



# FLOWERS PLANTATION

November 30, 2021

Re: 2021 and 2022 Flowers Plantation Budgets

Dear Flowers Plantation Resident:

You will find enclosed budgets and financials year to date and projected expenses and income for 2022.

We will as well, send to your homeowners' president and the management company an audit of 2021 in first quarter of 2022. Our audit company is Mark Vitek, CPA; Raleigh, N.C.

The growth of families is rapidly expanding. Of 7,790 families, we have achieved approximately 5000 and we expect over another 1400 families in the next three years.

The concentrated growth is now moving to the Flowers Crossroads area of the four lakes. Pedestrian walking and golf cart pathways are being added for your outdoor enjoyment. The west end of our communities may now walk the entire length to the east end at the Flowers Crossroads for shopping, biking, golf carting.

The additional amenities mean additional maintenance expense, however, approximately 350-400 families join the annual dues paying communities at our current rate of new home sales.

For communities with gated entrances: Please know these gates were installed by the Declarant and dedicated to each homeowners' association for maintenance. The Flowers Plantation Foundation is not involved in the repairs and maintenance. Secure Access, Mike Taylor, installed these gates and gave instruction to the board of directors for each neighborhood. In the event of malfunction, residents should immediately contact the president of the homeowners' association, the management company for your community or the telephone number for Secure Access which is located at your gate.

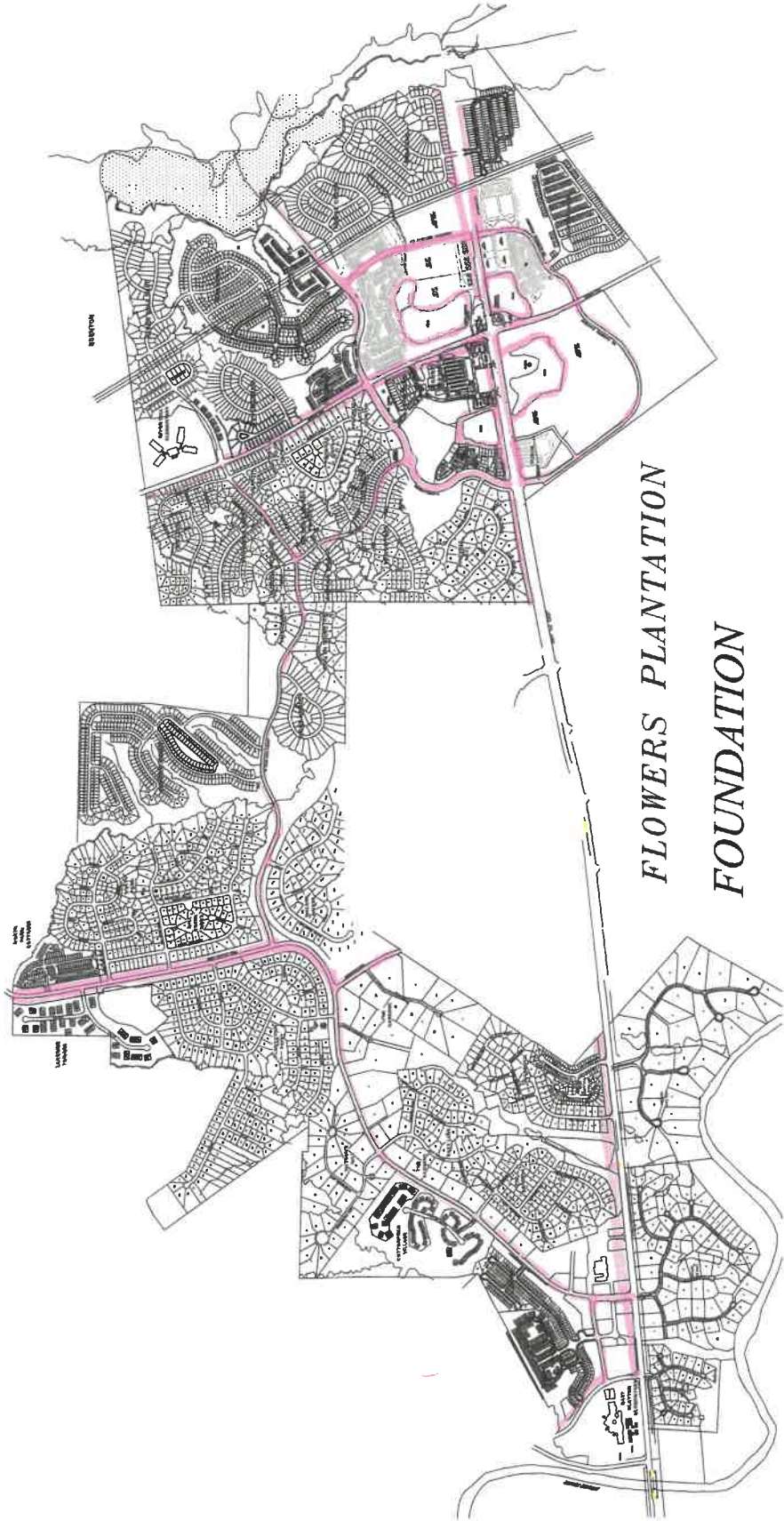
The annual dues for 2022 is \$210., per resident and is paid to your homeowners' association, who in exchange sends one check for the number of families in your neighborhood to the Flowers Plantation Foundation.

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](http://www.FlowersPlantation.com) website, as it holds much information for residents. For a question in which you cannot get an answer, send your contact information to [Info@FlowersPlantation.com](mailto:Info@FlowersPlantation.com). Also, if you wish to be included in our monthly newsletter, please send your email address to: [Info@FlowersPlantation.com](mailto:Info@FlowersPlantation.com).

Have a safe and Happy Holiday! Our best wishes for 2022.

Sincerely,

M. Reid Stephenson-CEO Flowers Plantation



*FLOWERS PLANTATION  
FOUNDATION*

*Areas of Maintenance*