended – very successful event brought in \$6700. We could have saved on rental furniture. Discussion: we need to have events at various price-points. Maybe add Bingo. Need to have a newcomer discount or scholarship – we have “sponsor a newcomer.”
- E. CPA for 2025 Taxes – Possible suggestions, Allen K. or James R.



- F. **Insurance** – Requote, Appraisal – Initially thought we would need to spend \$3K as to align policies. May not be the case; one is for Building/one is for contents which could be at different costs. Kendall raised the point and they are covered, therefore there isn't real sense of urgency. Table this and investigate more about what is our coverage and what is the value of each policy.
- G. **Items Around the Clubhouse**
 - 1) Purse hooks in women's room
 - 2) Shelving for Lending Library -
 - 3) Coffee shut-off messaging
 - 4) Mathieu has a lamination machine, that Lambda could utilize
- H. **Annual Meeting**
 - 1) Confirmed Meeting on Saturday, Jan 10 at 9:45 AM.
 - 2) We personally can invite/text people we know this is important meeting.

IV. Agenda Items – New Business

- A. **Property Taxes** - As a Non-profit we need to acknowledge in March via a post card they send– 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. Maybe create a Capital Campaign for the Roof and kick off the campaign with a *Raise the Roof* party.

Meeting Adjourned and Ended at 10:50AM

Statement of Activity

Lambda South Inc

November 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Donation by Member	1,230.00
Fundraising	
White Party 2025	2,500.00
Total for Fundraising	\$2,500.00
Group Drops	2,235.07
Membership Dues	813.00
Soda Income	223.00
Vending Machine Commission	64.45
Total for Income	\$7,065.52
Gross Profit	\$7,065.52
Expenses	
Capital Improvements	
Computers, Telephony	206.06
Total for Capital Improvements	\$206.06
Fundraising Expense	
White Party 2025	69.00
Total for Fundraising Expense	\$69.00
General Expense	
Accounting	1,750.00
Computer, printer, software	373.09
Kitchen Supplies	824.98
Office Supplies	154.00
Printing - Other	130.83
Total for General Expense	\$3,232.90
Repairs & Maintenance	
Cleaning	845.46
General Maintenance	439.08
Landscaping	125.00
Total for Repairs & Maintenance	\$1,409.54
Utility Expense	
Alarm System	235.94
Electric Expense	292.63
Garbage	181.52
Water Expense	99.87
Total for Utility Expense	\$809.96
Total for Expenses	\$5,727.46
Net Operating Income	\$1,338.06

Statement of Activity

Lambda South Inc

November 2025

DISTRIBUTION ACCOUNT	TOTAL
Other Income	
Interest Income	0.37
Total for Other Income	\$0.37
Net Other Income	\$0.37
Net Income	\$1,338.43

Statement of Financial Position

Lambda South Inc

As of November 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
bank	0.00
BOA CK Capital 1542	0.00
BOA CK Operating 9597	57,241.66
BOA SAV Reserve 4315	14,937.04
PayPal Bank	0.00
Petty Cash	0.00
Total for Bank Accounts	\$72,178.70
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	\$72,178.70
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 November 30, 2025

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	\$341,150.99
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total for Accounts Payable	\$0.00
Other Current Liabilities	
Sales tax payable	-43.09
Unassigned Tax Agency for Apps Payable	0.00
Total for Other Current Liabilities	-\$43.09
Total for Current Liabilities	-\$43.09
Long-term Liabilities	
Total for Liabilities	-\$43.09
Equity	
Opening Bal Equity	0.00
Retained Earnings	286,174.81
Net Income	55,019.27
Total for Equity	\$341,194.08
Total for Liabilities and Equity	\$341,150.99

Statement of Activity

Lambda South Inc

January 1-November 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Anniversary Event Income	5,123.55
Bank Charges	0.10
Donation by Member	11,357.00
Donation by Outside Group	11,600.00
Fundraising	
POOL-OOZA 2025	7,726.33
White Party 2025	6,600.00
Total for Fundraising	\$14,326.33
Group Drops	32,244.61
Membership Dues	19,962.77
Other Income	1,000.00
Soda Income	853.00
Vending Machine Commission	786.15
Total for Income	\$97,253.51
Gross Profit	\$97,253.51
Expenses	
Anniversary Event Expense	2,739.80
Capital Improvements	
Computers, Telephony	1,452.63
Total for Capital Improvements	\$1,452.63
Fundraising Expense	
POOL-OOZA 2025	245.07
Square Fees	51.35
White Party 2025	162.60
Total for Fundraising Expense	\$459.02
General Expense	
Accounting	3,500.00
Computer, printer, software	5,057.03
Insurance	966.57
Kitchen Supplies	8,324.12
Licenses & Fees	246.53
Office Supplies	1,740.59
Post Roundup party	29.00
Printing - Other	130.83
Total for General Expense	\$19,994.67
Repairs & Maintenance	
Air Conditioning	375.00
Cleaning	7,911.09
General Maintenance	526.46

Statement of Activity

Lambda South Inc

January 1-November 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Landscaping	750.00
Total for Repairs & Maintenance	\$9,562.55
Supplies	62.88
Utility Expense	\$923.74
Alarm System	1,419.64
Electric Expense	3,812.73
Garbage	509.32
Water Expense	1,300.22
Total for Utility Expense	\$7,965.65
Total for Expenses	\$42,237.20
Net Operating Income	\$55,016.31
Other Income	
Interest Income	2.96
Total for Other Income	\$2.96
Net Other Income	\$2.96
Net Income	\$55,019.27