Lake Martha Homeowners Association, No 2, Inc.

PO Box 4355 Miami Lakes, Florida 33014-0355
Message Center/Fax: 305-207-9242 E-Mail: manager@lakemarthahoa.org
Web Site: www.lakemarthahoa.org

BUDGET MEETING NOTICE

PROPOSED 2026-2027 BUDGET
July 1, 2026 – June 30, 2027

June 4, 2026

Dear Lake Martha Homeowners:

The Proposed 2026-2027 Budget will be reviewed and approved at the next board meeting scheduled on **THURSDAY, JUNE 18, 2026 AT 7:30 PM** at the Miami Lakes Mary Collins Community Center located at 15151 NW 82nd AVE Miami Lakes FL 33014.

	2026-2027
DRY LOTS	**$405.61**
WET LOTS	**$518.36**

Your annual fee is due on July 1st, 2026 and must be received by the Association no later than August 30, 2026. Accounts that are not paid in a timely manner may be sent to collections. Once an account is sent to collections, additional legal fees and cost are incurred.

Owners are encouraged to maintain and repair the wood fences next to the perimeter wall as part of the curb appeal image.

As always, homeowners and tenants are encouraged to attend the monthly meetings. Regular meetings take place on the third Thursday of every month at 7:30 pm. Everyone is welcome. Please send us your email information for us to have in case of an emergency, staying up to date with news, etc.

Annual Election of Lake Martha officers and board members takes place in November. We always need volunteers for the Beautification/Enforcement Committee. We invite homeowners from every street in Lake Martha (Holly, Laurel, Rosewood, Jacaranda and Dade Pine) to make a commitment and represent your neighborhood. Register to receive your digital newsletter, please send us your email address.

With your help we can build a stronger community.

Sincerely,
YOUR BOARD OF DIRECTORS
LAKE MARTHA HOMEOWNERS
ASSOCIATION NO. 2, INC.

LAKE MARTHA HOMEOWNERS ASSOCIATION NO.2, INC.

Proposed Budget

July 1, 2026 - June 30, 2027

LINE ITEM	APPROVED 2025-2026 BUDGET MONTHLY	APPROVED 2025-2026 BUDGET ANNUAL	PROPOSED 2026-2027 BUDGET MONTHLY	PROPOSED 2026-2027 BUDGET ANNUAL	COMMENTS
REVENUE					Percent
Assessments: 227 Homes					
Wet Lots 163	$7,064.28	$84,771.32	$7,041.08	$84,492.92	76.50%
Dry Lots 64	$2,181.56	$26,178.68	$2,163.28	$25,959.31	23.50%
TOTAL INCOME	**$9,245.84**	**$110,950.00**	**$9,204.35**	**$110,452.23**	**100.00%**
EXPENSES					
ADMINISTRATIVE					Percent
Accounting Services	$25.00	$300.00	$25.00	$300.00	0.27%
Legal Fees - Collections	$350.00	$4,200.00	$330.00	$3,960.00	3.59%
Bad Debt	$100.00	$1,200.00	$100.00	$1,200.00	1.09%
License, Taxes, Permit	$40.00	$480.00	$40.00	$480.00	0.43%
Office Supplies	$40.00	$480.00	$40.00	$480.00	0.43%
TOTAL ADMINISTRATIVE	**$555.00**	**$6,660.00**	**$535.00**	**$6,420.00**	**5.81%**
INSURANCE					
D&O Policy	$300.00	$3,600.00	$335.00	$4,020.00	3.64%
General Liability	$850.00	$10,200.00	$1,000.00	$12,000.00	10.86%
TOTAL INSURANCE	**$1,150.00**	**$13,800.00**	**$1,335.00**	**$16,020.00**	**14.50%**
CONTRACTS					
Management Fee	$1,380.00	$16,510.00	$1,380.00	$16,510.00	14.95%
TOTAL CONTRACTS	**$1,380.00**	**$16,510.00**	**$1,380.00**	**$16,510.00**	**14.95%**
REPAIRS/MAINTENANCE					
Debris Cleanup Quarterly	$300.00	$3,600.00	$300.00	$3,600.00	3.26%
Website	$150.00	$1,800.00	$150.00	$1,800.00	1.63%
Printing/ Newsletter	$200.00	$2,400.00	$200.00	$2,400.00	2.17%
Roden Control Service	$0.00	$0.00	$350.00	$4,200.00	3.80%
Postage	$160.00	$1,920.00	$160.00	$1,920.00	1.74%
Miscellaneous/Improvemt.	$100.00	$1,200.00	$100.00	$1,200.00	1.09%
TOTAL REPAIRS/MAINTENAN	**$910.00**	**$10,920.00**	**$1,260.00**	**$15,120.00**	**13.69%**
RESERVES					
Reserves	$200.00	$2,400.00	$63.52	$762.23	0.69%
TOTAL RESERVES	**$200.00**	**$2,400.00**	**$63.52**	**$762.23**	**0.69%**
TOTAL SHARED EXPENSES	**$4,195.00**	**$50,290.00**	**$4,573.52**	**$54,832.23**	**50%**
LAKE EXPENSES-WET LOTS					
Electricity (FPL) 5 fountains/aerator	$1,900.00	$22,800.00	$1,900.00	$22,800.00	20.64%
Lake Maintenance- 12 services x Y	$1,355.00	$16,260.00	$1,110.00	$13,320.00	12.06%
Aeration Maintenance - Quarterly	$200.00	$2,400.00	$150.00	$1,800.00	1.63%
Fountain Maintenance -Quarterly	$200.00	$2,400.00	$200.00	$2,400.00	2.17%
R&M-Pumps & Motors	$400.00	$4,800.00	$400.00	$4,800.00	4.35%
TOTAL LAKE EXPENSE	**$4,055.00**	**$48,660.00**	**$3,760.00**	**$45,120.00**	**40.85%**
WALL EXPENSE-DRY LOTS					
General Wall Maintenance	$1,000.00	$12,000.00	$875.00	$10,500.00	**9.51%**
SHARED EXP- WET LOTS	**$ 221.54**		**$ 241.55**	**x 163 Units =**	**$39,372.92**
SHARED EXP- DRY LOTS	**$ 221.54**		**$ 241.55**	**x 64 Units =**	**$15,459.31**
					$54,832.23
DRY LOTS - WALL EXPENSE	**$ 187.50**		**$ 164.06**	**x 64 Units =**	**$10,500.00**
WET LOTS - LAKE EXPENSE	**$ 298.53**		**$ 276.81**	**x 163 Units =**	**$45,120.00**
$ 518.36			WET LOTS TOTAL		$110,452.23
$ 405.61			DRY LOTS TOTAL		

MIAMI LAKES LAKE MARTHA HOMEOWNERS ASSOCIATION NO.2, INC.
July 1, 2026 thru June 30, 2027
RESERVE SCHEDULE

LINE ITEM	ESTIMATED CURRENT REPLACEMENT COST	ESTIMATED RESERVES AS OF 6/30/2026	BALANCE TO BE FUNDED	REMAINING LIFE (YEARS)	2026-2027 ANNUAL AMOUNT	2026-2027 MONTHLY AMOUNT
Capital Improvements/ Lake	$10,000.00	$9,237.77	$762.23	1	$762.23	$63.52
Perimeter Wall Painting	$24,800.00	$24,800.00	$0.00	1	$0.00	$0.00
TOTAL	**$34,800.00**	**$34,037.77**	**$762.23**		**$762.23**	**$63.52**

Lake Martha Newsletter

PO Box 4355 Miami Lakes, FL 33014 www.lakemarthahoa.org

Upcoming Board Meetings: Held every month on the 3rd Thursday at 7:30 pm at the Miami Lakes Mary Collins Center, 15151 NW 82nd AVE Miami Lakes.

June 18, 2026 - July 16, 2026 - August 20, 2026

Lake Martha News and Rules & Regulations

https://www.lakemarthahoa.org/index.php/association-info/association-rules/rules-regulations

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Contact Info.

Contact information for Lake Martha Homeowners Assoc.
Message Center: (Response 48 hrs)
Phone/Fax 305-207-9242

Emails: manager@lakemarthahoa.org

Website: www.lakemarthahoa.org

Mailing Address:
PO Box 4355
Miami Lakes, FL 33014



Important Numbers

Tigris (Lake)	954-943-5118	Town of Miami Lakes (TML)	305-558-8244
Animal Control	305-884-1101	Critter Control	305-258-3587
TML Code Enfor.	305-827-4015	TML Police Dept	305-698-1500
Drainage Problems	305-372-6466	Sidewalks	305-592-3115
Complaint Desk	305-595-6263	Property Appraisal	305-375-4088
Traffic Signals	305-592-3580	Potholes	305-638-6742
Trash (waste)	305-594-1500		
Mosquito Control	305-592-1186		
Recycling Hotline	305-594-1680		

** **Please email us your contact information for last minute or urgent communication with HOA.**

Lake Martha Newsletter

PO Box 4355 Miami Lakes, FL 33014 www.lakemarthahoa.org

Message from Your Board of Directors

By John Baron, Treasurer

Greetings Friends and Neighbors:

The Lake Martha HOA Board of Directors approved allocation of funds for rodent control services at our February 24 Board of Directors meeting. The annual cost of these services will be $4,200.00 and represents 3.79% of our annual HOA budget. There will be 50 rodent control boxes placed in various locations around the lake, and these boxes will be serviced monthly by The Pest Control Company.

The fountain located between Laurel Lane and Holly Rd. has sunk and will require approx. $2,000.00 to repair. These funds were approved at our most recent board meeting. The cause of the sinking has yet to be determined, but vandalism or accidental damage from lake boat activity has not been ruled out. If any lakeside residents have any information related to this matter, please contact the Lake Martha Message Center at (305) 207-9242.

Care and appearance of Lake Martha residents' property are the responsibility of individual property owners. Tile roofs need to be cleaned on a regular basis, lawns need to be cut and maintained, and exterior painting needs to be done when needed. The HOA does not want to punish property owners for non-compliance with these very modest requirements and has approved door hanging cards to remind owners of corrective measures required. Resident cooperation is essential in maintaining our beautiful Lake Martha community.

Several months ago, problems with the 50-plus-year-old cast iron pipes in our Lake Martha homes was an issue that came to the Board of Directors. Several companies have contacted residents regarding inspection of the pipes and preventive "relining of pipes" before serious leaks occur. The average inspection fee is around $250.00 and is well worth the peace of mind even if no serious defects are found. Broken and rust-damaged pipes can cost many thousands of dollars to repair once they have deteriorated beyond the point where they can be relined. One of our board members had to spend over $12,000.00 last year, and the work involved very invasive excavation through interior floors and foundation. Remember the old saying, "An ounce of prevention is worth a pound of cure!"