

Budget_Statement
0954 MET 1 CONDOMINIUM ASSOCIATION,
INC.
12/31/2025

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	425,483	5,105,763
40002 00	Reserve Income	151,913	1,822,934
40011	Late Fee Income	413	5,000
40025	Returned Check Fees	87	1,000
40029	Lockout Fee	375	4,500
40030	Screening Fees	1,087	13,000
40031	Motorcycle Parking	375	4,500
40033	Parking Income	3,538	42,500
40036	Parking EV Charging Station	250	3,000
40051	Dumpster Fees	1,087	13,000
40054	ATM Income	63	800
40055	Vending Machine	212	2,500
40060	Gate/Key Cards	875	10,500
40068	Key Fob Income	500	6,000
40070	Auto Decals	13	200
40078	Late Fee Interest	413	5,000
40079	Clubhouse Fee	413	5,000
40080	Interest Income	2,087	25,000
40095	Prior Yrs Srpl/(Def)	19,000	228,000
40115 00	Administrative Fee	125	1,500
40125 65	Facility Rent - Storage	1,312	15,700
41000	Rental Income	1,550	18,600
41016	Concierge	837	10,000
42010	Documents	37	400
42020	Cable Income	47,781	573,372
42098	Rules/Community Fines	587	7,000
47060	Trash Rebate	87	1,000
48095	Pet Fees	712	8,500
**TOTAL REVENUE		\$661,212	\$7,934,269
EXPENSES			
**ADMINISTRATIVE			
50005	Accounting Fees	962	11,500
50012 00	Bad Debts	1,663	20,000
50015	Bank Charges	100	1,200
50024	Computer Maintenance	873	10,520
50035	Dues & Subscriptions	534	6,386
50043	Auto Decals/ID Badge	406	4,850
50045 01	Legal Fees - Assoc Matters	1,500	18,000
50045 04	Legal Fees - Collections	837	10,000
50048	Annual Condo Fees	149	1,788
50050 05	License,Taxes,Permit - Backflow Cert.	63	800
50050 15	License,Taxes,Permit - Elevators	117	1,404
50050 16b	License,Taxes,Permit - Fire Alarm Inspect	330	3,960
50050 18b	License,Taxes,Permit - Fire Extg Inspection	300	3,600
50050 19	License,Taxes,Permit - Fire Pump/Sprinklr	237	2,800
50050 40	License,Taxes,Permit - Other	185	2,286
50050 45	License,Taxes,Permit - Pool/Spa	34	375
50053	Corporate Annual Rep	13	123
50054	Administrative Collection Fee	87	1,000
50065	Office Equipment	125	1,500
50075	Office Supplies	150	1,800

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50080	Postage	337	4,000
50085	Printing	788	9,500
50090 10	Professional Fees - Consultants	1,663	20,000
50110	Miscellaneous	663	8,000
**TOTAL ADMINISTRATIVE		\$12,116	\$145,392
**INSURANCE			
52028	Property	148,764	1,785,157
52029	Liability	8,307	99,750
52032	Umbrella Insurance	2,326	27,956
52034	Flood Insurance	7,305	87,704
52035	Directors & Officers	489	5,868
52038	Boiler	556	6,672
52040	Ins Finance Charge	7,749	93,010
52047	Legal Defense	522	6,286
52062 10	Insurance - Other Crime	179	2,148
52063	Workers Comp Ins.	40	535
**TOTAL INSURANCE		\$176,237	\$2,115,086
**UTILITIES			
54050 00	Electricity	33,587	403,000
54070 00	Water & Sewer	32,913	395,000
54070 19	Water & Sewer - Fire Line	17	204
54076	Fuel	163	2,000
54095	Trash Recycling	876	10,490
54100 00	Telephone	564	6,790
**TOTAL UTILITIES		\$68,120	\$817,484
**CONTRACTS			
60013	Cable Television	47,781	573,372
60021 15	Contracts Elevator Inspection	216	2,570
60023	Carpet Contract	970	11,596
60035	Elevator Contract	5,873	70,476
60037 08	Equipment Lease - Copier	251	3,012
60037 53	Equipment Lease - Recycling	369	4,428
60046 01	Equipment Contract - Alarm System	263	3,200
60046 29	Equipment Contract - Gym	188	2,256
60046 30	Equipment Contract - Life Safety	38	456
60070	Generator	326	3,923
60074	Hvac System	2,200	26,400
60078	Interior Plant	270	3,240
61000	Management Services	5,611	67,387
61008	Odor Control	491	5,892
61010	Pest Control	268	3,216
61045 10	Security Services - Equipment	50	600
61055	Trash Removal	2,375	28,500
61057	Trash Removal-Const.	2,600	31,200
61058	Trash Chute	150	1,800
61060	Uniforms Contract	163	2,000
61065	Valet Service	10,330	123,960
61070	Water Treatment	602	7,224
61075	Window Services	1,375	16,500

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**TOTAL CONTRACTS		\$82,760	\$993,208
**SALARIES & BENEFITS			
65000 02	Salaries - Maintenance	8,163	98,000
65000 03	Salaries - Maint Supv	8,416	100,959
65000 05	Salaries - Janitorial	25,136	301,610
65000 09	Salaries - Security	29,667	355,971
65000 29	Salaries - Painter	7,314	87,768
65000 30	Salaries - Receiving	9,132	109,639
65000 32	Salaries - Front Desk	17,808	213,718
65000 83	Salaries - Bonuses	163	2,000
65000 86	Salaries - Health Insurance	11,985	143,820
65000 88	Salaries - Management Services	27,716	332,548
65060	Payroll Process Fees	297	3,564
**TOTAL SALARIES & BENEFITS		\$145,797	\$1,749,597
**REPAIRS & MAINTENANCE			
70048 05	R&M Equipment - Building	1,663	20,000
70048 20	R&M Equipment - Fire	3,750	45,000
70048 22	R&M Equipment - HVAC Parts/Repairs	5,000	60,000
70048 25	R&M Equipment - Health Club	625	7,500
70048 48	R&M Equipment - Radio/Pager	63	800
70048 54	R&M Equipment - Security Equipment	4,750	57,000
70028	R&M Concierge	350	4,200
70037	R&M Doors & Locks	87	1,000
70040	R&M-Elevator	1,000	12,000
70043 17	R&M - Entry Gate	125	1,500
70043 93	R&M Roof Inspections	413	5,000
70045	R&M-Electrical /Supplies	837	10,000
70063	R&M-Generator	125	1,500
70082	R&M Floor Repairs	87	1,000
70090	R&M-Plumbing	2,087	25,000
70119	R&M-Trash Chute	750	9,000
70125	R&M-Signage	87	1,000
70175	Custodial Supplies	837	10,000
70177	Maintenance Supplies	337	4,000
70180	Paint Supplies	500	6,000
70220	Contingency- Non-Loan Exp	413	5,000
70233 331	Supplies -Pet Supplies	125	1,500
**TOTAL REPAIRS & MAINTENANCE		\$24,011	\$288,000
**SPECIAL PROJECTS			
74005 320	Special Projects - Parking	214	2,568
**TOTAL SPECIAL PROJECTS		\$214	\$2,568
**RESERVE TRANSFERS			
80000 00	Reserve Transfers	151,913	1,822,934
**TOTAL RESERVE TRANSFERS		\$151,913	\$1,822,934
**TOTAL EXPENSES		\$661,168	\$7,934,269
NET INCOME/(LOSS)		\$44	\$0

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