

October 17, 2025

RE: 2026 Proposed Budget

Dear Metropolis II at Dadeland Owner(s),

On behalf of the Board of Directors and Management, please find enclosed the **2026 Proposed Budget**, which highlights our continued commitment to addressing both the immediate needs and long-term sustainability of our community.

The Management Team, in collaboration with the Board of Directors, has worked diligently to ensure the financial health and stability of our community. As a result of responsible budgeting, prudent financial management, and a strong reserve position, we are pleased to inform you that there will **be NO increase in the homeowner assessments for the 2026 fiscal year.**

Also enclosed is the 2026 Payment Schedule. Please review it carefully to verify your unit type and corresponding monthly assessment amount.

Important Reminder:

If you are enrolled in Direct Debit or using ClickPay, please log in to your online account and verify the total amount to be deducted to reflect your **2026** monthly fee. Monthly payments are due on the 1st of each month.

Should you have any questions or require further clarification, please do not hesitate to contact our office at metadmin@fsresidential.com.

Sincerely,
On behalf of the Board of Directors,
Helen Ponce, CAM
Property Manager



Metropolis II at Dadeland Condominium Association, Inc.
A Florida Not-for-Profit Corporation
NOTICE OF BOARD DIRECTORS MEETING

NOTICE IS HEREBY GIVEN in accordance with the Association's By-Laws and Chapter 718, Florida Statutes, that a Board of Directors Meeting of the Association's Board of Directors ("Board") will be convened in the Association's Residence Lounge located at 9055 SW 73rd Court, Miami, FL 33156 on **Thursday, November 6th, 2025 at 5:45 p.m.** All owners who wish to attend the Meeting may do so in person by following the instructions set forth below:

Date: **Thursday, November 6th, 2025** Time: **5:45 p.m.**
Location: **Resident's Lounge in Metropolis I**

2026 BUDGET MEETING AGENDA

The order of business of the Board Meeting shall be as follows:

- I. Call to order by President
- II. Certification of Quorum
- III. Proof of Notice of Meeting
- IV. Vote of the Board of Directors for the approval of the budget for the year 2026
- V. Adjournment

The purpose of this Notice is to advise you of the date, time, and place of the meeting.

Posting: This notice has been posted in conspicuous places on Association property, as required by Florida Law.

Notice Dated: Thursday, October 23rd, 2025

Management Office
9055 S.W. 73rd Court 8th Floor Miami, Florida 33156
Tel: (305) 670-1950 Fax: (305) 670-1949
E-mail: metadmin@fsresidential.com

GL Account Nu	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
40000	Owner Assessments	133,621	1,603,454	132,661	1,591,929
40002-00	Reserve Income	32,120	385,437	18,528	222,335
40002-01	Reserve Income-SIRS	0	0	14,555	174,665
40011	Late Fee Income	83	1,000	125	1,500
40025	NSF Fee Income	8	100	8	100
40030	Screening Fees	0	0	0	0
40080	Interest Income	333	4,000	0	0
40081	Reserve Interest	333	4,000	0	0
40090	Miscellaneous Income	1,083	13,000	1,083	13,000
40115-01	Administrative Fee - Reminder Letter	0	0	0	0
40115-02	Administrative Fee - Demand Letter	0	0	0	0
41005	Storage Income	138	1,650	138	1,650
41010	House Charges	0	0	0	0
41075	Antenna/Rooftop Inc	650	7,800	650	7,800
42020	Cable Income	15,487	185,838	15,487	185,838
**TOTAL REVENUE		183,856	2,206,279	183,235	2,198,817
EXPENSES					
**ADMINISTRATIVE					
50008	Accounting Fees-CPA	500	6,000	517	6,200
50015	Bank Charges	42	500	42	500
50023	Computer	167	2,000	167	2,000
50045-00	Legal Fees	500	6,000	583	7,000
50048	Annual Condo Fees	63	760	63	760
50050-00	License,Taxes,Permit	208	2,500	208	2,500
50050-05	License,Taxes,Permit- Backflow Cert.	125	1,500	125	1,500
50050-07	License,Taxes,Permit- Boiler	26	312	26	312
50050-15	License,Taxes,Permit- Elevators	38	450	38	450
50053	Corporate Annual Rep	6	67	6	67
50075	Office Supplies	500	6,000	500	6,000
50081	Printing And Postage	292	3,500	292	3,500
**TOTAL ADMINISTRATIVE		2,467	29,589	2,566	30,789
**PROPERTY INSURANCE					
52029	Property	28,250	339,000	20,636	247,637
52030	General Liability	30,349	364,184	24,062	288,748
52032	Umbrella Insurance	2,104	25,251	2,448	30,573
52035	Directors & Officers	262	3,138	305	3,661
52036	Fidelity Bond	0	0	109	1,307
52038	Boiler	303	3,638	334	4,010
52040	Ins Finance Charge	2,083	25,000	1,833	22,000
52062-10	Other- Crime	104	1,243	2,074	24,887
52063	Workers Comp Ins.	42	509	42	509
**TOTAL PROPERTY INSURANCE		63,497	761,963	51,944	623,332
**UTILITIES					
54050-76	Electricity- Common Area	7,380	88,565	5,417	65,000
54070-00	Water & Sewer	11,900	142,800	10,000	120,000
54080	Gas/Fuel Oil	0	0	0	0
54100-10	Telephone- Elevator	250	3,000	400	4,803
**TOTAL UTILITIES		19,530	234,365	15,817	189,803
**CONTRACTS					
60005	Air Conditioning	294	3,522	367	4,404
60013	Cable Television	15,487	185,838	15,487	185,838
60035	Elevator Contract	3,520	42,240	3,295	39,538
60040	Elevator Inspection	167	2,000	167	2,000
60060	Floor Care	0	0	0	0
60074	Hvac System	458	5,500	481	5,772
60078	Interior Plant	66	789	58	696
61000	Management Services	2,358	28,296	2,787	33,447
61008	Odor Control	150	1,803	202	2,427
61010	Pest Control	375	4,500	375	4,500
61055	Trash Removal	2,226	26,712	2,500	30,000
61061	Uniforms	208	2,500	208	2,500
61070	Water Treatment	315	3,780	315	3,780
61075	Window Services	348	4,175	372	4,468
**TOTAL CONTRACTS		25,972	311,655	26,614	319,370

	**SALARIES & BENEFITS				
65000-02	Salaries- - Maintenance	4,123	49,473	9,071	108,849
65000-05	Salaries- - Janitorial	3,592	43,101	3,948	47,378
65000-32	Salaries- - Front Desk	15,692	188,304	16,221	194,653
65040	Medical Insurance	3,516	42,192	5,724	68,688
	**TOTAL SALARIES & BENEFITS	26,923	323,070	34,964	419,568
	**REPAIRS/MAINTENANCE				
70005	R&M-Air Conditioning	1,167	14,000	1,167	14,000
70020	R&M-Boiler	167	2,000	333	4,000
70039	R&M-Building Minor Exterior	3,333	40,000	3,333	40,000
70040	R&M-Elevator	292	3,500	292	3,500
70045	R&M-Electrical	167	2,000	167	2,000
70048-00	R&M Equip	83	1,000	83	1,000
70048-05	R&M Equip- - Building	333	4,000	333	4,000
70048-14	R&M Equip- - Domestic Pump	167	2,000	167	2,000
70048-34	R&M Equip- - Locks	167	2,000	167	2,000
70048-54a	R&M Equip- - Security Cameras	167	2,000	167	2,000
70050	R&M-Entry System	417	5,000	417	5,000
70067	R&M-Building - Minor Int	500	6,000	500	6,000
70082	R&M Floor Polishing	717	8,600	717	8,600
70084	R&M Equipment - Fire Exting	167	2,000	167	2,000
70090	R&M-Plumbing	583	7,000	583	7,000
70119	R&M-Trash Chute	667	8,000	667	8,000
70156-00	R&M - Painting	292	3,500	292	3,500
70175	Supplies - Janitorial	375	4,500	375	4,500
70190	Supplies - General	417	5,000	417	5,000
70191	Supplies- Equipment	150	1,800	150	1,800
70289-00	Contingency	2,692	32,300	7,755	93,055
	**TOTAL REPAIRS/MAINTENANCE	13,020	156,200	18,246	218,955
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	17,988	215,859	18,528	222,335
80001	Reserve Interest	333	4,000	0	0
80004-00	SIRS Reserve transfer	14,132	169,578	14,555	174,665
	**TOTAL RESERVE TRANSFERS	32,453	389,437	33,083	397,000
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY				
	**TOTAL EXPENSES	183,862	2,206,279	183,234	2,198,817
	Operating Net Income or Loss	-6		1	

Metropolis II at Dadeland Condo-2026

Schedule Of Proposed Maintenance
METROPOLIS II AT DADELAND CONDOMINIUM ASSOC INC
Metropolis II at Dadeland Condo-2026

Building#- Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Per Unit Maintenance
0002-A	<u>803,804,903</u> <u>904,1003, 1004</u> <u>1103,1104,1203</u> <u>1204,1403,1404</u> <u>1503,1504,1603</u> <u>1604,1703,1704</u> <u>1803,1804,1903</u> <u>1904,2003,2004</u> <u>2103, 2104</u>	0.318000000	26	8.268000000	\$608.57	\$608.57
0002-B	<u>206,306,406</u> <u>506,606,706</u>	0.449000000	6	2.694000000	\$825.69	\$825.70
0002-C	<u>901,902,1001</u> <u>1002,1101,1102</u> <u>1201,1202,1401</u> <u>1402,1501,1502</u> <u>1601,1602,1701</u> <u>1702,1801,1802</u> <u>1901,1902,2001</u> <u>2002,2101,2102</u>	0.386000000	24	9.264000000	\$721.27	\$721.28
0002-D	<u>204,304,404</u> <u>504,604,704</u>	0.427000000	6	2.562000000	\$789.22	\$789.24
0002-E	<u>203,303,403</u> <u>503,603,703</u>	0.443000000	6	2.658000000	\$815.74	\$815.76
0002-F	<u>205,305,405</u> <u>505,605,705</u>	0.431000000	6	2.586000000	\$795.86	\$795.87
0002-G	<u>202,302,402</u> <u>502,602,702</u>	0.353000000	6	2.118000000	\$666.57	\$666.58
0002-H	<u>807,808</u>	0.557000000	2	1.114000000	\$1004.69	\$1004.70
0002-I	<u>207,307,407</u> <u>507,607,707</u>	0.576000000	6	3.456000000	\$1036.18	\$1036.20
0002-J	<u>201,301,401</u> <u>501,601,701</u>	0.575000000	6	3.450000000	\$1034.52	\$1034.54
0002-L	<u>2204</u>	0.630000000	1	0.630000000	\$1125.67	\$1125.69
0002-M	<u>2202 & 2203</u>	0.644000000	2	1.288000000	\$1148.88	\$1148.91
0002-N	<u>2302,2303,2402</u> <u>2403,2502,2503</u> <u>2602,2603</u>	0.646000000	8	5.168000000	\$1152.19	\$1152.22

0002-O	<u>2201</u>	0.652000000	1	0.652000000	\$1162.14	\$1162.16
	<u>805,806,905</u> <u>906,1005,1006</u> <u>1105,1106,1205</u> <u>1206,1405,1406</u> <u>1505, 1506,1605</u> <u>1606,1705,1706</u> <u>1805,1806,1905</u> <u>1906,2005,2006</u>					
0002-P	<u>2105,2106</u>	0.653000000	26	16.978000000	\$1163.80	\$1163.81
	<u>2304,2404,2504</u>					
0002-Q	<u>2604</u>	0.670000000	4	2.680000000	\$1191.97	\$1192.00
	<u>2301,2401,2501</u>					
0002-R	<u>2601</u>	0.692000000	4	2.768000000	\$1228.44	\$1228.46
	<u>809,909,910</u> <u>1010,1109,1110</u> <u>1209,1210,1409</u> <u>1410,1509,1510</u> <u>1609,1610,1709</u> <u>1710,1809,1810</u> <u>1909,1910,2009</u>					
0002-S	<u>2010,2109,2110</u>	0.710000000	24	17.040000000	\$1258.27	\$1258.29
	<u>907,908,1007,</u> <u>1008,1107,1108</u> <u>1207,1208,1407,</u> <u>1408,1507,1508</u> <u>1607 1608,1707,</u> <u>1708,1807,1808</u> <u>1907,1908,2007</u>					
0002-T	<u>2008,2107,2108</u>	0.557000000	24	13.368000000	\$1004.69	\$1004.70
0002-W	<u>809 & 810</u>	0.629000000	2	1.258000000	\$1124.02	\$1124.04
Total			190	100.000000000		