



FLOWERS PLANTATION

November 20, 2023

Re: 2023 and 2024 Flowers Plantation Budgets

Dear Flowers Plantation Resident:

You will find enclosed budgets and financials year to date and projected expenses and income for 2024.

Flowers Plantation continues to be the fastest growing Planned Unit Development in the Triangle and development will continue at a fast pace in 2024 with residential and commercial. Pedestrian walking and golf cart pathways, installed by the developer, continue to be added for your outdoor enjoyment. The East Neuse River Parkway connects the west end of our communities to the east end at the Flowers Crossroads for shopping, dining, and events via private streets and walking trails by walking, biking, or golf carting. The East End commercial area has added Dunkin Donuts, Hwy 55, and Strickland Brothers Oil Change, and in addition, Biscuitville will be opening in the Spring of 2024.

The ever-increasing costs of services to our community to include lawn care, landscaping, insurance, maintenance repairs, and utilities are but a few of the necessary expenses paid for with Foundation dues to keep the community standards to the level we all expect. Community Safety has been added as a part of the Foundation to maintain a safe community for all the residents. Community Safety staff will be patrolling all of Flowers Plantation private streets to deter vandalism and violations within Flowers Plantation. Ryan Jordan has included a letter addressing the Community Safety Division of Flowers Plantation.

We are recognizing the need for a substantial increase in the community safety budget for Flowers Plantation Foundation, but to reduce the 2024 impact on dues, the Declarant is subsidizing the Foundation with a one-time payment of \$153,900, which is approximately \$30 per billable unit. The 2024 dues for the residents and commercial units are \$280.

If you have questions for the Foundation which cannot be answered by your management company or Board of Directors, please first go the www.FlowersPlantation.com website. Otherwise, with any additional questions, please contact us at info@flowersplantation.com.

The 2024 budget information is being provided to each HOA Management Company and will be available on the website, www.flowersplantation.com, Residents Page. The Pass Code to access the Resident's page is FP-01-BUD-2023

Have a safe and Happy Holiday! Our best wishes for 2024.

Sincerely,

Dan Whaley

Director, Flowers Plantation Foundation

Community Safety Division Announcement

As Flowers Plantation grows, our priority is the safety of all residents and guests. In doing so, we have made several changes to better serve Flowers Plantation.

Effective January 1st, we are ending our current contract with York Security and bringing the Community Safety Division in house. In doing this, we can add the staff necessary to patrol the common areas, walkways, ponds, commercial zones, and parkways in a better, more methodical approach.

We are also excited to bring a staff of various Public Safety personnel on board to offer extensive knowledge and training in all Public Safety aspects. Each Community Safety Officer is CPR trained, with an AED in the vehicle for emergencies. On staff we have Off Duty Police Officers, Advanced trained Security Officers, and Firefighters, each bringing a wealth of knowledge and expertise to the Community Service Division.

By bringing these personnel in-house, we can offer a variety of events to our residents as well that we would not be able to otherwise. We are proud to offer Car Seat Inspections at no charge to residents. These are performed by certified Child Passenger Seat Technicians that are on our staff. We also have certified CPR instructors that will be holding several courses throughout the year for residents to become certified in life saving measures.

Throughout the past months, we have been transitioning to this new program, and I am honored to be the Director of Community Safety. I have been out speaking with businesses and homeowners to address concerns around the community. These range from performing speed studies, installing new speed bumps where needed, conducting community meetings to go over safety concerns, working with businesses on the increased panhandling that had begun, along with several cases of individuals attempting to stay in the berms illegally, or many other items.

We have also been able to observe numerous items and immediately report it to Law Enforcement to address in a timely manner. Our Community Safety Officers will be highly visible, patrolling on vehicles, golf carts, foot and bicycles to ensure that all of our walkways remain clean and safe, along with keeping the commercial areas free of issues. Staff will be out speaking with residents during patrols, listening, and working on concerns throughout the area. Currently the Community Safety Division monitors approximately 25 miles of paved sidewalks, many miles of private roads, and over 50 miles of berms and buffers along the roadsides. This is in addition to monitoring all the common areas, commercial establishments, and various other locations that we maintain. They are also responsible for ensuring the safe operation of golf carts, which means monitoring for underage operators and verifying that all golf carts are registered properly through Flowers Plantation.

Our team will work closely with the Johnston County Sheriff's Office, Johnston County Emergency Services, and North Side Fire Department to offer services, events, and patrols throughout to continue to make Flowers Plantation the safest it can be.

Safety Officers will be on duty through at least midnight each night and can be reached at 919-500-8476. You may contact me via email at ryan@flowersplantation.com. We are excited to work alongside our community members to continue making Flowers Plantation the safest community in North Carolina.

Sincerely,



Handwritten signature of Ryan Jordan.

Ryan Jordan
Director of Community Safety



FLOWERS PLANTATION

Flowers Plantation Foundation Inc.

2024 BUDGET

	2023 FINAL Budget	2023 Projected	Difference	2024 Budget	Notes
Beginning Bank Balance - Operating @ January 1	\$ 25,240.83	\$ 25,240.83	0.00	\$ 18,629.38	
Receipt of Foundation Dues from Current Year ***	1,203,196.00	1,203,196.75	0.75	1,480,686.93	***
Subsidization of Dues by Declarant				153,900.00	
Interest Earned	-	289.25	289.25	-	
Total Income	\$ 1,203,196.00	\$ 1,203,486.00	290.00	\$ 1,634,586.93	
Disbursements:					
Professional Fees- Legal	-9,000.00	-4,942.07	4,057.93	-9,000.00	
Professional Fees - Accounting	-3,000.00	0.00	3,000.00	-3,000.00	
Professional Fees - Audits & Tax Returns	-17,000.00	-17,895.00	-895.00	-20,000.00	
Community Public Safety	-100,000.00	-41,607.70	58,392.30	-200,000.00	1
Repair and Maint (minor outdoor maint/storm clean up/etc)	-100,000.00	-128,731.57	-28,731.57	-160,000.00	2
Contract Mowing	-410,000.00	-345,360.40	64,639.60	-477,432.00	3
Utilities (Electric and Gas)	-62,000.00	-63,226.35	-1,226.35	-67,000.00	
Utilities (Water for Irrigation)	-40,000.00	-37,735.19	2,264.81	-45,000.00	
Insurance - General Liability and Property	-5,200.00	-6,042.24	-842.24	-6,200.00	
Holiday Decorations	-3,000.00	-1,500.00	1,500.00	-3,000.00	
Management Fees	-462,028.00	-462,028.00	0.00	-506,283.55	
Income and Franchise Taxes	-1,000.00	0.00	1,000.00	-1,000.00	
Computer/Data Services	-3,000.00	-76,576.24	-73,576.24	-6,000.00	4
Office Expense	-6,000.00	-24,352.69	-18,352.69	-10,000.00	
Sub-Total of Operating Expenses	-\$1,221,228.00	-\$1,209,997.45	\$11,230.55	-\$1,513,915.55	
Capital Reserve Contributions - Pedestrian Trails	0.00	0.00	0.00	-20,000.00	
Capital Reserve Contributions - Berm Rotations / Mulch	0.00	0.00	0.00	-80,000.00	
Capital Reserve Contributions - Foundation Streets Fund	0.00	0.00	0.00	-10,000.00	
Sub-Total of Capital Reserve Contributions	\$0.00	\$0.00	\$0.00	-\$110,000.00	
Total Disbursements	-\$1,221,228.00	-\$1,209,997.45	\$11,230.55	-\$1,623,915.55	
Net Profit Loss for Year	-\$18,032.00	-\$6,511.45	\$11,520.55	\$10,671.38	
Cash on Hand for Petty Cash Expenses	-\$100.00	-\$100.00		-\$100.00	
Ending Cash Balance @ December 31	\$ 7,108.83	\$ 18,629.38		\$ 29,200.76	
				2024 Per Unit Dues Residents & Commercial	\$ 280.00 5
				2024 Per Unit Dues Paid by Declarant	\$ 30.00

*** 2024 Budget Based on the Anticipated Number of Recorded Units as of Dec 1, 2023 ***

NOTES:

- As the community continues to grow, more Public Safety services are required and these will be provided through the Foundation.
- Increased to allow for anticipated increase in work on tree trimming, minor concrete repair, and other misc. outdoor issues.
- Contract mowing increases in 2024 due to renewal of 3-year contract with vendors that included rate increases for additional Private Streets, Walking Trails, and Lakes. Overage from 2023 due to (1) less property being annexed into the Foundation than originally budgeted for 2023 and (2) detailed review of mowing invoicing determined certain areas were not the responsibility of the Foundation. These funds (in the amount of \$36,000) were refunded to the Foundation.
- An outside data consultant was contracted in April, 2023, to develop a system to reconcile HOA & resident data. This was a shared cost with Flowers Plantation Information & Sales.
- This represents an increase of 24% over 2023 in order to continue providing current services and adding Community Safety services as outlined in the attached letters. In an effort to reduce the impact of this increase on our community, the Declarant is subsidizing the Foundation with a one-time payment of \$153,900.00; approximately \$30.00 per billable unit. This will decrease the resident dues to \$280.00 per unit for 2024.



FLOWERS PLANTATION

Flowers Plantation Foundation Reserve Funds 2024

	Interest Earned	Contributions/ Withdrawals	Berm Rotation	Streets Fund & ENRP	Walking Trails
Beginning Balance Jan 1 2022		\$ 887,063.12	\$ 322,878.29	\$ 511,652.81	\$ 52,532.02
Capital Reserve Contributions to Pedestrian Trails		25,000.00			25,000.00
Capital Reserve Contributions to Berm Rotations / Mulch		75,000.00	75,000.00		
Capital Reserve Contributions to Foundation Streets Fund		125,000.00		125,000.00	
		225,000.00	75,000.00	125,000.00	25,000.00
Foundation Streets Deposits for New Home Sales from New Neighborhoods startups Dec, 2020 @ \$500 per lot		77,500.00		77,500.00	
East Neuse River Parkway Deposits for New Home Sales from Neighborhoods connecting to ENRPrkway @ \$500 per lot		25,000.00		25,000.00	
Street Fund Deposits (SW Commercial)		2,000.00		2,000.00	
Interest Earned from Capital Reserve Accounts	6,985.20		2,200.25	4,345.80	439.15
Berm Rotation: North of 42 Pineville West & Sweetgrass (74 cubic yards)		-2,946.68	-2,946.68		
Berm Rotation: East of Buffalo Evergreen & RiverDellEast (76 cubic yards)		-3,026.32	-3,026.32		
Berm Rotation: Walker Woods (155 cubic yards)		-6,172.10	-6,172.10		
Berm Rotation: Parkway Townes (100 cubic yards)		-3,982.00	-3,982.00		
Berm Rotation: Flowers Village Blvd (366 cubic yards)		-14,571.13	-14,571.13		
Ending Balance at 12/31/2022		\$ 1,192,850.09	\$ 369,380.31	\$ 745,498.61	\$ 77,971.17
Beginning Balance Jan 1 2023		\$ 1,192,850.09	\$ 369,380.31	\$ 745,498.61	\$ 77,971.17
Capital Reserve Contributions to Pedestrian Trails		20,000.00			20,000.00
Capital Reserve Contributions to Berm Rotations / Mulch		80,000.00	80,000.00		
		100,000.00	80,000.00	0.00	20,000.00
Foundation Streets Deposits for New Home Sales from New Neighborhoods startups Dec, 2020 @ \$500 per lot		90,000.00		90,000.00	
East Neuse River Parkway Deposits for New Home Sales from Neighborhoods connecting to ENRPrkway @ \$500 per lot		32,500.00		32,500.00	
Interest Earned from Capital Reserve Accounts	45,770.00		13,732.00	29,096.00	2,942.00
Berm Rotation: North Farm (151 CY)		-6,795.00	-6,795.00		
Berm Rotation: North Farm Cottages (115 CY)		-5,175.00	-5,175.00		
Berm Rotation: Parkway Village entrance (16 CY)		-720.00	-720.00		
Berm Rotation: NW Flowers Parkway 42 entrance (40 CY)		-1,800.00	-1,800.00		
Berm Rotation: ENRPrkway/Buffalo to Flowers Vill Blvd (491 CY)		-22,095.00	-22,095.00		
Berm Rotation: NW Flowers Parkway Medians to Buffalo (326 CY)		-13,000.00	-13,000.00		
Berm Rotation: Forrest (170 CY)		-6,000.00	-6,000.00		
Berm Rotation: Flowers Village Blvd - Full Length (400 CY)		-18,000.00	-18,000.00		
Berm Rotation: Ross Landing (400 CY)		-18,000.00	-18,000.00		
Berm Rotation: Mill Creek West (331 CY)		-14,895.00	-14,895.00		
Berm Rotation: Pineville West - Sweetgrass Berm NC 42 - NWF Pkwy (74 CY)		-3,330.00	-3,330.00		
Berm Rotation: Walker Woods (74 CY)		-3,330.00	-3,330.00		
Street Fund: Resurface ENRPrkway/Buffalo to Flowers Vill Blvd (2200 linear ft)		-108,230.00		-108,230.00	
Projected Ending Balance at 12/31/2023		\$ 1,239,750.09	\$ 349,972.31	\$ 788,864.61	\$ 100,913.17
Beginning Balance Jan 1 2024		\$ 1,239,750.09	\$ 349,972.31	\$ 788,864.61	\$ 100,913.17
Capital Reserve Contributions to Pedestrian Trails		20,000.00			20,000.00
Capital Reserve Contributions to Berm Rotations / Mulch		80,000.00	80,000.00		
Capital Reserve Contributions to Foundation Streets Fund		10,000.00		10,000.00	
		110,000.00	80,000.00	10,000.00	20,000.00
Foundation Streets Deposits for New Home Sales from New Neighborhoods startups @ \$500 per lot		65,000.00		65,000.00	
East Neuse River Parkway Deposits for New Home Sales from Neighborhoods connecting to ENRPrkway @ \$500 per lot		64,500.00		64,500.00	
Interest Earned from Capital Reserve Accounts	48,000.00		15,000.00	30,000.00	3,000.00
Berm Rotation: Buffalo - DWI to Orchard House (305 CY)		-13,725.00	-13,725.00		
Berm Rotation: NW Flowers Pkwy - DWI to Pineville Blvd (38 CY)		-1,710.00	-1,710.00		
Berm Rotation: Savannah Lane - Chatham (58 CY)		-2,610.00	-2,610.00		
Berm Rotation: Evergreen - RiverDell East (76 CY)		-3,420.00	-3,420.00		
Berm Rotation: Parkway Townes (100 CY)		-4,500.00	-4,500.00		
Berm Rotation: SE Flowers Pkwy (90 CY)		-4,050.00	-4,050.00		
Berm Rotation: North End - Lakeside Townes (96 CY)		-4,320.00	-4,320.00		
Berm Rotation: Plantation Point to Old Post Office (493 CY)		-22,185.00	-22,185.00		
Berm Rotation: SW Flowers Pkwy (356 CY)		-16,020.00	-16,020.00		
Berm Rotation: Whitley Corner (88 CY)		-4,000.00	-4,000.00		
Street Fund: Resurface ENR Pkwy/Flowers Village Blvd to West Ashley		-110,225.00		-110,225.00	
Projected Ending Balance at 12/31/2024		\$ 1,340,485.09	\$ 368,432.31	\$ 848,139.61	\$ 123,913.17