



TORREBLANC 1702
METROPOLIS
at Dadeland

October 17, 2025

RE: 2026 Proposed Budget

Dear Metropolis at Dadeland Master Association Owner(s),

On behalf of the Board of Directors and Management, we are providing you with the 2026 Proposed Budget, which reflects the Association's commitment to maintaining the long-term integrity, functionality, and safety of our community.

After careful review and consideration of the community's operational needs and future obligations, the Board has approved a 5.18% increase in assessments for the 2026 budget year. This adjustment is necessary to ensure that the Association remains financially prepared and capable of supporting upcoming initiatives and ongoing obligations.

The main factors contributing to this increase include:

- **Reserve Funding:** Strengthening our reserves is vital to maintaining the Association's financial stability and preparing for future capital projects.
- **Concrete Restoration Project Support:** We are adding an additional Administrative Assistant during the duration of the upcoming concrete restoration projects to ensure smooth coordination and communication.
- **Increased Vendor Costs:** Contract increases in essential services such as valet and security have impacted our overall expenses.
- **BDA Monitoring:** A new budget line item has been added to cover costs associated with Bi-Directional Amplifier (BDA) system monitoring, which supports emergency radio communication compliance.

We understand that any increase in assessments impacts our residents, and we assure you that this decision was made with careful consideration and in the best interest of the community's continued safety, service quality, and financial health.

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

I put this in the mls with the first that they send. for 1802



Metropolis at Dadeland Master 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 720, 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 **Tuesday, November 4th, 2025 at 6:15 p.m.** All owners who wish to attend the Meeting may do so in person by following the instructions set forth below:

Date: **Tuesday, November 4th, 2025** Time: **6:15 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: Tuesday, October 21st, 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

METROPOLIS AT DADELAND MASTER ASSOCIATION INC

Budget Analysis WorkSheet - 2026

GL Account No.	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
**REVENUE					
40000	Owner Assessments	130,371	1,564,454	137,664	1,651,973
40002-00	Reserve Income	19,942	239,308	20,541	246,487
40011	Late Fee Income	333	4,000	333	4,000
40020	Holiday Fund	0	0	0	0
40025	Returned Check Fees	42	500	42	500
40030	Screening Fees	1,250	15,000	1,250	15,000
40032	Monthly Parking	2,229	26,747	2,339	28,071
40060	Gate/Key Cards	1,250	15,000	1,250	15,000
40080	Interest Income	0	0	0	0
40081	Reserve Interest	0	0	0	0
40082	Spec Assess Interest	0	0	0	0
40090	Miscellaneous Income	0	0	0	0
40115-01	Administrative Fee- - Reminder Letter	0	0	0	0
40115-02	Administrative Fee- - Demand Letter	0	0	0	0
41005	Storage Income	500	6,000	575	6,900
41010	House Charges	0	0	0	0
	**TOTAL REVENUE	155,917	1,871,009	163,994	1,967,931
EXPENSES					
**ADMINISTRATIVE					
50008	Accounting Fees-CPA	500	6,000	517	6,200
50015	Bank Charges	42	500	42	500
50045-00	Legal Fees	583	7,000	583	7,000
50050-00	License,Taxes,Permit	1,000	12,000	1,000	12,000
50050-16	License,Taxes,Permit- - Fire Alarm Reg.	58	700	58	700
50050-16a	License,Taxes,Permit- - Fire Alarm/Sprink Inspct	0	0	0	0
50050-45a	License,Taxes,Permit- - Pool Permits	46	550	46	550
50053	Corporate Annual Rep	5	62	5	62
50075	Office Supplies	1,000	12,000	833	10,000
50081	Printing And Postage	250	3,000	250	3,000
50116-00	Communications	990	11,877	1,039	12,467
	**TOTAL ADMINISTRATIVE	4,474	53,689	4,373	52,479
**PROPERTY INSURANCE					
52028	Property Insurance	2,172	26,065	1,642	19,700
52032	Umbrella Insurance	421	5,057	666	7,993
52035	Directors & Officers	347	4,164	358	4,293
52036	Fidelity Bond	77	925	78	940
52038	Boiler	84	1,004	82	986
52040	Ins Finance Charge	133	1,600	133	1,600
52063	Workers Comp Ins.	0	0	47	565
	**TOTAL PROPERTY INSURANCE	3,234	38,815	3,006	36,077
**UTILITIES					
54050-00	Electricity	5,425	65,100	4,583	55,000
54070-00	Water & Sewer	5,417	65,000	5,958	71,500
54080	Gas/Fuel Oil	6,738	80,850	4,583	55,000
54100-00	Telephone	300	3,600	367	4,402
54100-02	Telephone- - Cellular	300	3,600	300	3,600
	**TOTAL UTILITIES	18,180	218,150	15,792	189,502
**CONTRACTS					
60030	Copier Lease	33	400	270	3,240
60060	Floor Care	67	800	67	800
60065	Fire Alarm Monitoring Service	4,000	48,000	4,183	50,200
60070	Generator	116	1,388	136	1,628
60072	Health Club Contract	122	1,460	122	1,460
60090	Lawn Maintenance	917	11,000	925	11,100
61000	Management Services	3,047	36,566	3,649	43,788
61020	Pool/Spa Contract	1,000	12,000	1,000	12,000
61045-00	Security Services	19,178	230,141	21,319	255,830
61060	Uniforms Contract	167	2,000	125	1,500
61065	Valet Service	17,000	204,000	17,931	215,176
	**TOTAL CONTRACTS	45,647	547,755	49,727	596,722

	**SALARIES & BENEFITS				
65000-02	Salaries- - Maintenance	4,575	54,902	4,925	59,097
65000-05	Salaries- - Janitorial	3,838	46,051	3,948	47,379
65000-11	Salaries- - Admin	25,867	310,406	31,734	380,810
65000-14	Salaries- - Engineer	10,762	129,145	11,284	135,402
65040	Medical Insurance	5,274	63,288	6,678	80,136
	**TOTAL SALARIES & BENEFITS	50,316	603,792	58,569	702,824
	**REPAIRS/MAINTENANCE				
70025	R&M-Building	1,417	17,000	1,417	17,000
70043-75	R&M- Contingency	3,333	40,000	2,500	30,000
70045	R&M-Electrical	375	4,500	375	4,500
70048-10a	R&M Equip- - Carpet/Drape Cleaning	1,000	12,000	1,000	12,000
70050	R&M-Entry System	667	8,000	833	10,000
70051	R&M-Gym Supplies	333	4,000	333	4,000
70063	R&M-Generator	583	7,000	583	7,000
70076	Maintenance Supplies	208	2,500	208	2,500
70083	R&M Fire Safety	1,250	15,000	1,945	23,340
70090	R&M-Plumbing	1,667	20,000	833	10,000
70095	R&M-Pool/Spa/Fountain	750	9,000	417	5,000
70125	R&M-Signage	83	1,000	83	1,000
70135	Landscaping Extras	583	7,000	583	7,000
70138	Tree Trim/Replace	1,000	12,000	0	0
70175	Custodial Supplies	333	4,000	333	4,000
70180	Paint Supplies	208	2,500	208	2,500
70224	Equipment Supplies	333	4,000	333	4,000
70289-00	Contingency	0	0	0	0
	**TOTAL REPAIRS/MAINTENANCE	14,123	169,500	11,987	143,840
	**SPECIAL ASSESSMENT				
73001	Spec Assess-Interest	0	0	0	0
	**TOTAL SPECIAL ASSESSMENT				
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	19,942	239,308	20,541	246,487
80001	Reserve Interest	0	0	0	0
	**TOTAL RESERVE TRANSFERS	19,942	239,308	20,541	246,487
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY				
	**TOTAL EXPENSES	155,916	1,871,009	163,995	1,967,931
Operating Net Income or Loss		1		-1	

Metropolis at Dadeland Master-2026

Schedule Of Proposed Maintenance
METROPOLIS AT DADELAND MASTER ASSOCIATION INC
Metropolis at Dadeland Master-2026

Building# Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Per Unit
00CU-CU	<u>CU1A,CU1B,CU1C</u> <u>CU1D,CU1E,CU1G</u> <u>CU2A,CU2B,CU2C</u> <u>CU2D, CU2E</u>	0.666600000	11	7.332600000	\$1001.99	\$1054.59
00CU-CU2	<u>CU1F</u>	0.668000000	1	0.668000000	\$1004.09	\$1056.81
0001-A	<u>202,302,402</u> <u>502,602,702</u>	0.126500000	6	0.759000000	\$190.15	\$200.13
0001-B	<u>803,804,903,904</u> <u>1003,1004,1103</u> <u>1104,1203,1204</u> <u>1403,1404,1503</u> <u>1504,1603,1604</u> <u>1703,1704,1803</u> <u>1804,1903,1904</u> <u>2003,2004,2103</u> <u>2104</u>	0.138500000	26	3.601000000	\$208.18	\$219.12
0001-C	<u>209,309,409</u> <u>509,609,709</u>	0.141200000	6	0.847200000	\$212.24	\$223.38
0001-D	<u>801,802,901,902</u> <u>1001,1002,1101</u> <u>1102,1201,1202</u> <u>1401,1402,1501</u> <u>1502,1601,1602</u> <u>1701,1702,1801</u> <u>1802,1901,1902</u> <u>2001,2002,2101</u> <u>2102</u>	0.168400000	26	4.378400000	\$253.13	\$266.42
0001-E	<u>208,308,408</u> <u>508,608,708</u>	0.173000000	6	1.038000000	\$260.04	\$273.70
0001-F	<u>207,307,407</u> <u>507,607,707</u>	0.178500000	6	1.071000000	\$268.31	\$282.39
0001-G	<u>204,304,404</u> <u>504,604,704</u>	0.184500000	6	1.107000000	\$277.32	\$291.89
0001-H	<u>203,303,403</u> <u>503,603,703</u>	0.187700000	6	1.126200000	\$282.14	\$296.95
0001-I	<u>205,305,405</u> <u>505,605,705</u>	0.193700000	6	1.162200000	\$291.16	\$306.45
0001-J	<u>206,306,406</u> <u>506,606,706</u>	0.201900000	6	1.211400000	\$303.48	\$319.41
0001-K	<u>210,310,410</u> <u>510,610,710</u>	0.210200000	6	1.261200000	\$315.96	\$332.55
0001-L	<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> <u>2008,2107,2108</u>	0.242900000	24	5.829600000	\$365.11	\$384.28
0001-M	<u>809</u>	0.274200000	1	0.274200000	\$412.16	\$433.80
0001-N	<u>2204</u>	0.274600000	1	0.274600000	\$412.76	\$434.43
0001-O	<u>2202 & 2203</u>	0.280600000	2	0.561200000	\$421.78	\$443.93

0001-P	<u>2302,2303,2402</u> <u>2403,2502,2503</u> <u>2602,2603</u>	0.281500000	8	2.252000000	\$423.13	\$445.35
0001-Q	<u>2201</u>	0.284300000	1	0.284300000	\$427.35	\$449.78
0001-R	<u>805,905,906</u> <u>1005,1006,1105</u> <u>1106,1205,1206</u> <u>1405,1406,1505</u> <u>1506,1605,1606</u> <u>1705,1706,1805</u> <u>1806,1905,1906</u> <u>2005,2006,2105</u> <u>2106</u>	0.284700000	25	7.117500000	\$427.95	\$450.41
0001-S	<u>2304,2404,2504</u> <u>2604</u>	0.292100000	4	1.168400000	\$439.06	\$462.12
0001-T	<u>201,301,401</u> <u>501,601,701</u>	0.299500000	6	1.797000000	\$450.19	\$473.82
0001-U	<u>2301,2401,2501</u> <u>2601</u>	0.301800000	4	1.207200000	\$453.65	\$477.46
0001-V	<u>909,910,1009</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> <u>2010,2109,2110</u>	0.309600000	24	7.430400000	\$465.37	\$489.80
0001-W	<u>807</u>	0.242900000	1	0.242900000	\$365.11	\$384.28
TOWER II						
0002-2A	<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>	0.146300000	26	3.803800000	\$219.91	\$231.45
0002-2B	<u>206,306,406</u> <u>506,606,706</u>	0.206500000	6	1.239000000	\$310.40	\$326.70
0002-2C	<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>	0.177600000	24	4.262400000	\$266.96	\$280.97
0002-2D	<u>204,304,404</u> <u>504,604,704</u>	0.196400000	6	1.178400000	\$295.22	\$310.71
0002-2E	<u>203,303,403</u> <u>503,603,703</u>	0.203800000	6	1.222800000	\$306.34	\$322.42
0002-2F	<u>205,305,405</u> <u>505,605,705</u>	0.198300000	6	1.189800000	\$298.08	\$313.72
0002-2G	<u>202,302,402</u> <u>502,602,702</u>	0.162400000	6	0.974400000	\$244.11	\$256.93
0002-2H	<u>807,808</u>	0.256200000	2	0.512400000	\$385.10	\$405.32

0002-2I	<u>207,307,407</u> <u>507,607,707</u>	0.265000000	6	1.590000000	\$398.33	\$419.24
0002-2J	<u>201,301,401</u> <u>501,601,701</u>	0.264500000	6	1.587000000	\$397.58	\$418.45
0002-2L	<u>2204</u>	0.289800000	1	0.289800000	\$435.61	\$458.48
0002-2M	<u>2202 & 2203</u>	0.296200000	2	0.592400000	\$445.23	\$468.60
0002-2N	<u>2302,2303,2402</u> <u>2403,2502,2503</u> <u>2602,2603</u>	0.297200000	8	2.377600000	\$446.73	\$470.19
0002-2O	<u>2201</u>	0.299900000	1	0.299900000	\$450.79	\$474.46
0002-2P	<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> <u>2105,2106</u>	0.300400000	26	7.810400000	\$451.54	\$475.24
0002-2Q	<u>2304,2404,2504</u> <u>2604</u>	0.308200000	4	1.232800000	\$463.26	\$487.59
0002-2R	<u>2301,2401,2501</u> <u>2601</u>	0.318300000	4	1.273200000	\$478.45	\$503.57
0002-2S	<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> <u>2010,2109,2110</u>	0.326416700	24	7.834000800	\$490.65	\$516.41
0002-2T	<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> <u>2008,2107,2108</u>	0.256200000	24	6.148800000	\$385.10	\$405.32
0002-2W	<u>809 & 810</u>	0.289300000	2	0.578600000	\$434.85	\$457.68
Total			409	100.000000800		