



FLOWERS PLANTATION

November 24, 2020

Re: 2020 and 2021 Flowers Plantation Foundation Budgets

Dear Resident Family:

To receive this communication and weekly news virtually, please send your name and email address to info@flowersplantation.com.

Please find attached the projected 2020 year end budget and the 2021 budget for Flowers Plantation Foundation, Inc.

Flowers Plantation continues to grow rapidly each year and the commercial area in Flowers Crossroads is expanding consistently with the UNC Physicians Network and Heartland Dental. The Southwest commercial center is now open and is anchored by Publix which opened November 18, 2020. Stay tuned for additional announcements of new commercial businesses.

The projected growth in residential home sales includes over 1200 new families over the next three years. The Flowers Parkway has been renamed to NW Flowers Parkway and SW Flowers Parkway connecting NC 42 to Buffalo beside the new Publix. Meritage Homes and True Homes have joined the Flowers Plantation Builder team and will be constructing The Crossings, Copper Ridge and Forrest subdivisions.

The East Triangle YMCA will be providing information on programs and activities to be held at the former Pineville Club. The Pineville Club was gifted to the East Triangle YMCA in 2020 and plans are being put in place for activities for all age groups.

Capitol Special Police began patrolling Flowers Plantation in 2020 due to increasing golf cart and other violations of the Foundation covenants throughout Flowers Plantation. The Police are patrolling areas including all of Flowers Plantation, the West end and East end, and will continue in 2021 to provide a safe environment for all residents.

Please continue to visit our websites: www.FlowersPlantation.com for updated news and resident information and www.flowersplantation.com/legal/legal-docs for HOA and Foundation covenants.

Flowers Plantation will host the 14th annual Christmas Tree Lighting Saturday, December 5, 2020 at the traffic circle on NW Flowers Parkway. Santa will appear at the traffic circle at 5:00 pm for lighting of the Christmas tree. Rain date is Sunday, December 6, 2020. We hope you will bring your family and join in the celebration. Please wear a mask and maintain social distancing.

In an effort for precise information and communication, we request each homeowners' association discuss any questions related to the budgets or requests for more information, these be addressed to their board of directors or representatives, and all questions be emailed to info@flowersplantation.com.

Sincerely,

M. Reid Stephenson – CEO
Flowers Plantation



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Flowers Plantation Foundation Inc. Proposed 2021 Budget

	2020 Budget	2020 Projected	Difference	Notes	2021 Proposed Budget	Notes
Beginning Bank Balance - Operating @ January 1	\$ 27,289.41	\$ 27,289.41	0.00		\$ 2,128.41	
Receipt of Foundation Dues from Current Year ***	695,034.00	695,178.00	144.00		795,223.10	
Interest Earned in CDAR Account		9.00			100.00	
Funds Transfer from Village		22,000.00				
Other Income / DOT Acquisition	-	23,700.00	23,700.00	1	-	
Total Income	\$ 695,034.00	\$ 740,887.00	45,853.00		\$ 795,323.10	
Disbursements:						
Professional Fees- Legal	-5,000.00	-10,500.00	-5,500.00		-5,000.00	
Security		-28,000.00	-28,000.00	2	-82,500.00	2
Professional Fees - Accounting	-300.00	-300.00	0.00		-500.00	
Professional Fees - Audits	-22,000.00	-22,000.00	0.00		-15,000.00	
Repairs and Maintenance (including seeding, snow & storm repairs)	-50,000.00	-85,000.00	-35,000.00	3	-75,000.00	
Contract Mowing	-200,000.00	-180,500.00	19,500.00		-310,000.00	4
Utilities (Electric and Water)	-50,000.00	-45,000.00	5,000.00		-80,000.00	
Insurance - General Liability and Property	-3,000.00	-2,500.00	500.00		-5,000.00	
Holiday Decorations	-1,000.00	-3,000.00	-2,000.00		-3,000.00	
Management Fees	-100,000.00	-104,200.00	-4,200.00		-140,000.00	
Computer Services	-250.00	0.00	250.00			
Office Expense	-1,000.00	-2,500.00	-1,500.00		-5,000.00	
Sub-Total of Operating Expenses	-\$432,550.00	-\$483,500.00	-\$50,950.00		-\$721,000.00	
Payments to Village for Masterpiece lighting	-10,064.40	-7,548.00	2,516.40		0.00	
Capital Reserve Contributions - Pedestrian Trails	-75,000.00	-75,000.00	0.00		0.00	
Capital Reserve Contributions - Berm Rotations / Mulch	-100,000.00	-100,000.00	0.00		-35,000.00	
Capital Reserve Contributions - Foundation Streets Fund	-100,000.00	-100,000.00	0.00		-35,000.00	
Sub-Total of Capital Reserve Contributions	-\$275,000.00	-\$275,000.00	\$0.00		-\$70,000.00	
Total Disbursements	-\$717,614.40	-\$766,048.00	-\$48,433.60		-\$791,000.00	
Ending Cash Balance @ December 31	\$ 4,709.01	\$ 2,128.41			\$ 6,451.51	

*** 2021 Budget Based on Recorded Units as of Jan 1, 2021 - 4138.787 Units @ \$192.00 per Unit

NOTES:

1. DOT acquisition of land 2020
2. Daily security beginning August 2020 (Foundation pays 75%, RDC 25%)
3. Repairs over budget due to enhancements done to improve turf along ENRP and Jordan Narron and to repair/update neighborhood entrances.
4. Contract mowing increase in 2021 due to additional Private Streets, Walking Trails, Lakes annexation upon completion of walking trails.



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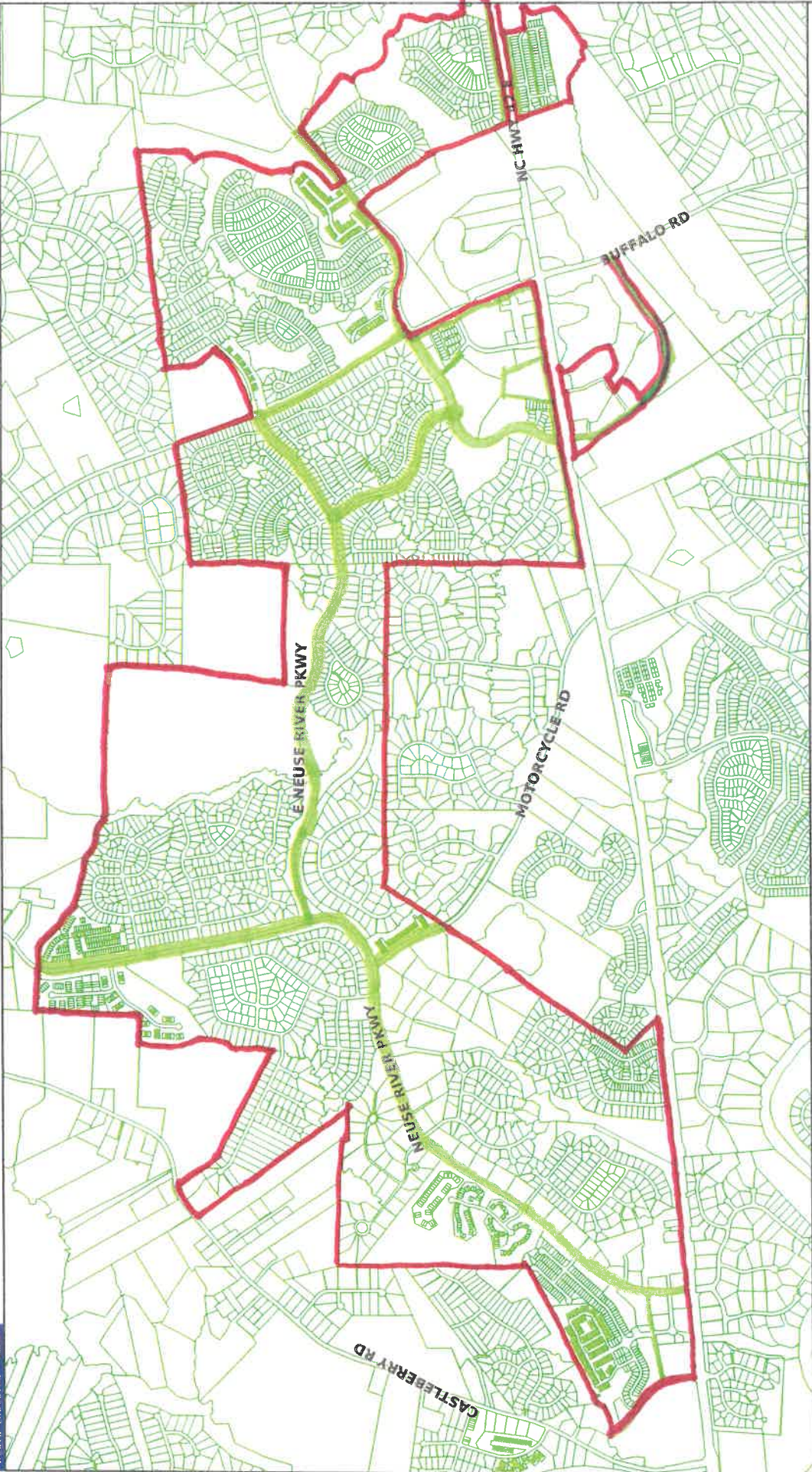
Flowers Plantation Foundation Reserve Funds Proposed 2021

	Interest Earned	Contributions/ Withdrawals	Berm Rotation	Streets Fund & ENRP	Walking Trails
Beginning Balance Jan 1 2019		\$ 324,508.04			
Contributions to Reserves		132,000.00			
Deposits from closings - ENRP		24,000.00			
Interest Earned for 2019	1,140.22				
Berm Rotation: North Farm (160 Cubic Yards)		-6,240.00			
Berm Rotation: North Farm Cottages (172 Cubic Yards)		-6,708.00			
Berm Rotation: Lakeside Townes (144 Cubic Yards)		-5,616.00			
Berm Rotation: Trillium Berm (180 Cubic Yards) EAST		-7,020.00			
Berm Rotation: HWY 42 Berm (200 Cubic Yards)		-7,800.00			
West End Walking Trails Resurfacing: Post Office to Plantation Point		-94,977.35			
Ending Balance at 12/31/2019		\$ 353,286.91			
Beginning Balance Jan 1 2020		\$ 353,286.91	\$ 179,848.38	\$ 164,973.96	\$ 8,464.57
Capital Reserve Contributions to Pedestrian Trails		75,000.00			75,000.00
Capital Reserve Contributions to Berm Rotations / Mulch		100,000.00	100,000.00		
Capital Reserve Contributions to Foundation Streets Fund		100,000.00		100,000.00	
		275,000.00	100,000.00	100,000.00	75,000.00
East Neuse River Parkway Deposits for New Home Sales from Neighborhoods connecting to ENRPrkway @ \$500 per lot (West Ashley, South Quarter, The Nine, NW13)		6,000.00		6,000.00	
Interest Earned from Capital Reserve Accounts	400.00		200.00	170.00	30.00
Transfer in from Village Dissolution Walking Trails		143,239.28			143,239.28
Transfer in from Village Dissolution Street Fund		32,503.00		32,503.00	
Transfer in from Village Dissolution Berm Rotation		102,513.23	102,513.23		
Berm Rotation: West End seeding/matting roadside turf		-13,468.00	-13,468.00		
Berm Rotation: Buffalo Rd west side DWI past Trillium Berm (305 cubic yards)		-11,285.00	-11,285.00		
Berm Rotation: Plantation Pointe (493 cubic yards)		-18,241.00	-18,241.00		
Berm Rotation: Lakeside Townes (96 cubic yards)		-3,552.00	-3,552.00		
West End Walking Trails Resurfacing: Plantation to Lakeside Townes deferred		0.00			
Projected Ending Balance at 12/31/2020		\$ 866,396.42	\$ 336,015.61	\$ 303,646.96	\$ 226,733.85
Beginning Balance Jan 1 2021		\$ 866,396.42	\$ 336,015.61	\$ 303,646.96	\$ 226,733.85
Capital Reserve Contributions to Pedestrian Trails		0.00			0.00
Capital Reserve Contributions to Berm Rotations / Mulch		35,000.00	35,000.00		
Capital Reserve Contributions to Foundation Streets Fund		35,000.00		35,000.00	
		70,000.00	35,000.00	35,000.00	0.00
Foundation Streets Deposits for New Home Sales from New Neighborhoods startups Dec, 2020 @ \$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		12,500.00		12,500.00	
Interest Earned from Capital Reserve Accounts	500.00		250.00	200.00	50.00
Berm Rotation: Mill Creek West (335 cubic yards)		-13,400.00	-13,400.00		
Berm Rotation: North Farm (160 cubic yards)		-6,400.00	-6,400.00		
Berm Rotation: North Farm Cottages (125 cubic yards)		-5,000.00	-5,000.00		
Berm Rotation: Evergreen (100 cubic yards)		-4,000.00	-4,000.00		
Berm Rotation: Savannah Lane (60 cubic yards)		-2,400.00	-2,400.00		
West End Walking Trails Resurfacing: Plantation Pointe to end of Lakeside Townes		-153,600.00			-153,600.00
West End Walking Trails Resurfacing: Walker Woods ent to S Murphy Rd		-46,800.00			-46,800.00
Projected Ending Balance at 12/31/2021		\$ 782,796.42	\$ 340,065.61	\$ 416,346.96	\$ 26,383.85



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Flowers Plantation Foundation map

Scale: 1:16327 - 1 in. = 1360.56 feet
(The scale is only accurate when printed landscape on a 11 x 17 size sheet with no page scalings.)

FP Foundation maintained roads, buffers, walking trails/sidewalks

Johnston County GIS
November 17, 2020