



**TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
Tuesday, October 27, 2020**

Meeting conducted via "Zoom"

CALL TO ORDER:

Bart Rovins called the meeting to order at 3:00 p.m.

ESTABLISH QUORUM

A quorum was established with seven of seven members present:

Bart Rovins	Rob D'Angelo
Joseph Frangipane	Wayne Maruna
Jazz Woodward	Jonathan Foster
Gordy Barnes	

Krista Elliott represented CAMS - Community Association Management Services
Perry Caswell represented Taberna Architectural Control Committee (ACC) for Dick Turner.

Bart moved that we accept the September Minutes as submitted. Wayne seconded. Motion was unanimously approved.

COMMITTEE REPORTS

Architectural Control:

The following is ACC's report:

There was a total of seven (7) Architectural Change Requests:

- 1 Construct screened-in porch over patio
- 1 Whole house generator
- 1 Enclose existing screened-in porch
- 1 Shutter & front door color change
- 3 Tree removals

Building & Grounds:

Gordy discussed the following areas:

- Landscape Contracts – Gordy has reviewed and cleaned-up verbiage within the contracts to allow them to extend through 2022
- Todd Denson Park Dog Park Pavilion – Lumber prices have increased to \$2,722, with the expectation it will continue to increase before next year. Would likely to begin project after the Holidays.

- Front Entrance – Nothing new has been heard from the ROW appraisers, re: US-70 Condemnation. The ironwork can be saved and stored at TDP or at an Outdoor Storage area (Gordy will make some calls to get the lowest charge). Gordy believes that volunteers will be able to take down the ironwork.
- Lots at 216 and 512 Neuchatel need clean-up. Owners will be contacted, re: clean-up.
- Taberna Townes foundations require painting and caulking at an additional cost of \$600 to the authorized \$6,300 expenditure for painting. Joe motioned to accept the \$600 quote from New Bern Painting & Construction for this additional amount. Gordy seconded. Motion was unanimously approved.

OFFICERS' REPORTS

Vice President:

Rob D'Angelo reported that there was no new news from the Bank or Railroad, re: Battlefield Trail and the effect on Taberna Townes homeowners.

Treasurer:

Wayne Maruna summarized the HOA Financials through September 30, 2020. Taberna Master Account balance at the end of September amounts to \$201,902. The number of unpaid billings for mailboxes and flags increased. Krista will follow-up with letters and/or emails. The Master Replacement Fund is being incremented by \$900 per month and stands at \$175,800 as of the end of September. The Emergency Fund is being incremented by \$1,300 per-month and as of 9/30 has a balance of \$62,800. The goal is to maintain an Emergency Fund of \$75,000.

Joe motioned to set the Emergency Fund goal at \$75,000. Wayne Seconded. Passed unanimously.

See attached full Treasurer's report.

Annual Budgets

Joe made a motion to accept the 2021 Taberna Master Association Budget and to offset increased expenses, the Annual Common Assessment be increased by \$10 per-homeowner/ lot; \$310, \$335 lake front property. Jazz seconded. Motion was unanimously approved. See attached 2021 Budgets.

Joe discussed the Taberna Sub-community Supplemental Assessment and motioned for their approval. Rob seconded. Motion was unanimously approved. See attached Budgets for subcommunities. Dues are to be adjusted as follows:

- Taberna Townes – \$2,275 per-homeowner/ per-year, no increase
- Taberna Landing – \$1,160 per-homeowner/ per-year, no increase
- One Taberna Way - \$4,600 per-homeowner/ per-year \$100 increase
- Boleyn Creek - \$970 per-homeowner/ per-year \$20 increase
- Abbington Woods –\$762 per-homeowner/ per-year no increase

CAMS Manager Report:

Krista discussed the following action items:

- Joe reviewed the 2019 Audit and Federal & NC Tax Returns; they were signed on October 2nd
 - Federal taxes due, \$1,100 increase from 2018 as a result of greater interest income on bank deposits; homeowner account interest
 - Financial Audit findings are consistent with 2018; no irregularities found. Copy is included in these Minutes
 - Bart motioned to accept the Audit and Tax Returns. Gordy seconded. Unanimously approved
- Accounts with Union Bank have been closed, with the funds having been transferred to CIT Bank. The two CD's with Union will mature in December with similar action to be undertaken
- Krista checking to see if water credit has been processed
- CAMS cannot process ACH payments
- Annual Meeting Announcement will be mailed to all homeowners on October 28th

President's Comments:

Bart stated that the Annual Meeting which will be virtual on the "Zoom" Platform. The meeting will be limited to one (1) hour.

OLD BUSINESS

Jonathan presented several options, re: Cloud Storage of documents, emails, etc. It was the Board's consensus that we consider the G-Suite Business Standard for \$12 per-user/ per-month. Jonathan and Wayne are looking into how many accounts will be needed.

Bart requested that Joe and Jonathan research a Webmaster for the association and get back to the board.

NEW BUSINESS

None

EXECUTIVE SESSION

111 Montreux Lane – Perry Caswell discussed impervious surface infraction. Homeowner removed patio pavers and replaced with 1,200 square feet of concrete patio. Without the patio concrete, homeowner had already used 5,990 square feet of the 6,000 square feet maximum of impervious surface. ARC sent a letter to deny the project. CAMS will follow-up with normal process suggesting homeowner request a variance with NCDNR.

ADJOURNMENT

There being no further business, Jazz Woodward moved to adjourn the meeting. Seconded by Wayne. Motion carried unanimously at 4:55 p.m.

Approved by the Board of Directors:

Submitted by: Jazz Woodward Approved by: Bart Rovins
Jazz Woodward, Secretary Bart Rovins, President
Date: November 17, 2020 Date: November 17, 2020

NEXT MEETING

The next meeting of the Taberna HOA Board of Directors is scheduled for Tuesday, November 17th at 3:00 p.m.

Taberna Master Homeowner's Association
Treasurer's Report - Month Ending September 30, 2020

Assets & Liabilities

On the following pages we have provided Balance Sheets for the Master HOA and its Sub-Communities. These compare month-end September to month-end August and make note of any substantive changes out of the ordinary. Because the annual HOA assessment is payable in January, cash amounts decline throughout the balance of the year as assessment funds are used to pay operating expenses. The Sub-Communities also bill for supplemental dues at the start of each quarter.

Minor changes were seen in Accounts Receivable (A/R) balances as noted below. Other balance sheet changes were mainly due to timing (e.g. prepaids) and were also minor. Operating assets less liabilities in the Master account at 9/30/20 net to \$202K. Net operating expenses budgeted for October through December total \$53K, and budgeted transfers from the operating account to the reserves amount to \$13K, leaving a projected \$136K in the Y/E operating fund.

Delinquencies

Total Accounts Receivable in the sub-communities decreased by \$1,348 while the total for Taberna Master increased by \$832 chiefly due to \$750 in new compliance fines levied and \$120 in additional late fees. Fines account for 58% of the Master total, up from 55% last month. Of the 11 accounts under \$100 on Master, ten are for mailbox fees or mailbox flags.

Accounts Receivable Aging							
Community	August 31, 2020			September 30, 2020			Notes
	Income	AR Bal	Pct	Income	AR Bal	Pct	
Taberna Master	\$ 241,125	\$ 9,421	3.91%	\$ 241,125	\$ 10,253	4.25%	17 accts, 11 <\$100. Fines \$6K, Fees \$2.4K Assessments \$1.6K, Interest/Misc \$0.3K 6 Accts with attorneys
Abbingtion Woods	\$ 35,433	\$ 1,321	3.73%	\$ 35,433	\$ 1,100	3.11%	1 Acct. Assessments \$0.4K, Fees \$0.6K, Interest \$0.1K. 1 Attorney action
Boleyn Creek	\$ 17,100	\$ 295	1.72%	\$ 17,100	\$ 318	1.86%	1 Acct. Assessments \$.2K
One Taberna Way	\$ 54,000	\$ 2,512	4.65%	\$ 54,000	\$ 1,361	2.52%	2 Accts. Assessments \$1.2K, Fees \$0.1K
Taberna Landing	\$ 5,220	\$ -	0.00%	\$ 5,220	\$ -	0.00%	
Taberna Townes	\$ 6,825	\$ -	0.00%	\$ 6,825	\$ -	0.00%	
Total	\$ 359,703	\$ 13,548	3.77%	\$ 359,703	\$ 13,032	3.62%	

Replacement and Emergency Funds

The Master Replacement Fund is being incremented by \$0.9K per month and stands at \$175.8K as of the end of September. The Emergency Fund is being incremented by \$1.3K per month and as of 9/30 has a balance of \$62.8K. We also have \$14.6K in funds from the state's condemnation of the fence at the front of the development, taken to make room for the Hwy 70 project. That money has been earmarked to be used for any

replacement structures when the highway project ends. It currently resides in the replacement fund as an addition to the \$175.8K mentioned above.

Taberna Master Bal Sht	September 30, 2020			August 31, 2020			Change			Notes
	Operating	Reserve	Emergency	Operating	Reserve	Emergency	Operating	Reserve	Emergency	
Assets:										
Cash	215,395	175,828	63,997	231,682	175,114	62,606	(16,287)	713	1,391	
A/R	10,253	-	-	9,421	-	-	832	-	-	
Other Receivables	-	-	-	-	-	-	-	-	-	
Interfund Receivable	(13,453)	14,600	(1,147)	(13,143)	14,289	(1,147)	(311)	311	-	
Prepays	1,200	-	-	400	-	-	800	-	-	
Mailbox Inventory	248	-	-	262	-	-	(15)	-	-	
Ttl Assets	213,642	190,428	62,851	228,622	189,404	61,459	(14,980)	1,024	1,391	
Liabilities;										
Accounts Payable	2,143	-	-	1,038	-	-	1,104	-	-	
Accrued Expenses	-	-	-	-	-	-	-	-	-	
Prepaid Assessments	7,597	-	-	7,529	-	-	69	-	-	
Construction Deposits	2,000	-	-	2,000	-	-	-	-	-	
Ttl Current Liab.	11,740	-	-	10,567	-	-	1,173	-	-	
Assets Less Liabilities	201,902	190,428	62,851	218,055	189,404	61,459	(16,153)	1,024	1,391	
Funds:										
Reserves		167,028	52,150		167,028	52,150	-	-	-	
Prior Accum Net	141,901	-	-	141,901	-	-	-	-	-	
Net Income/(Loss)	60,001	23,400	10,701	76,154	22,376	9,309	(16,153)	1,024	1,391	
Total Fund Balances	201,902	190,428	62,851	218,055	189,404	61,459	(16,153)	1,024	1,391	

Abbington Woods Bal Sht	September 30, 2020		August 31, 2020		Change		Notes
	Operating	Reserve	Operating	Reserve	Operating	Reserve	
Assets:							
Cash	22,039	46,724	23,527	46,730	(1,488)	(6)	
A/R	1,100	-	1,321	-	(221)	-	
Ttl Assets	23,139	46,724	24,848	46,730	(1,709)	(6)	
Liabilities:							
Accounts Payable	-	-	33	-	(33)	-	
Accrued Expenses	3,790	-	3,790	-	-	-	
Prepaid Assessments	6,239	-	4,099	-	2,140	-	
Ttl Current Liab.	10,029	-	7,922	-	2,107	-	
Assets Less Liabilities	13,110	46,724	16,926	46,730	(3,816)	(6)	
Funds:							
Replacement Reserves		45,741		45,741	-	-	
Prior Accum Net	11,987	-	11,987	-	-	-	
Net Income/(Loss)	1,123	984	4,939	990	(3,816)	(6)	
Total Fund Balances	13,110	46,724	16,926	46,730	(3,816)	(6)	

Boleyn Creek Bal Sht	September 30, 2020		August 31, 2020		Change		Notes
	Operating	Reserve	Operating	Reserve	Operating	Reserve	
Assets:							
Cash	14,488	11,696	14,845	11,695	(357)	1	
A/R	<u>318</u>	<u>-</u>	<u>295</u>	<u>-</u>	<u>24</u>	<u>-</u>	
Ttl Assets	14,806	11,696	15,139	11,695	(333)	1	
Liabilities:							
Accounts Payable	-	-	1	-	(1)	-	
Accrued Expenses	1,754	-	1,754	-	-	-	
Prepaid Assessments	<u>2,970</u>	<u>-</u>	<u>1,545</u>	<u>-</u>	<u>1,425</u>	<u>-</u>	
Ttl Current Liab.	4,724	-	3,300	-	1,424	-	
Assets Less Liabilities	<u>10,082</u>	<u>11,696</u>	<u>11,839</u>	<u>11,695</u>	<u>(1,757)</u>	<u>1</u>	
Funds:							
Replacement Reserves		10,960		10,960	-	-	
Prior Accum Net	9,401	-	9,401	-	-	-	
Net Income/(Loss)	<u>681</u>	<u>736</u>	<u>2,438</u>	<u>735</u>	<u>(1,757)</u>	<u>1</u>	
Total Fund Balances	<u>10,082</u>	<u>11,696</u>	<u>11,839</u>	<u>11,695</u>	<u>(1,757)</u>	<u>1</u>	
One Taberna Way Bal Sht	September 30, 2020		August 31, 2020		Change		Notes
	Operating	Reserve	Operating	Reserve	Operating	Reserve	
Assets:							
Cash	19,433	37,848	12,325	37,837	7,107	11	
A/R	1,361	-	3,142	-	(1,781)	-	
Interfund Receivable	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Ttl Assets	20,793	37,848	15,467	37,837	5,326	11	
Liabilities:							
Accounts Payable	-	-	1	-	(1)	-	
Accrued Expenses	-	-	-	-	-	-	
Prepaid Assessments	<u>7,949</u>	<u>-</u>	<u>1,162</u>	<u>-</u>	<u>6,787</u>	<u>-</u>	
Ttl Current Liab.	7,949	-	1,163	-	6,786	-	
Assets Less Liabilities	<u>12,844</u>	<u>37,848</u>	<u>14,304</u>	<u>37,837</u>	<u>(1,460)</u>	<u>11</u>	
Funds:							
Replacement Reserves		40,333		40,333	-	-	
Prior Accum Net	13,794	-	13,794	-	-	-	
Net Income/(Loss)	<u>(949)</u>	<u>(2,485)</u>	<u>510</u>	<u>(2,496)</u>	<u>(1,460)</u>	<u>11</u>	
Total Fund Balances	<u>12,844</u>	<u>37,848</u>	<u>14,304</u>	<u>37,837</u>	<u>(1,460)</u>	<u>11</u>	

Taberna Landing Bal Sht	September 30, 2020		August 31, 2020		Change		Notes
	Operating	Reserve	Operating	Reserve	Operating	Reserve	
Assets:							
Cash	3,061	19,620	2,653	19,618	407	2	
A/R	-	-	-	-	-	-	
Ttl Assets	3,061	19,620	2,653	19,618	407	2	
Liabilities:							
Accounts Payable	-	-	231	-	(231)	-	
Accrued Expenses	-	-	-	-	-	-	
Prepaid Assessments	870	-	-	-	870	-	
Ttl Current Liab.	870	-	231	-	639	-	
Assets Less Liabilities	2,191	19,620	2,422	19,618	(232)	2	
Funds:							
Replacement Reserves	-	17,485	-	17,485	-	-	
Prior Accum Net	4,699	-	4,699	-	-	-	
Net Income/(Loss)	(2,508)	2,135	(2,276)	2,133	(232)	2	
Total Fund Balances	2,191	19,620	2,422	19,618	(232)	2	
Taberna Townes Bal Sht	September 30, 2020		August 31, 2020		Change		Notes
	Operating	Reserve	Operating	Reserve	Operating	Reserve	
Assets:							
Cash	3,214	12,189	2,310	12,188	904	1	
A/R	-	-	2	-	(2)	-	
Interfund Balances	-	-	-	-	-	-	
Prepaid Expense	1,138	-	-	-	1,138	-	
Ttl Assets	4,352	12,189	2,312	12,188	2,040	1	
Liabilities:							
Accounts Payable	-	-	-	-	-	-	
Accrued Expenses	-	-	-	-	-	-	
Prepaid Assessments	-	-	-	-	-	-	
Ttl Current Liab.	-	-	-	-	-	-	
Assets Less Liabilities	4,352	12,189	2,312	12,188	2,040	1	
Funds:							
Replacement Reserves	-	9,174	-	9,174	-	-	
Prior Accum Net	1,072	-	1,072	-	-	-	
Net Income/(Loss)	1,005	3,014	1,237	3,013	(232)	1	
Total Fund Balances	2,077	12,189	2,309	12,188	(232)	1	

Taberna Master Homeowner's Association
Treasurer's Report – Month Ending September 30, 2020

Income and Expenses

Following are income and expense statements for the Taberna HOA Master and each of the Sub-Communities. These compare September month and YTD actuals to budgets. Variances of significance show brief explanatory notes. Across the six entities (master plus five subs), net operating variance for September was favorable by \$3.6K, bringing the YTD variance to +\$1.8K or about 3% favorable to Budget. However, this is inclusive of fees and fines which assume full collectability. Another way to view performance is total operating expense compared to budget. There for the six entities we are over budget by \$9.8K, with \$7.7K in the Master, including variances of -\$2.9K for Legal fees (\$7.1K related to Taberna Townes), -\$2.5K in Grounds Expenses, including \$8.2K for natural area clean-up, and unbudgeted trash removal of \$2.4K. A \$3K expense for audit fee and taxes, budgeted for June, has also not yet been charged.

Taberna Master	Revenue & Expenses							Notes
	September			Year To Date			Annual	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	
Operating Income:								
Assessments	-	-	-	241,125	241,125	-	241,125	
Less Repl. Reserves	(900)	(900)	-	(8,100)	(8,100)	-	(10,800)	
Less Emer. Reserves	(1,335)	(1,333)	(2)	(12,013)	(12,000)	(13)	(16,000)	
Fees	799	400	399	10,053	3,600	6,453	4,800	
Other	64	-	64	3,526	-	3,526	-	
Net Revenues	(1,372)	(1,833)	461	234,591	224,625	9,966	219,125	
Operating Expenses:								
Management Fees	3,774	3,665	(110)	33,966	32,981	(986)	43,974	
Legal Expense	743	750	8	9,694	6,750	(2,944)	9,000	YTD Taberna Townes issue \$7.1K
Insurance	-	-	-	7,211	6,250	(961)	6,250	
Office Rent/Maint	400	400	-	3,600	3,600	-	4,800	
All Other Admin Exp	361	425	64	9,766	11,810	2,044	15,230	No Neighborhood Watch expense vs \$2K budget
Grounds Expenses	8,775	11,216	2,441	103,445	100,944	(2,501)	134,592	Unbudgeted March area cleanup \$8.2K
Utilities	729	600	(129)	6,908	4,550	(2,358)	6,200	YTD Unbudgeted trash removal \$2.4K YTD
Total Expense	14,781	17,055	2,275	174,590	166,884	(7,706)	220,046	
Operating Net	(16,153)	(18,889)	2,736	60,001	57,741	2,260	(921)	
Replacement Reserves:								
Income Transfers In	900	900	-	8,100	8,100	-	10,800	
Interest	124	-	124	1,407	-	1,407	-	
NC Compensation Hwy70	-	-	-	14,600	-	14,600	-	
- Expenditures	-	-	-	708	-	(708)	-	
Net Replacement Rsvrs	1,024	900	124	23,400	8,100	15,300	10,800	
Emergency Reserves:								
Income Transfers In	1,335	1,333	2	12,013	12,000	13	16,000	
Interest	56	-	56	513	-	513	-	
- Expenditures	-	-	-	1,825	-	(1,825)	-	
Net Emergency Rsvrs	1,391	1,333	58	10,701	12,000	(1,299)	16,000	

Abbington Woods	Revenue & Expenses							Notes
	September			Year To Date			Annual	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	
Operating Income:								
Assessments	-	-	-	35,433	35,433	-	47,244	
Less Mo. Reserves	-	-	-	(873)	(873)	-	(1,164)	
Fees	26	-	26	767	-	767	-	
Net Revenues	26	-	26	35,327	34,560	767	46,080	
Operating Expenses:								
Admin. Exp.	52	-	(52)	94	100	6	150	
Landscape Contract	3,790	3,790	-	34,110	34,110	-	45,480	
Landscape Misc	-	38	38	-	338	338	450	
Total Expense	3,842	3,828	(14)	34,204	34,548	344	46,080	
Operating Net	(3,816)	(3,828)	12	1,123	13	1,111	-	
Reserves:								
Assessment Income			-	873	873	-	1,164	
Other (Interest)	13		13	130	-	130	-	
- Expenditures	19		19	19	-	19	-	
Net Reserves	(6)	-	(6)	984	873	111	1,164	
Boleyn Creek	Revenue & Expenses							Notes
	September			Year To Date			Annual	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	
Operating Income:								
Assessments	-	-	-	17,100	17,100	-	22,800	
Less Mo. Reserves	-	-	-	(720)	(720)	-	(960)	
Fees	24	-	24	395	-	395	-	
Net Revenues	24	-	24	16,775	16,380	395	21,840	
Operating Expenses:								
Admin. Exp.	27	-	(27)	57	75	18	100	
Landscape Contract	1,754	1,755	1	15,786	15,795	9	21,060	
Landscape Misc	-	100	100	250	700	450	700	
Total Expense	1,781	1,855	74	16,093	16,570	477	21,860	
Operating Net	(1,757)	(1,855)	98	681	(190)	871	(20)	
Reserves:								
Assessment Income	-	-	-	720	720	-	960	
Other (Interest)	1	-	1	16	-	16	-	
- Expenditures	-	-	-	-	-	-	-	
Net Reserves	1	-	1	736	720	16	960	

One Taberna Way	Revenue & Expenses							Notes
	September			Year To Date			Annual	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	
Operating Income:								
Assessments	-	-	-	54,000	54,000	-	72,000	
Less Addl. Reserves	-	-	-	(21,600)	(21,600)	-	(28,800)	
Less Mo. Reserves	-	-	-	(10,146)	(10,146)	-	(13,528)	
Fees	57	-	57	406	-	406	-	
Net Revenues	57	-	57	22,660	22,254	406	29,672	
Operating Expenses:								
Admin. Exp.	42	-	(42)	75	100	25	150	
Legal Exp.	-	-	-	-	200	200	200	
Building Maint.	(200)	-	200	2,100	4,000	1,900	5,000	
Landscape Contract	1,475	1,450	(25)	13,225	13,050	(175)	17,400	
Landscape Misc	-	547	547	8,210	4,920	(3,290)	6,560	YTD unbudgeted tree removal in May \$3.2K
Utilities	200	-	(200)	-	-	-	-	Trash pickup acctg error, CAMS fix from August
Total Expense	1,517	1,997	479	23,610	22,270	(1,340)	29,310	
Operating Net	(1,460)	(1,997)	537	(949)	(16)	(933)	362	
Reserves:								
Assessment Income	-	-	-	31,746	31,746	-	42,328	
Other (Interest)	11	-	11	99	-	99	-	
- Expenditures	-	-	-	34,330	-	(34,330)	-	Reroof building in March
Net Reserves	11	-	11	(2,485)	31,746	(34,231)	42,328	
Taberna Landing								
Revenue & Expenses								
	September			Year To Date			Annual	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Notes
Operating Income:								
Assessments	-	-	-	5,220	5,220	-	6,960	
Less Mo. Reserves	-	-	-	(2,109)	(2,109)	-	(2,812)	
Fees	-	-	-	-	-	-	-	
Net Revenues	-	-	-	3,111	3,111	-	4,148	
Operating Expenses:								
Admin. Exp.	2	-	(2)	10	50	40	50	
Landscape Contract	230	280	50	2,070	2,520	450	3,360	
Landscape Misc	-	-	-	3,539	500	(3,039)	500	Pear tree pruning, shrubs, pine straw J-F
Total Expense	232	280	48	5,619	3,070	(2,549)	3,910	
Operating Net	(232)	(280)	48	(2,508)	41	(2,549)	238	
Reserves:								
Assessment Income	-	-	-	2,109	2,109	-	2,812	
Other (Interest)	2	-	2	26	-	26	-	
- Expenditures	-	-	-	-	-	-	-	
Net Reserves	2	-	2	2,135	2,109	26	2,812	

Taberna Townes	Revenue & Expenses							Notes
	September			Year To Date			Annual	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	
Operating Income:								
Assessments	-	-	-	6,825	6,825	-	9,100	
Less Reserves	-	-	-	(3,000)	(3,000)	-	(4,000)	
Fees	-	-	-	39	-	39	-	
Net Revenues	-	-	-	3,864	3,825	39	5,100	
Operating Expenses:								
Admin. Exp.	2	-	(2)	13	50	37	50	
Building Maint.	-	125	125	-	1,125	1,125	1,500	
Landscape Contract	230	237	7	2,070	2,130	60	2,840	
Landscape Misc	-	63	63	775	563	(213)	750	YTD Hard pruning, pine straw \$625 in Feb.
Total Expense	232	424	193	2,858	3,868	1,009	5,140	
Operating Net	(232)	(424)	193	1,005	(43)	1,048	(40)	
Reserves:								
Assessment Income	-	-	-	3,000	3,000	-	4,000	
Other (Interest)	1	-	1	14	-	14	-	
- Expenditures	-	-	-	-	-	-	-	
Net Reserves	1	-	1	3,014	3,000	14	4,000	

2021 Taberna HOA Budgets

TABERNA MASTER HOMEOWNERS ASSOCIATION					
				November 1, 2020	
TABERNA COMMUNITY (802 Homes/ Lots)					
		2019	2020	2020	2021
		Actuals	Budget	Forecast	Budget
Annual Common Assessment		\$300 - \$325	\$300 - \$325	\$300 - \$325	\$310 - \$335
G/L Code	General Ledger Description				
Operating Income					
4000	Assessment Income	\$ 240,800	\$ 241,125	\$ 241,125	\$ 249,145
4009	Transfer to Replacement Fund	\$ (13,500)	\$ (10,800)	\$ (10,800)	\$ (10,800)
4010	Transfer to Emergency Fund	\$ (16,000)	\$ (16,000)	\$ (16,000)	\$ (8,000)
4200	Administrative Collection Fees	\$ 795	\$ -	\$ 600	\$ -
4219	Attorney Collection Fees	\$ 1,895	\$ -	\$ 2,750	\$ -
4245	Interest Income - Owner Accounts	\$ 533	\$ 1,800	\$ 400	\$ 1,000
4250	Late Fee Income	\$ 2,332	\$ 3,000	\$ 1,800	\$ 1,800
4800	Bank Interest	\$ 2,269	\$ -	\$ 500	\$ 500
4840	Miscellaneous Income	\$ 2,305	\$ -	\$ 3,000	\$ -
Total Operating Income		\$ 221,429	\$ 219,125	\$ 223,375	\$ 233,645
Operating Expense					
Administrative					
5000	Audit & Tax Prep	\$ 2,500	\$ 3,250	\$ 3,250	\$ 3,250
5004	Administrative Expense	\$ 4,069	\$ 3,000	\$ 4,500	\$ 3,000
5008	Annual Invoice & Meeting Mailing	\$ 4,647	\$ 1,200	\$ 4,800	\$ 4,825
5020	Bad Debt Expense	\$ 350	\$ 1,000	\$ 400	\$ 1,000
5034	Communications	\$ 4,750	\$ -	\$ -	\$ -
5038	Rental & Maintenance of HOA Office	\$ 5,200	\$ 4,800	\$ 4,800	\$ 4,800
5040	Insurance	\$ 8,711	\$ 6,250	\$ 7,211	\$ 7,200
5056	Legal Expense	\$ 10,392	\$ 9,000	\$ 12,000	\$ 10,200
5060	Management Fees	\$ 44,474	\$ 43,974	\$ 45,293	\$ 46,647
5065	Directory	\$ 1,203	\$ 3,000	\$ 2,400	\$ 2,400
5070	Neighborhood Watch/ EMT	\$ 128	\$ 2,000	\$ 150	\$ 2,000
5075	Mailbox Inventory	\$ 3,708	\$ -	\$ 2,500	\$ -
5098	Website	\$ 960	\$ 780	\$ 780	\$ 900
5098	Board & Committee Expenses	\$ 2,214	\$ 1,300	\$ 1,000	\$ 1,800
Grounds					
5750	Front Entrance/ Designated Areas Landscaping	\$ 81,736	\$ 80,845	\$ 80,845	\$ 80,845
5751	Taberna Park/ Arbon Green Landscaping	\$ 10,218	\$ 10,600	\$ 10,600	\$ 10,600
5752	Emmen Road/ Common Area Landscaping	\$ 23,179	\$ 34,447	\$ 34,447	\$ 36,196
5754	B&G Miscellaneous Maintenance	\$ 6,959	\$ 8,700	\$ 10,000	\$ 10,000
Utilities					
6222	Common Area Electric	\$ 2,876	\$ 2,400	\$ 3,210	\$ 3,200
6275	Trash Removal	\$ -	\$ -	\$ 3,135	\$ 3,000
6280	Water/ Sewer	\$ 2,056	\$ 3,500	\$ 1,649	\$ 1,800
Total Operating Expense		\$ 218,113	\$ 218,746	\$ 231,970	\$ 233,663
Operating Net Income		\$ 3,315	\$ 379	\$ (8,595)	\$ (18)
Reserve & Emergency Income					
4010	Replacement Fund Transfer	\$ 13,500	\$ 10,800	\$ 10,800	\$ 10,800
4012	Emergency Fund Transfer	\$ 16,000	\$ 16,000	\$ 16,000	\$ 8,000
4800	Interest Income - Replacement	\$ 2,972	\$ -	\$ 2,000	\$ -
4801	Interest Income - Emergency	\$ 624	\$ -	\$ 700	\$ -
4925	Miscellaneous Income - Reserve	\$ -	\$ -	\$ 14,600	\$ -
4840	Miscellaneous Income - Emergency	\$ 27,590	\$ -	\$ -	\$ -
Total Reserve & Emergency Income		\$ 60,686	\$ 26,800	\$ 44,100	\$ 18,800
Reserve & Emergency Expense					
9000	Replacement Expenditures	\$ 18,041	\$ -	\$ 4,000	\$ -
9001	Emergency Expenditures	\$ 48,273	\$ -	\$ 2,000	\$ -
Total Reserve & Emergency Expense		\$ 66,313	\$ -	\$ 6,000	\$ -
Reserve & Emergency Net Income		\$ (5,628)	\$ 26,800	\$ 38,100	\$ 18,800
2021 Notes:					
Revenue -					
• 802 Homes & Lots - 2020 - \$241,125/ 2021 - \$249,145					
Landscaping -					
• Contracts - 2020 - \$125,891/ 2021 - \$127,641					
• Increase in B&G - maintenance of areas adjacent to Common Area					
Legal Fees -					
• Increased activity - Taberna Townes					
Administrative Fees -					
• CAMS yearly increase/ Annual Invoice & Meeting Expense, \$5,000					
Operating Fund -					
• 2020 - Year-end Fund, \$142,000 forecast					
Replacement Reserve Fund -					
• Adequacy of Fund reviewed and confirmed					
• 2020 - Year-end Reserve Fund, \$168,000 forecast					
Emergency Fund -					
• \$75,000 goal achievable by year-end 2022					
Common Assessment: \$10 Increase in 2021; \$310/ \$335 per-Home/ Lot					

2021 Taberna HOA Budgets

TABERNA COMMUNITIES					
				November 1, 2020	
ABBINGTON WOODS (62 residences)					
		2019 Actuals	2020 Budget	2020 Forecast	2021 Budget
Annual Supplemental Assessment		\$940	\$762	\$762	\$762
G/L Code	General Ledger Description				
Operating Income					
4000	Assessment Income	\$ 58,280	\$ 47,244	\$ 47,244	\$ 47,244
4009	Transfer to Replacement Fund	\$ (1,164)	\$ (1,164)	\$ (1,164)	\$ -
4200	Administrative Collection Fees	\$ 270	\$ -	\$ -	\$ -
4219	Attorney Collection Fees	\$ 500	\$ -	\$ -	\$ -
4245	Interest Income - Owners Accounts	\$ 280	\$ -	\$ -	\$ -
4250	Late Fee Income	\$ 980	\$ -	\$ -	\$ -
Total Operating Income		\$ 59,146	\$ 46,080	\$ 46,080	\$ 47,244
Operating Expense					
Administrative					
5004	Administration Expense	\$ -	\$ 150	\$ -	\$ 150
5056	Legal Expense	\$ -	\$ -	\$ -	\$ -
Grounds					
5755	Landscape Contract	\$ 56,688	\$ 45,480	\$ 45,480	\$ 46,380
5765	Landscape Miscellaneous	\$ -	\$ 450	\$ -	\$ 750
Total Operating Expense		\$ 56,688	\$ 46,080	\$ 45,480	\$ 47,280
Operating Net Income		\$ 2,458	\$ -	\$ 600	\$ (36)
Reserve Income					
4010	Replacement Fund Transfer	\$ 1,164	\$ 1,164	\$ 1,164	\$ -
4800	Interest Income - Replacement	\$ 346	\$ -	\$ 375	\$ -
Total Income		\$ 1,510	\$ 1,164	\$ 1,539	\$ -
Reserve Expense					
9000	Replacement Expenditures	\$ -	\$ -	\$ -	\$ -
Total Reserve Expense		\$ -	\$ -	\$ -	\$ -
Reserve Net Income		\$ 1,510	\$ 1,164	\$ 1,539	\$ -
2021 Notes:					
Landscape Contract: Increase, \$45,480-to-\$46,380					
Replacement Reserve: No increase in 2021					
• Replacement Reserve re-baselined in 2019					
• Fence replacement was planned in 2019					
• Repairs in 2017-2020 will continue, "as-needed" basis					
• 2019 evaluation places replacement life at 21 years, 2025					
Supplemental Assessment: No Increase in 2021; \$762 per-home					

2021 Taberna HOA Budgets

TABERNA COMMUNITIES					
				November 1, 2020	
BOLEYN CREEK (24 residences)					
		2019 Actuals	2020 Budget	2020 Forecast	2021 Budget
Annual Supplemental Assessment		\$925	\$950	\$950	\$970
G/L Code	General Ledger Description				
Operating Income					
4000	Assessment Income	\$ 22,800	\$ 22,800	\$ 22,800	\$ 23,280
4009	Transfer to Replacement Fund	\$ (960)	\$ (960)	\$ (960)	\$ (960)
4200	Administrative Collection Fees	\$ 90	\$ -	\$ -	
4219	Attorney Collection Fees	\$ 235	\$ -	\$ -	
4245	Interest Income - Owners Accounts	\$ 87	\$ -	\$ -	\$ -
4250	Late Fee Income	\$ 380	\$ -	\$ -	\$ -
	Total Operating Income	\$ 22,632	\$ 21,840	\$ 21,840	\$ 22,320
Operating Expense					
Administrative					
5004	Administration Expense	\$ -	\$ 100	\$ -	\$ 100
5020	Bad Debt	\$ 129	\$ -	\$ -	\$ -
5056	Legal Expense	\$ 175	\$ -	\$ -	\$ -
Grounds					
5755	Landscape Contract	\$ 21,048	\$ 21,060	\$ 21,060	\$ 21,444
5765	Landscape Miscellaneous	\$ 240	\$ 700	\$ -	\$ 700
	Total Operating Expense	\$ 21,592	\$ 21,860	\$ 21,060	\$ 22,244
	Operating Net Income	\$ 1,040	\$ (20)	\$ 780	\$ 76
Reserve Income					
4010	Replacement Fund Transfer	\$ 960	\$ 960	\$ 960	\$ 960
4800	Interest Income - Replacement	\$ -	\$ -	\$ -	\$ -
	Total Reserve Income	\$ 960	\$ 960	\$ 960	\$ 960
Reserve Expense					
9000	Replacement Expenditures	\$ -	\$ -	\$ -	\$ -
	Total Reserve Expense	\$ -	\$ -	\$ -	\$ -
	Reserve Net Income	\$ 960	\$ 960	\$ 960	\$ 960
2021 Notes:					
Landscape Contract: Increase, \$21,060-to-\$21,444					
Replacement Reserve: No increase in 2021					
<ul style="list-style-type: none"> ▪ Re-baselined in 2019 for top-coat & repaving ▪ Top-coat determination yearly; repair "as-needed" basis ▪ Possible repaving in 2025 					
Supplemental Assessment: Increase in 2021; \$950-to-\$970 per-home (2.1%)					

2021 Taberna HOA Budgets

TABERNA COMMUNITIES				
November 1, 2020				
ONE TABERNA WAY (16 residences)				
	2019 Actuals	2020 Budget	2020 Forecast	2021 Budget
Annual Supplemental Assessment	\$2,562	\$4,500	\$4,500	\$4,600
Operating Income				
4000	\$ 41,800	\$ 72,000	\$ 72,000	\$ 73,600
4008	\$ -	\$ (28,800)	\$ (28,800)	\$ (28,800)
4009	\$ (12,883)	\$ (13,528)	\$ (13,528)	\$ (14,208)
4200	\$ 60	\$ -	\$ 70	
4219	\$ 1,219	\$ -	\$ -	
4245	\$ 245	\$ -	\$ 119	\$ -
4250	\$ 310	\$ -	\$ 160	\$ -
Total Operating Income	\$ 30,751	\$ 29,672	\$ 30,021	\$ 30,592
Operating Expense				
Administration				
5004	\$ -	\$ 150	\$ 82	\$ 150
5056	\$ -	\$ 200	\$ -	\$ 200
Buildings & Grounds				
5400	\$ 510	\$ 5,000	\$ 3,300	\$ 1,250
5755	\$ 17,075	\$ 17,400	\$ 17,400	\$ 24,300
5765	\$ 8,443	\$ 6,560	\$ 9,810	\$ 4,350
Total Operating Expense	\$ 26,028	\$ 29,310	\$ 30,592	\$ 30,250
Operating Net Income	\$ 4,723	\$ 362	\$ (571)	\$ 342
G/L Code	General Ledger Description			
Reserve Income				
4010	Replacement Fund Transfer	\$ 12,883	\$ 13,528	\$ 13,528
4012	Additional Replacement Fund Transfer	\$ -	\$ 28,800	\$ 28,800
4650	Insurance Proceeds - Replacement	\$ 23,346	\$ -	\$ -
4800	Interest Income - Replacement	\$ 746	\$ -	\$ 89
Total Reserve Income		\$ 36,975	\$ 42,328	\$ 42,417
Reserve Expense				
9000	Replacement Expenditures	\$ 102,828	\$ -	\$ 68,660
Total Reserve Expense		\$ 102,828	\$ -	\$ 68,660
Reserve Net Income		\$ (65,853)	\$ 42,328	\$ (26,243)
2021 Notes:				
Landscape Contract: \$23,960-to-\$24,300 increase				
• Application of fungicide & pine straw application inclusive				
Replacement Reserve				
• Replacement Reserve re-baselined in 2019				
• Yearly increase per Replacement Plan; \$13,528-to-\$14,208, 5% escalation per-year				
• Additional 2021 Contribution; maintained at \$28,800 per-year through 2027				
Building Maintenance				
• Caulking of three buildings completed in 2020				
• Caulking not planned in 2021				
• Gutter cleaning \$250 twice per-year				
• Miscellaneous contingency, \$750				
Landscape Miscellaneous				
• Tree and shrub replacement, \$3,600				
• Unplanned expense contingency, \$750				
Supplemental Assessment: Increase in 2021; \$4,500-to-\$4,600 (2.2%)				

2021 Taberna HOA Budgets

TABERNA COMMUNITIES					
				November 1, 2020	
TABERNA LANDING (6 residences)					
		2019 Actuals	2020 Budget	2020 Forecast	2021 Budget
Annual Supplemental Assessment		\$1,160	\$1,160	\$1,160	\$1,160
G/L Code	Description of Account				
Operating Income					
4000	Assessment Income	\$ 6,960	\$ 6,960	\$ 6,960	\$ 6,960
4009	Transfer to Replacement Fund	\$ (2,812)	\$ (2,812)	\$ (2,812)	\$ -
4200	Administrative Collection Fees	\$ 20	\$ -	\$ 8	
4219	Attorney Collection Fees	\$ -	\$ -	\$ -	
4245	Interest Income - Owners Accounts	\$ 28	\$ -	\$ -	\$ -
4250	Late Fee Income	\$ 140	\$ -	\$ -	\$ -
	Total Income	\$ 4,336	\$ 4,148	\$ 4,156	\$ 6,960
Operating Expense					
Administrative					
5004	Administration Expense	\$ -	\$ 50	\$ -	\$ 50
Grounds					
5755	Landscape Contract	\$ 2,640	\$ 3,360	\$ 3,360	\$ 3,775
5765	Landscape Miscellaneous	\$ 290	\$ 500	\$ 3,539	\$ 500
	Total Operating Expense	\$ 2,930	\$ 3,910	\$ 6,899	\$ 4,325
	Operating Net Income	\$ 1,406	\$ 238	\$ (2,743)	\$ 2,635
G/L Code	General Ledger Description				
Reserve Income					
4010	Replacement Fund Transfer	\$ 2,812	\$ 2,812	\$ 2,812	\$ -
4800	Interest Income - Replacement	\$ 30	\$ -	\$ 24	\$ -
	Total Reserve Income	\$ 2,842	\$ 2,812	\$ 2,836	\$ -
Reserve Expense					
9000	Replacement Expenditures	\$ -	\$ -	\$ -	\$ -
	Total Reserve Expense	\$ -	\$ -	\$ -	\$ -
	Reserve Net Income	\$ 2,842	\$ 2,812	\$ 2,836	\$ -
2021 Notes:					
Landscape Contract: Increase \$3,360-to-\$3,775					
Replacement Reserve: \$469 per-home; no increase in 2020					
<ul style="list-style-type: none"> • Re-baselined in 2019 for top-coat & repaving • Top-coat determination yearly; repair "as-needed" basis • Possible repaving in 2037 					
Operating Fund: 2020 Expense exceeded Income					
<ul style="list-style-type: none"> • Year-end 2020, \$0,000, fully depleted • 2021 Net Income, \$2,635, replenishment 					
Supplemental Assessment: No increase in 2021; \$1,160 per-home					

2021 Taberna HOA Budgets

TABERNA COMMUNITIES					
<i>November 1, 2020</i>					
TABERNA TOWNES (4 residences)					
		2019 Actuals	2020 Budget	2020 Forecast	2021 Budget
Annual Supplemental Assessment		\$1,800	\$1,940	\$1,940	\$2,275
G/L Code	Description of Account				
Operating Income					
4000	Assessment Income	\$ 7,760	\$ 9,100	\$ 9,100	\$ 9,100
4009	Transfer to Replacement Fund	\$ (4,000)	\$ (4,000)	\$ (4,000)	\$ (4,600)
4200	Administrative Collection Fees	\$ 20	\$ -	\$ 10	
4219	Attorney Collection Fees	\$ -	\$ -	\$ -	
4245	Interest Income - Owners Accounts	\$ 15	\$ -	\$ 9	\$ -
4250	Late Fee Income	\$ 40	\$ -	\$ 20	\$ -
	Total Income	\$ 3,835	\$ 5,100	\$ 5,139	\$ 4,500
Operating Expense					
Administrative					
5004	Administration Expense	\$ -	\$ 50	\$ 12	\$ 50
Building & Grounds					
5400	Building Maintenance	\$ -	\$ 1,500	\$ -	\$ 650
5755	Landscape Contract	\$ 3,180	\$ 2,840	\$ 2,840	\$ 3,040
5765	Landscape Miscellaneous	\$ 475	\$ 750	\$ 775	\$ 750
	Total Expense	\$ 3,655	\$ 5,140	\$ 3,627	\$ 4,490
	Operating Net Income	\$ 180	\$ (40)	\$ 1,512	\$ 10
G/L Code	General Ledger Description				
Reserve Income					
4010	Replacement Fund Transfer	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,600
4800	Interest Income - Replacement	\$ 7	\$ -	\$ 13	\$ -
	Total Reserve Income	\$ 4,007	\$ 4,000	\$ 4,013	\$ 4,600
Reserve Expense					
9000	Replacement Expenditures	\$ -	\$ -	\$ 6,300	\$ -
	Total Reserve Expense	\$ -	\$ -	\$ 6,300	\$ -
	Reserve Net Total	\$ 4,007	\$ 4,000	\$ (2,287)	\$ 4,600
2021 Notes:	Landscape Contract: Increase \$2,840-to-\$3,040 (pine straw) Replacement Reserve: \$1,000 to \$1,150 increase <ul style="list-style-type: none"> • Replacement Reserve re-baselined in 2020 • Roofing replacement, 2019 estimate, \$46,352 <ul style="list-style-type: none"> • 10-15 years remaining life, 12 year basis used • Escalation at 7.5% per-year; replacement in 2031 • 25-year lifecycle • Painting in 2020 quotation, \$6,300 <ul style="list-style-type: none"> • Escalation at 6.5% per-year • 10-year lifecycle Supplemental Assessment: No increase in 2021; \$2,275 per-home				

TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.

FINANCIAL STATEMENTS

Year Ended

December 31, 2019

L. Douglas Johnson
Certified Public Accountant

TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.

C O N T E N T S

	Page
INDEPENDENT AUDITOR'S REPORT	1
FINANCIAL STATEMENTS	
Balance Sheet	2
Statement of Revenues, Expenses and Changes in Fund Balance	3
Statement of Cash Flows.....	4
Notes to Financial Statements	5 - 7
INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY STATEMENTS.....	8
Statement of Sub-Communities Balance Sheets.....	9
Statements of Sub-Communities Revenues, Expense Changes in Fund Balances	10
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS (UNAUDITED).....	11 - 12

L. DOUGLAS JOHNSON, CPA

CERTIFIED PUBLIC ACCOUNTANT
3012-F S. Elm-Eugene St. § Greensboro, NC 27406
Tel: (336) 303-8833 § Fax: (206) 339-5183

INDEPENDENT AUDITOR'S REPORT

Board of Directors and Members of
Taberna Master Homeowners Association, Inc.

I have audited the accompanying financial statements of Taberna Master Homeowners Association, Inc., which comprise the balance sheet as of December 31, 2019 and the related statements of revenues, expenses and changes in fund balance, and cash flows for the year then ended and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, I express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Opinion

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Taberna Master Homeowners Association, Inc. as of December 31, 2019 and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Supplementary Information on Future Major Repairs and Replacement on pages 11 - 12 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consists of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

L. Douglas Johnson, CPA

September 18, 2020

TABERNA HOMEOWNERS ASSOCIATION, INC.
BALANCE SHEET
December 31, 2019

	Operating Fund	Replacement Fund	Emergency Fund	Total 2019
ASSETS				
Cash and cash equivalents	\$ 283,429	\$ 231,160	25,663	\$ 540,252
Certificates of deposit	-	86,267	-	86,267
Assessments receivable , net of allowance for doubtful accounts of \$1,910	6,161	-	-	6,161
Prepaid expenses	3,807	-	-	3,807
Mailbox inventory	1,758	-	-	1,758
Total assets	\$ 295,155	\$ 317,427	\$ 25,663	\$ 638,245
LIABILITIES AND FUND BALANCE				
Accounts payable	\$ 5,911	\$ -	\$ -	\$ 5,911
Assessments collected in advance	111,444	-	-	111,444
Income taxes payable	1,205	-	-	1,205
Compliance deposits	2,000	-	-	2,000
Total liabilities	120,560	-	-	120,560
Fund Balance	174,595	317,427	25,663	517,685
Total liabilities and fund balance	\$ 295,155	\$ 317,427	\$ 25,663	\$ 638,245

TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE
For the Year Ended December 31, 2019

	<u>Operating</u>	<u>Replacement</u>	<u>Emergency</u>	<u>Total</u>
	<u>Fund</u>	<u>Fund</u>	<u>Fund</u>	<u>2019</u>
Revenues				
Membership assessments	\$ 327,081	\$ 35,319	16,000	\$ 378,400
Insurance claim proceeds	26,346	-	-	26,346
Interest earned	-	7,490	-	7,490
Other income	<u>43,999</u>	<u>-</u>	<u>-</u>	<u>43,999</u>
Total revenues	<u>397,426</u>	<u>42,809</u>	<u>16,000</u>	<u>456,235</u>
Expenses				
General maintenance	511	-	-	511
Landscape maintenance	234,907	-	-	234,907
Mailbox expense	3,708	-	-	3,708
Safety and security	128	-	-	128
Professional fees	15,072	-	-	15,072
Management fee	44,474	-	-	44,474
Insurance	6,299	-	-	6,299
General and administrative	13,176	-	-	13,176
Bad debt expense	2,262	-	-	2,262
Electricity	3,132	-	-	3,132
Water and sewer	2,283	-	-	2,283
Income tax expense	1,205	-	-	1,205
Office rent	4,750	-	-	4,750
Recreational amenities expense	960	-	-	960
Repairs and replacements	<u>-</u>	<u>120,868</u>	<u>49,554</u>	<u>170,422</u>
Total expenses	<u>332,867</u>	<u>120,868</u>	<u>49,554</u>	<u>503,289</u>
Excess (deficiency) of revenues over expenses	64,559	(78,059)	(33,554)	(47,054)
Beginning fund balance	163,039	342,958	58,742	564,739
Transfers between funds	<u>(53,003)</u>	<u>52,528</u>	<u>475</u>	<u>-</u>
Fund balance, ending	<u>\$ 174,595</u>	<u>\$ 317,427</u>	<u>\$ 25,663</u>	<u>\$ 517,685</u>

TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2019

	<u>Operating</u> <u>Fund</u>	<u>Replacement</u> <u>Fund</u>	<u>Emergency</u> <u>Fund</u>	<u>Total</u> <u>2019</u>
Excess (deficiency) of revenues over expenses	\$ 64,559	\$ (78,059)	\$ (33,554)	\$ (47,054)
Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash provided by operating activities:				
(Increase) decrease in:				
Assessments receivable	3,187	-	-	3,187
Prepaid expenses	(1,355)	-	-	(1,355)
Mailbox inventory	1,509	-	-	1,509
Increase (decrease) in:				
Accounts payable	(66)	-	-	(66)
Assessments collected in advance	(50,365)	-	-	(50,365)
Income taxes payable	1,023	-	-	1,023
Compliance deposits	<u>1,000</u>	<u>-</u>	<u>-</u>	<u>1,000</u>
Total adjustments	<u>(45,067)</u>	<u>-</u>	<u>-</u>	<u>(45,067)</u>
Net cash provided by (used by) operating activities	19,492	(78,059)	(33,554)	(92,121)
Cash flows from investing activities:				
Proceeds from certificates of deposit	-	20,268	-	20,268
Interfund transfer	<u>(51,426)</u>	<u>(7,791)</u>	<u>59,217</u>	<u>-</u>
Net increase (decrease) in cash and cash equivalents	(31,934)	(65,582)	25,663	(71,853)
Cash and cash equivalents at beginning of year	<u>315,363</u>	<u>296,742</u>	<u>-</u>	<u>612,105</u>
Cash and cash equivalents at end of year	<u>\$ 283,429</u>	<u>\$ 231,160</u>	<u>\$ 25,663</u>	<u>\$ 540,252</u>
Supplemental disclosure:				
Cash paid during the year for taxes	<u>\$ 182</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 182</u>
Cash paid during the year for interest	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2019

Note 1. Nature of Organization

Taberna Master Homeowners Association, Inc. was incorporated on October 9, 1995 under the laws of the State of North Carolina. The Association is responsible for the operating and maintenance of the common property within the development. The Association is located in New Bern, North Carolina and include the following sub associations: Boleyn Creek, One Taberna Way, Taberna Landing, Taberna Townes and Abbington Woods.

Note 2. Date of Management's Review

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through September 18, 2020, the date that the financial statements were available to be issued.

Note 3. Summary of Significant Accounting Policies

Method of Accounting

The Association uses the accrual method of accounting for both financial statements and income tax reporting.

Fund Accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund - This fund is used to account for financial resources available for the general operations of the Association. All assets and liabilities of this fund are current.

Replacement Fund - This fund is used to accumulate financial resources designated for future major repairs and replacements.

Emergency Fund - This fund is used to accumulate financial resources for insurance deductibles and unforeseen events. The Board has set a target balance of \$75,000 for this fund.

Property and Equipment

The Association capitalizes all property and equipment to which it holds title or has other evidence of ownership. Real property owned by individual unit owners in common and improvements made by the Association to such property are not capitalized in the financial statements.

Member Assessments Revenue

Member assessments are derived from monthly assessments from unit owners who are Association members as provided for by the Declaration of Covenants, Conditions and Restrictions (CC&Rs) of the Association. Based on the CC&Rs, the Association's sole performance obligation is to provide for the maintenance and improvement of the common areas of the Association. Revenues are recorded and the performance obligation is satisfied during the period the Association provides maintenance and improvements to the common areas. The Association's revenue recognition process would consider and incorporate updates to the CC&Rs.

Revenues are recorded based upon estimated amounts the Association expects to be entitled to

TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2019

receive from members. The estimates are based primarily on historical collection experience. The collection of member assessments is the Association's primary source of operating cash and is critical to operating performance.

Assessments receivable at the balance sheet date represent fees due from unit owners. The Association's governing documents allow certain remedies by the Association against members for delinquent assessments, including placing liens on the properties of the members. The Association provides an allowance for doubtful accounts equal to the estimated uncollectible amounts. The Association's estimate is based on historical experience and a review of the current status of delinquent assessments. It is reasonably possible that the Association's estimate of allowance for doubtful accounts may change. At December 31, 2019, the Association presented assessments receivable at \$6,161, net of an allowance for doubtful accounts of \$1,910.

Assessments collected in advance are recorded when members pay assessments in advance of the periods due.

In May 2014, the Financial Accounting Standards Board (FASB) issued a new standard related to revenue recognition. The Association adopted the new standard effective January 1, 2019, using the full retrospective method. The adoption of the new standard did not have an impact on the recognition of revenues for any periods prior to the adoption.

Cash Flows

For purposes of the statement of cash flows, the Association considers all unrestricted highly liquid debt instruments purchased with an original maturity of three months or less to be cash equivalents.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Note 4. Income Taxes

Homeowners' associations may elect to be taxed as regular corporations or as homeowners' associations. The Association elected to be taxed as a homeowners' association for the year ended December 31, 2019. Under that election, the Association is taxed on its nonexempt function income, such as interest earnings, at a flat rate of 30%. Exempt function income, which consists primarily of member assessments, is not taxable.

It is the Association's policy to evaluate all tax positions to identify any that may be considered uncertain. All identified material tax positions are assessed and measured by a "more-likely-than-not" threshold to determine if the tax position is uncertain and what, if any, the effect of the uncertain tax position may have on the financial statements. No material uncertain tax positions were identified during 2019.

Note 5. Future Major Repairs and Replacements

The Association's governing documents allow funds to be accumulated for future major repairs and replacements. Accumulated funds, which aggregate approximately \$317,427 at December 31, 2019, are held in separate accounts and are generally not available for operating purposes.

TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND
REPLACEMENTS (UNAUDITED)
December 31, 2019

The Board of Directors conducted an internal reserve study in 2012, updated in 2019, to estimate the remaining useful lives and the replacement costs of the common property components. The Board is funding for future major repairs and replacements based on this study. When funds are required for major repairs and replacements, the Association has the right, subject to member approval, to increase maintenance assessments, levy special assessments or it may delay repairs and replacements until sufficient funds are available. The effect on future assessments has not been determined.

Note 6. Management Services

Community Association Management Specialists (CAMS), the managing agent for the Association, provides specified administrative services to the Association. In addition to the management of the Association, these services may include repairs and maintenance.

L. DOUGLAS JOHNSON, CPA

CERTIFIED PUBLIC ACCOUNTANT
3012-F S. Elm-Eugene St. § Greensboro, NC 27406
Tel: (336) 303-8833 § Fax: (206) 339-5183

INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY STATEMENTS

To the Board of Directors and Members of
Taberna Master Homeowners Association, Inc.

I have audited the financial statements of Taberna Master Homeowners Association, Inc. as of and for the year ended December 31, 2019, and my report thereon dated July 21, 2020 which expressed an unmodified opinion on those financial statements, appears on page 1. My audit was performed for the purpose of forming an opinion on the basic financial statements as a whole. The Statement of Sub-Communities Balance Sheets and Statements of Sub-Communities Revenues, Expenses and Changes in Fund Balances on pages 8 - 9, which is the responsibility of the Association's management, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information, except for the portion marked "unaudited", was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. That information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, that information is fairly stated in all material respects in relation to the financial statements as a whole.



Certified Public Accountant
September 18, 2020

TABERNA HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF SUB-COMMUNITIES BALANCE SHEETS
December 31, 2019

	<u>Taberna Master</u>	<u>Abbington Woods</u>	<u>Boleyn Creek</u>	<u>One Taberna Way</u>	<u>Taberna Landing</u>	<u>Taberna Townes</u>	<u>Total 2019</u>
ASSETS							
Cash and cash equivalents	\$ 366,668	\$ 62,179	\$ 22,596	\$ 54,951	\$ 22,473	\$ 11,384	\$ 540,251
Certificates of deposit	86,268	-	-	-	-	-	86,268
Assessments receivable	3,196	2,230	735	-	-	-	6,161
Prepaid expenses	3,807	-	-	-	-	-	3,807
Mailbox inventory	<u>1,758</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,758</u>
Total assets	<u><u>\$ 461,697</u></u>	<u><u>\$ 64,409</u></u>	<u><u>\$ 23,331</u></u>	<u><u>\$ 54,951</u></u>	<u><u>\$ 22,473</u></u>	<u><u>\$ 11,384</u></u>	<u><u>\$ 638,245</u></u>
LIABILITIES AND FUND BALANCE							
Accounts payable	\$ 5,911	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,911
Assessments collected in advance	98,115	6,681	2,970	2,250	290	1,138	111,444
Income taxes payable	1,205	-	-	-	-	-	1,205
Compliance deposits	<u>2,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,000</u>
Total liabilities	<u>107,231</u>	<u>6,681</u>	<u>2,970</u>	<u>2,250</u>	<u>290</u>	<u>1,138</u>	<u>120,560</u>
Fund Balance	<u>354,466</u>	<u>57,728</u>	<u>20,361</u>	<u>52,701</u>	<u>22,183</u>	<u>10,246</u>	<u>517,685</u>
Total liabilities and fund balance	<u><u>\$ 461,697</u></u>	<u><u>\$ 64,409</u></u>	<u><u>\$ 23,331</u></u>	<u><u>\$ 54,951</u></u>	<u><u>\$ 22,473</u></u>	<u><u>\$ 11,384</u></u>	<u><u>\$ 638,245</u></u>

TABERNA HOMEOWNERS ASSOCIATION, INC.
STATEMENTS OF SUB-COMMUNITIES OF REVENES, EXPENSES AND CHANGES IN FUND BALANCE
For the Year Ended December 31, 2019

	<u>Taberna Master</u>	<u>Abbington Woods</u>	<u>Boleyn Creek</u>	<u>One Taberna Way</u>	<u>Taberna Landing</u>	<u>Taberna Townes</u>	<u>Total 2019</u>
Revenues							
Membership assessments	\$ 240,800	\$ 58,280	\$ 22,800	\$ 41,800	\$ 6,960	\$ 7,760	\$ 378,400
Insurance claim proceeds	-	-	-	26,346	-	-	26,346
Interest earned	6,184	392	25	841	38	10	7,490
Other income	<u>39,080</u>	<u>2,030</u>	<u>792</u>	<u>1,834</u>	<u>188</u>	<u>75</u>	<u>43,999</u>
Total revenues	<u>286,064</u>	<u>60,702</u>	<u>23,617</u>	<u>70,821</u>	<u>7,186</u>	<u>7,845</u>	<u>456,235</u>
Expenses							
General maintenance	-	-	-	511	-	-	511
Landscape maintenance	123,403	56,686	21,288	26,943	2,931	3,656	234,907
Mailbox expense	3,708	-	-	-	-	-	3,708
Safety and security	128	-	-	-	-	-	128
Professional fees	14,897	-	175	-	-	-	15,072
Management fee	44,474	-	-	-	-	-	44,474
Insurance	6,299	-	-	-	-	-	6,299
General and administrative	12,946	230	-	-	-	-	13,176
Bad debt expense	2,133	-	129	-	-	-	2,262
Electricity	3,132	-	-	-	-	-	3,132
Water and sewer	2,283	-	-	-	-	-	2,283
Income tax expense	1,205	-	-	-	-	-	1,205
Office rent	4,750	-	-	-	-	-	4,750
Recreational amenities expense	960	-	-	-	-	-	960
Repairs and replacements	<u>67,594</u>	<u>-</u>	<u>-</u>	<u>102,828</u>	<u>-</u>	<u>-</u>	<u>170,422</u>
Total expenses	<u>287,912</u>	<u>56,916</u>	<u>21,592</u>	<u>130,282</u>	<u>2,931</u>	<u>3,656</u>	<u>503,289</u>
Gain/(loss) revenues over expenses	(1,848)	3,786	2,025	(59,461)	4,255	4,189	(47,054)
Beginning fund balance	<u>356,314</u>	<u>53,942</u>	<u>18,336</u>	<u>112,162</u>	<u>17,928</u>	<u>6,057</u>	<u>564,739</u>
Fund balance, ending	<u>\$ 354,466</u>	<u>\$ 57,728</u>	<u>\$ 20,361</u>	<u>\$ 52,701</u>	<u>\$ 22,183</u>	<u>\$ 10,246</u>	<u>\$ 517,685</u>

TABERNA HOMEOWNERS ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND
REPLACEMENTS (UNAUDITED)
December 31, 2019

In 2019 the Association's Board of Directors revised the study conducted in 2012 that estimated the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components based on quotes from licensed contractors at various quote dates. The replacement costs include the effects of inflation at a rate of 3% per annum between the date of the study and the dates the components will require repair or replacement. The following information is based on the study and presents significant information about the components of common property.

Component	Estimated Remaining Useful Life (Years)	Estimated Current Replacement Cost
<i>Taberna Master</i>		
<i>Todd Denson Park:</i>		
Bridge and Walkway	1-20	\$ 79,738
Pavilion	12	4,654
Playground Equipment	6	12,231
Parking Lot	6	10,933
Fencing	2-10	<u>11,773</u>
<i>Total Todd Denson Park</i>		<u>119,329</u>
<i>Naturepark:</i>		
Walkway and Parking Area	11-14	75,315
Canoe Ramp and Dock Walk	14	11,279
Canoes	14	5,286
Shelter	0	<u>10,587</u>
<i>Total Naturepark</i>		<u>102,467</u>
<i>Front Entrance:</i>		
Painting Metal Fencing	0	8,867
Repainting Brick Columns and Caps	12	11,747
Foundry Cast Letters	17	9,074
Welcome Sign	3	3,044
Drystack Wall	3	5,252
Stone Wall	3	<u>3,581</u>
<i>Total Front Entrance</i>		<u>41,565</u>
<i>Monument Signs</i>	4-11	<u>47,209</u>
<i>Walkway Bridge</i>	13	<u>5,728</u>
<i>Total Taberna Master</i>		<u><u>316,298</u></u>

TABERNA HOMEOWNERS ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND
REPLACEMENTS (UNAUDITED)(continued)
December 31, 2019

Component	Estimated Remaining Useful Life (Years)	Estimated Current Replacement Cost
<u>Abbingdon Woods</u>		
Fences	0	<u>48,298</u>
<i>Total Abingdon Woods</i>		<u>48,298</u>
<u>Boleyn Creek</u>		
Slurry	0	3,060
Repaving common driveways	4	<u>13,341</u>
<i>Total Boleyn Creek</i>		<u>16,401</u>
<u>One Taberna Way</u>		
Roof Replacement	5-20	133,673
Repainting	0-11	<u>83,217</u>
<i>Total Taberna Way</i>		<u>216,890</u>
<u>The Landings</u>		
Slurry	0	5,652
Repaving common driveways	18	<u>29,851</u>
<i>Total The Landings</i>		<u>35,503</u>
<u>Taberna Townes</u>		
Roof Replacement	13	65,512
Repainting	0-9	17,903
Replace Mailbox Kiosk	4	<u>2,461</u>
<i>Total Taberna Townes</i>		<u>85,876</u>
Grand Total		<u><u>\$ 719,266</u></u>

L. Douglas Johnson, CPA

3012 S Elm Eugene St, Suite F
Greensboro NC 27406

Tel: (336) 303-8833 ~ Fax: (336) 230-0086
Email: ldj.cpa@gmail.com

September 25, 2020

Taberna Master Homeowners Association, Inc.

56-1959774

INSTRUCTIONS FOR FILING 2019 FEDERAL FORM 1120H

- .Your return has a balance due of \$1110. (See payment instructions below)
- .An officer must sign the return.
- .Mail your return on or before October 15, 2020 to:

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
KANSAS CITY, MO 64999-0012

INSTRUCTIONS FOR FILING 2019 NORTH CAROLINA CD-405

- .Your return has a balance due of \$95. (See payment instructions below)
- .An officer must sign the return.
- .Mail your return on or before October 15, 2020 to:

NC DEPARTMENT OF REVENUE
PO BOX 25000
RALEIGH, NC 27640-0500

Note: (1) Federal payments due, if any, must be made by electronic funds transfer, generally using the Electronic Federal Tax Payment System (EFTPS). When using EFTPS, please refer to the form instructions.

(2) NC payments due, if any, can be paid online or by check, payable to NC Department of Revenue and attached to the left hand margin of your return. Write the federal ID # on the memo line of the check.

**U.S. Income Tax Return
for Homeowners Associations**

Department of the Treasury
Internal Revenue Service

▶ Go to www.irs.gov/Form1120H for instructions and the latest information.

2019

For calendar year 2019 or tax year beginning _____, 2019, and ending _____, 20

TYPE OR PRINT	Name Taberna Master Homeowners Association, Inc.	Employer identification number 56-1959774
	Number, street, and room or suite no. If a P.O. box, see instructions. 1630 Military Cutoff Rd, Suite 108	Date association formed 10/09/1995
	City or town, state or province, country, and ZIP or foreign postal code Wilmington NC 28403	

Check if: (1) Final return (2) Name change (3) Address change (4) Amended return

A	Check type of homeowners association: <input checked="" type="checkbox"/> Condominium management association <input type="checkbox"/> Residential real estate association <input type="checkbox"/> Timeshare association		
B	Total exempt function income. Must meet 60% gross income test. See instructions	B	448745
C	Total expenditures made for purposes described in 90% expenditure test. See instructions	C	498584
D	Association's total expenditures for the tax year. See instructions	D	502178
E	Tax-exempt interest received or accrued during the tax year	E	

Gross Income (excluding exempt function income)

1	Dividends	1	
2	Taxable interest	2	7490
3	Gross rents	3	
4	Gross royalties	4	
5	Capital gain net income (attach Schedule D (Form 1120))	5	
6	Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)	6	
7	Other income (excluding exempt function income) (attach statement)	7	
8	Gross income (excluding exempt function income). Add lines 1 through 7	8	7490

Deductions (directly connected to the production of gross income, excluding exempt function income)

9	Salaries and wages	9	
10	Repairs and maintenance	10	
11	Rents	11	
12	Taxes and licenses	12	95
13	Interest	13	0
14	Depreciation (attach Form 4562)	14	
15	Other deductions (attach statement) Schedule 1	15	3594
16	Total deductions. Add lines 9 through 15	16	3689
17	Taxable income before specific deduction of \$100. Subtract line 16 from line 8	17	3801
18	Specific deduction of \$100	18	\$100

Tax and Payments

19	Taxable income. Subtract line 18 from line 17	19	3701
20	Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.)	20	1110
21	Tax credits (see instructions)	21	
22	Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits	22	1110
23a	2018 overpayment credited to 2019	23a	0
b	2019 estimated tax payments	23b	0
		c Total ▶	0
d	Tax deposited with Form 7004	23d	0
e	Credit for tax paid on undistributed capital gains (attach Form 2439)	23e	
f	Credit for federal tax paid on fuels (attach Form 4136)	23f	
g	Add lines 23c through 23f	23g	0
24	Amount owed. Subtract line 23g from line 22. See instructions	24	1110
25	Overpayment. Subtract line 22 from line 23g	25	0
26	Enter amount of line 25 you want: Credited to 2020 estimated tax ▶ 0 Refunded ▶	26	0

Sign Here Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

<hr/> Signature of officer	<hr/> Date	<hr/> Title
----------------------------	------------	-------------

May the IRS discuss this return with the preparer shown below? See instructions. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--

Paid Preparer Use Only	Print/Type preparer's name L. Douglas Johnson, CPA	Preparer's signature L. Douglas Johnson	Date 09/25/20	Check <input checked="" type="checkbox"/> if self-employed	PTIN P01416457	
	Firm's name ▶ L. Douglas Johnson, CPA				Firm's EIN ▶	
	Firm's address ▶ 3012 S Elm Eugene St Ste G Greensboro NC 27406				Phone no. (336) 303-8833	

Taberna Master Homeowners Association, Inc.

56-1959774

December 31, 2019

Form 1120H, Page 1, Line 15

Schedule 1, Other Deductions

Tax preparation fee	250
Audit & legal fee	836
Management fee	2508
Total other deductions	3594

Application for Automatic Extension of Time To File Certain Business Income Tax, Information, and Other Returns

OMB No. 1545-0233

► **File a separate application for each return.**
► **Go to www.irs.gov/Form7004 for instructions and the latest information.**

Print or Type	Name Taberna Master Homeowners Association, Inc.	Identifying number 56-1959774
	Number, street, and room or suite no. (If P.O. box, see instructions.) 1630 Military Cutoff Rd, Suite 108	
	City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code).) Wilmington NC 28403	

Note: File request for extension by the due date of the return. See instructions before completing this form.

Part I Automatic Extension for Certain Business Income Tax, Information, and Other Returns. See instructions.

1 Enter the form code for the return listed below that this application is for **17**

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND (section 4951 taxes)	20
Form 706-GS(T)	02	Form 1120-PC	21
Form 1041 (bankruptcy estate only)	03	Form 1120-POL	22
Form 1041 (estate other than a bankruptcy estate)	04	Form 1120-REIT	23
Form 1041 (trust)	05	Form 1120-RIC	24
Form 1041-N	06	Form 1120S	25
Form 1041-QFT	07	Form 1120-SF	26
Form 1042	08	Form 3520-A	27
Form 1065	09	Form 8612	28
Form 1066	11	Form 8613	29
Form 1120	12	Form 8725	30
Form 1120-C	34	Form 8804	31
Form 1120-F	15	Form 8831	32
Form 1120-FSC	16	Form 8876	33
Form 1120-H	17	Form 8924	35
Form 1120-L	18	Form 8928	36
Form 1120-ND	19		

Part II All Filers Must Complete This Part

- 2** If the organization is a foreign corporation that does not have an office or place of business in the United States, check here
- 3** If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here
If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.
- 4** If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here . . .
- 5a** The application is for calendar year 2019, or tax year beginning January 1, 2019, and ending December 31, 2019.
- b Short tax year.** If this tax year is less than 12 months, check the reason: Initial return Final return
 Change in accounting period Consolidated return to be filed Other (See instructions—attach explanation.)

6 Tentative total tax	6	0
7 Total payments and credits. See instructions	7	0
8 Balance due. Subtract line 7 from line 6. See instructions	8	0

CD-405 C-Corporation Tax Return 2019

For calendar year 2019 or other tax year beginning (MM-DD) 19 and ending (MM-DD-YY)

DOR Use Only

Legal Name: Taberna Master Homeowners Associati
Address: 1630 Military Cutoff Rd, Suite 108
City: Wilmington, State: NC, Zip Code: 28403
Federal Employer ID Number: 56-1959774
Secretary of State ID: 0379620, NAICS Code: 531390
Gross Receipts / Sales: 404916.00
Total Assets per Balance Sheet: .00

Federal Extension: Were you granted an automatic extension to file your 2019 federal income tax return (Form 1120)?

N.C. Education Endowment Fund: You may contribute to the N.C. Education Endowment Fund by making a contribution or designating some or all of your overpayment to the Fund.

Computation of Franchise Tax
1. Net Worth
2. Investment in N.C. Tangible Property
3. Appraised Value of N.C. Tangible Property
4. Taxable Amount
5. Total Franchise Tax Due
6. Payment with Franchise Tax Extension
7. Tax Credits
8. Franchise Tax Due
9. Franchise Tax Overpaid

Computation of Corporate Income Tax
10. Federal Taxable Income Before NOL
11. Adjustments to Federal Taxable Income
12. Net Income Before Contributions
13. Contributions to Donees Outside N.C.
14. N.C. Taxable Income
15. Nonapportionable Income
16. Apportionable Income
17. Apportionment Factor
18. Income Apportioned to N.C.
19. Nonapportionable Income Allocated to N.C.
20. Income Subject to N.C. Tax
21. Percentage Depletion over Cost Depletion on N.C. Property

Computation of Corporate Income Tax

22. State Net Loss (Attach schedule) ▶ 22. _____ 0.00

23. Income Before Contributions to N.C. Donees
Line 20 minus Lines 21 and 22 ▶ 23. _____ 3 7 9 6.00

24. Contributions to N.C. Donees
(From Schedule I, Line 2e) ▶ 24. _____ .00

25. Net Taxable Income
Line 23 minus Line 24 ▶ 25. _____ 3 7 9 6.00

26. N.C. Net Income Tax
Multiply Line 25 by 2.5% ▶ 26. _____ 9 5.00

27. Payments and Credits
When filing an amended return, see instructions.

a. Income Tax Extension (From Form CD-419, Line 10) ▶ 27a. _____ 0.00

b. 2019 Estimated Tax ▶ 27b. _____ 0.00

c. Partnership (If a partnership payment is taken on Line 27c, a copy of Form D-403 NC K-1 **MUST** be attached.) ▶ 27c. _____ .00

d. Nonresident Withholding (Include copy of 1099 or W-2) ▶ 27d. _____ .00

e. Tax Credits (From Form CD-425, Part 4, Line 30)
If a tax credit is taken on Line 27e, Form CD-425 **MUST** be attached. ▶ 27e. _____ .00

28. Add Lines 27a through 27e ▶ 28. _____ 0.00

29. Income Tax Due - If Line 28 is less than Line 26, enter difference here and on Line 32, below ▶ 29. \$ _____ 95.00

30. Income Tax Overpaid - If Line 28 is more than Line 26, enter difference here and on Line 32, below ▶ 30. _____ 0.00

If amount on Line 23 or 25 is negative fill in circle.
Example:



Tax Due or Refund

31. Franchise Tax Due or Overpayment (From Schedule A, Line 8 or 9) ▶ 31. _____ 0.00

32. Income Tax Due or Overpayment (From Schedule B, Line 29 or 30) ▶ 32. _____ 9 5.00

33. Balance of Tax Due or Overpayment
Add (or subtract) Lines 31 and 32 ▶ 33. _____ 9 5.00

34. Underpayment of Estimated Income Tax
(Enter letter in exceptions box, if applicable. See instructions.) ▶ 34. _____ .00

35. a. Interest ▶ _____ .00 **b. Penalties** ▶ _____ .00

35c. (Add Lines 35a and 35b and enter the total on Line 35c) ▶ 35c. _____ .00

36. Total Due - Add Lines 33, 34, and 35c and enter result here, but not less than zero. If less than zero, enter amount on Line 37. Pay in U.S. Currency From a Domestic Bank ▶ 36. _____ 9 5.00

37. Overpayment ▶ 37. _____ 0.00

38. Amount of Line 37 applied to 2020 Estimated Income Tax ▶ 38. _____ 0.00

39. Amount of Line 37 contributed to N.C. Nongame and Endangered Wildlife Fund ▶ 39. _____ .00

40. Amount of Line 37 contributed to N.C. Education Endowment Fund ▶ 40. _____ 0.00

41. Amount to be Refunded
Line 37 minus Lines 38, 39, and 40 ▶ 41. _____ .00

If amount on Line 31-33 is an overpayment fill in circle.
Example:

Exception to Underpayment of Estimated Tax

I declare and certify that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature and Title of Officer: _____ Date _____ Corporate Phone Number (Include area code) ▶ 9 1 0 - 2 5 6 - 2 0 2 1

Check here if you authorize the North Carolina Department of Revenue to discuss this return and attachments with the paid preparer below.

PAID PREPARER USE ONLY If prepared by a person other than taxpayer, this certification is based on all information of which the preparer has any knowledge. Preparer's FEIN, SSN, or PTIN ▶ P 0 1 4 1 6 4 5 7 Preparer's Contact Phone Number (Include area code) ▶ 3 3 6 - 3 0 3 - 8 8 3 3

Signature of Paid Preparer: L. Douglas Johnson, CPA Date: 09/25/20

Fill in applicable circle: FEIN SSN PTIN

(C) Net Worth

1. Total assets <i>(See instructions for definition)</i>	1. _____ .00
2. Total liabilities	2. _____ .00
3. Line 1 minus Line 2	3. _____ .00
4. Accumulated depreciation, depletion, and amortization permitted for income tax purposes <i>(Attach Schedule)</i>	4. _____ .00
5. Line 3 minus Line 4	5. _____ .00
6. Affiliated indebtedness <i>(Attach schedule)</i> _____	6. _____ .00
7. Line 5 plus (or minus) Line 6	7. <u>Franchise Tax</u> <u>Exempt Pursuant</u> .00
8. Apportionment factor <i>(From Schedule O, Part 1; Part 2 - Line 9; or Part 3)</i>	8. _____ % to G.S. 105-125(a)(8)
9. Net Worth Multiply Line 7 by factor on Line 8 and enter result here and on Schedule A, Line 1. If amount on Line 9 is less than zero, enter zero on Schedule A, Line 1.	9. .00

(D) Investment in N.C. Tangible Property

Inventory valuation method:

1. Total value of inventories located in N.C. <input type="radio"/> FIFO <input type="radio"/> Lower of cost or market <input type="radio"/> Other _____ <small><i>(LIFO valuation not permitted)</i></small>	1. _____ .00
2. Total value of furniture, fixtures, and machinery and equipment located in N.C.	2. _____ .00
3. Total value of land and buildings located in N.C.	3. _____ .00
4. Total value of leasehold improvements and other tangible property located in N.C.	4. _____ .00
5. Add Lines 1 through 4 and enter total	5. <u>Franchise Tax</u> <u>Exempt Pursuant</u> .00
6. Accumulated depreciation, depletion, and amortization with respect to N.C. tangible property	6. _____ .00
7. Debts existing for the purchase or improvement of N.C. real estate	7. _____ .00
8. Investment in N.C. Tangible Property Line 5 minus Lines 6 and 7; enter amount here and on Schedule A, Line 2	8. .00

(E) Appraised Value of N.C. Tangible Property

1. Total appraised value of all N.C. tangible property, including motor vehicles <i>(If tax year ends December 31, 2018 through September 30, 2019, enter the appraised county tax value of all real and tangible property located in N.C. as of January 1, 2018, including any motor vehicles assessed during the tax year. Otherwise, enter value as of January 1, 2019.)</i>	1. <u>Franchise Tax</u> <u>Exempt Pursuant</u> .00
2. Appraised Value of N.C. Tangible Property Multiply Line 1 by 55%; enter here and on Schedule A, Line 3	2. .00

(F) Other Information - All Taxpayers Must Complete this Schedule

1. State of incorporation NC Date incorporated 10/09/1995

2. Date Certificate of Authority was obtained from N.C. Secretary of State 10/09/1995

3. Regular or principal trade or business in N.C. Homeowner Association Everywhere Homeowner Association

4. Principal place from which business is directed or managed New Bern

5. What was the last year the IRS redetermined the corporation's federal taxable income? _____

6. Were the adjustments reported to N.C.? Yes No If so, when? _____

7. Does this corporation finance or discount its receivables through a related or an affiliated company? Yes No

8. Is this corporation subject to franchise tax but not N.C. income tax because the corporation's income tax activities are protected under P.L. 86-272? *(Attach detailed explanation)* Yes No

9. Officers' names and addresses:

President _____ Secretary _____

Vice-President _____ Treasurer _____

Ⓒ Federal Taxable Income Before NOL Deduction	
<i>Complete this schedule if you do not attach a copy of your federal income tax return.</i>	
1. a. Gross receipts or sales	353427.00
b. Returns and allowances	.00
c. Balance (Line 1a minus Line 1b)	.00
2. Cost of goods sold (Attach schedule)	.00
3. Gross Profit (Line 1c minus Line 2)	105652.00
4. Dividends (Attach schedule)	.00
5. a. Interest on obligations of the United States and its instrumentalities	.00
b. Other interest	7490.00
6. Gross rents	.00
7. Gross royalties (Attach schedule)	.00
8. Capital gain net income (Attach schedule)	.00
9. Net gain (loss) (Attach schedule)	.00
10. Other income (Attach schedule)	43999.00
11. Total Income Add Lines 3 through 10	404916.00
12. Compensation of officers (Attach schedule, including addresses)	.00
13. Salaries and wages (Less employment credits)	.00
14. Repairs and maintenance	510.00
15. Bad debts	2262.00
16. Rents	.00
17. Taxes and licenses	95.00
18. Interest	0.00
19. Charitable contributions	.00
20. a. Depreciation _____	
b. Depreciation included in cost of goods sold _____	
c. Balance (Line 20a minus Line 20b)	.00
21. Depletion	.00
22. Advertising	.00
23. Pension, profit-sharing, and similar plans	.00
24. Employee benefit programs	.00
25. Reserved for future use	
26. Other deductions (Attach schedule)	398248.00
27. Total Deductions Add Lines 12 through 26	401115.00
28. Taxable Income per Federal Return Before NOL and Special Deductions Line 11 minus Line 27	3801.00
29. Special Deductions (From Federal Form 1120, Line 29b)	100.00
30. Federal Taxable Income Before NOL Line 28 minus Line 29; enter amount here and on Schedule B, Line 10	3701.00

Ⓓ Adjustments to Federal Taxable Income	
1. Additions:	
a. Taxes based on net income	95.00
b. Contributions	.00
c. Royalties to related members	.00
d. Net interest expense to related members	.00
e. Expenses attributable to income not taxed	.00
f. Bonus depreciation	.00
g. Section 179 expense deduction	.00
h. Other (Attach explanation or schedule)	.00
2. Total Additions (Add Lines 1a-1h)	95.00
3. Deductions:	
a. U.S. obligation interest (net of expenses) (Attach schedule)	.00
b. Other deductible dividends	.00
c. Royalties from related members	.00
d. Qualified interest expense to related members	.00
e. Bonus depreciation	.00
f. Section 179 expense deduction	.00
g. Other (Attach explanation or schedule)	.00
4. Total Deductions (Add Lines 3a-3g)	.00
5. Adjustments to Federal Taxable Income Line 2 minus Line 4, enter amount here and on Schedule B, Line 11	95.00
Ⓔ Contributions	
1. Contributions to Donees Outside N.C.	
a. Enter total contributions to donees outside N.C.	.00
b. Multiply the amount shown on Schedule B, Line 12 by 5% if Line 12 is greater than zero. Otherwise, enter zero here.	.00
c. Amount Deductible Enter the lesser of Line 1a or 1b here and on Schedule B, Line 13	.00
2. Contributions to N.C. Donees	
a. Enter total contributions to N.C. donees other than those listed in Line 2d, below	.00
b. Multiply the amount shown on Schedule B, Line 23 by 5% if Line 23 is greater than zero. Otherwise, enter zero here.	.00
c. Enter the lesser of Line 2a or 2b	.00
d. Enter total contributions to the State of N.C. and its political subdivisions	.00
e. Amount Deductible Add Lines 2c and 2d; enter total here and on Schedule B, Line 24	.00
Ⓕ Explanation of Changes for Amended Return <i>Attach additional sheets if necessary</i>	

		Beginning of Tax Year		End of Tax Year	
L Balance Sheet per Books	Assets				
	1. Cash				
	2. a. Trade notes and accounts receivable				
	b. Less allowance for bad debts	()		()	
	3. Inventories				
	4. a. U.S. government obligations				
	b. State and other obligations				
	5. Tax-exempt securities				
	6. Other current assets <i>(Attach end of year schedule)</i>				
	7. Loans to shareholders				
	8. Mortgage and real estate loans				
	9. Other investments <i>(Attach end of year schedule)</i>				
	10. a. Buildings and other depreciable assets				
	b. Less accumulated depreciation	()		()	
	11. a. Depletable assets				
b. Less accumulated depletion	()		()		
12. Land <i>(net of any amortization)</i>					
13. a. Intangible assets <i>(amortizable only)</i>					
b. Less accumulated amortization	()		()		
14. Other assets <i>(Attach end of year schedule)</i>					
15. Total Assets					
	Liabilities and Shareholders' Equity				
	16. Accounts payable				
	17. Mortgages, notes, and bonds payable in less than 1 year				
	18. Other current liabilities <i>(Attach end of year schedule)</i>				
	19. Loans from shareholders				
	20. Mortgages, notes, and bonds payable in 1 year or more				
	21. Other liabilities <i>(Attach end of year schedule)</i>				
	22. Capital stock: a. Preferred Stock				
	b. Common Stock				
	23. Additional paid-in capital				
	24. Retained earnings – Appropriated <i>(Attach end of year schedule)</i>				
	25. Retained earnings – Unappropriated				
	26. Adjustments to shareholders' equity <i>(Attach end of year schedule)</i>				
27. Less cost of treasury stock		()		()	
28. Total Liabilities and Shareholders' Equity					
M-1 Reconciliation of Income (Loss) per Books With Return	1. Net income (loss) per books			7. Income recorded on books this year not included on this return <i>(itemize)</i> :	
	2. Federal income tax			Tax-exempt interest \$ _____	
	3. Excess of capital losses over capital gains			8. Deductions on this return not charged against book income this year <i>(itemize)</i> :	
	4. Income subject to tax not recorded on books this year <i>(itemize)</i> :			a. Depreciation \$ _____	
	5. Expenses recorded on books this year not deducted on this return <i>(itemize)</i> :			b. Charitable Contributions \$ _____	
	a. Depreciation \$ _____				
	b. Charitable Contributions \$ _____			9. Add Lines 7 and 8	
	c. Travel and entertainment \$ _____			10. Income <i>(Line 6 minus Line 9)</i>	
	6. Add Lines 1 through 5				
	M-2 Retained Earnings Analysis	1. Balance at beginning of year			5. Distributions: a. Cash
2. Net income (loss) per books				b. Stock	
3. Other increases <i>(itemize)</i> :				c. Property	
4. Add Lines 1, 2, and 3				6. Other decreases <i>(itemize)</i> :	
			7. Add Lines 5 and 6		
			8. Balance at End of Year <i>(Line 4 minus Line 7)</i>		

Complete this schedule if you have income classified as nonapportionable income. See the instructions for an explanation of what is apportionable income and what is nonapportionable income.

Nonapportionable Income

Table with 5 columns: (A) Nonapportionable Income, (B) Gross Amounts, (C) Related Expenses*, (D) Net Amounts (Column B minus Column C), (E) Net Amounts Allocated Directly to N.C.

1. Nonapportionable Income (Enter the total of Column D here and on Schedule B, Line 15) [] .00
2. Nonapportionable Income Allocated to N.C. (Enter the total of Column E here and on Schedule B, Line 19) [] .00

Explanation of why income listed in chart is nonapportionable income rather than apportionable income:

(Attach additional sheets if necessary)

* For an acceptable means of computing related expenses, see 17 N.C.A.C. 5C .0304.

Part 1. Domestic and Other Corporations Not Apportioning Franchise or Income Outside N.C. Enter 100% on Schedule B, Line 17 and Schedule C, Line 8 [] 100.0000 %

Part 2. Corporations Apportioning Franchise or Income to N.C. and to Other States Note: Apportionment factors must be calculated 4 places to the right of the decimal. Example: [] 99.9999 %

Computation of Apportionment Factor

Table with 2 columns: 1. Within North Carolina, 2. Total Everywhere. Rows include: 1. Gross Receipts Subject to Apportionment, 2. Gross Rents Subject to Apportionment, 3. Gross Royalties Subject to Apportionment, 4. Dividends Subject to Apportionment, 5. Interest Subject to Apportionment, 6. Other Apportionable Income, 7. Share of Receipts from Noncorporate Entities Subject to Apportionment, 8. Total (Add Lines 1 through 7 for each column)

9. N.C. Apportionment Factor (Divide Line 8 Column 1 by Line 8 Column 2; enter the factor here, on Schedule B, Line 17, and Schedule C, Line 8. See instructions and G.S. 105-130.4 for more information.) [] %

Part 3. Special Apportionment Special apportionment formulas apply to certain types of corporations such as air transportation companies, water transportation companies, pipeline companies, and railroad companies. If you use a special apportionment formula, enter the computed apportionment factor here, on Schedule B, Line 17, and on Schedule C, Line 8. (See instructions and G.S. 105 -130.4 for more information.) [] %

December 31, 2019

Form CD-405, Page 1, Schedule A, Line 5

Homeowner Association - exempt from franchise tax

Form CD-405, Page 2, Schedule B, Line 27

Homeowner Association - exempt from annual report fee

Form 1120, Page 1 (Form CD-405, Page 4, Sch G) Line 26

Other Deductions Statement

Landscape maintenance	234907
Mailbox expense	3708
Safety and security	128
Professional fees	15072
Management fee	44474
Insurance	6299
General and administrative	13176
Electricity	3132
Water and sewer	2283
Office rent	4750
Recreational amenities expense	960
Revenue ruling 70-604 election	69359
Total other deductions	398248

CD-419 Application for Extension Franchise and Corporate Income Tax

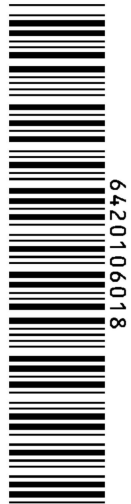
GENERAL INSTRUCTIONS North Carolina law provides for an extension of time to file a North Carolina corporate tax return (Form CD-405, CD-401S, or CD-418). When timely filed, Form CD-419 extends the due date of the return by six months. An extension of time to file the return does not extend the time to pay the amount of tax due. If the taxpayer does not pay the full amount of tax due by the original due date of the return, interest and penalties will be assessed. North Carolina does not accept the federal extension in lieu of Form CD-419. (Note: For North Carolina income tax purposes, an income year that ends on any day other than the last day of the month is considered to end on the last day of the month nearest to the last day of the actual income year.)

To obtain an extension and pay any tax due, a taxpayer must file Form CD-419 by the original due date of the corporate tax return. A taxpayer can use the Department's website or mail the completed application to the address provided. The Department's website offers two electronic options, (1) an online filing and payment system, and (2) an eFile program. For more information, visit www.ncdor.gov.

SPECIFIC INSTRUCTIONS Fill in the applicable circle if the corporation is determined to be tax exempt for State income tax purposes but required to report unrelated business income, a non U.S./foreign corporation whose federal statutory due date is the fifteenth day of the seventh month, a cooperative, or mutual association.

Computation of Tax Paid with Application for Extension (Complete this schedule to determine amount of tax to be paid with this application. Generally, cooperatives and mutual associations are not subject to franchise tax and should enter a zero on Lines 1, 2, 3, and 9.)

1. Total Franchise Tax Due (Minimum \$200.00)	_____	.00
2. Franchise Tax Credits Taken (From Form CD-425)	_____	.00
3. Net Franchise Tax Due Line 1 minus Line 2	_____	0 .00
4. Total Corporate Income Tax Due	_____	.00
5. Estimated Income Tax Payments (Include any prior year's overpayment applied to current tax year)	_____	.00
6. Corporate Income Tax Credits Taken (From Form CD-425)	_____	.00
7. Net Corporate Income Tax Due Line 4 minus Line 5 and Line 6	_____	0 .00
8. Total Franchise and Corporate Income Tax Due with this Application Line 3 plus (or minus) Line 7	<input type="text" value="0"/>	.00



IMPORTANT

Is Line 8 less than zero?

- Yes** Franchise Tax and Corporate Income Tax are not due with this application.
 - Enter zero on Lines 9 and 10.
- No** Franchise Tax, Corporate Income Tax, or both are due with this application.
 - If Line 3 is greater than zero and Line 7 is greater than zero, then **BOTH Franchise Tax and Corporate Income Tax are due.**
Enter the amount from Line 3 on Line 9 and enter the amount from Line 7 on Line 10.
 - If Line 3 is greater than zero but Line 7 is less than zero, then **Franchise Tax is due but NO Corporate Income Tax is due.**
Enter the amount from Line 8 on Line 9 and enter zero on Line 10.
 - If Line 3 is less than zero and Line 7 is greater than zero, then **NO Franchise Tax is due but Corporate Income Tax is due.**
Enter zero on Line 9 and enter the amount from Line 8 on Line 10.

Application for Extension for Franchise and Corporate Income Tax

Beginning Tax Year (MM-DD-YY) Ending Tax Year (MM-DD-YY)
01-01-19 12-31-19
 Federal Employer ID Number N.C. Secretary of State ID Number

56-1959774 0379620
 Legal Name (First 35 Characters) USE CAPITAL LETTERS FOR YOUR NAME AND ADDRESS

Taberna Master Homeowners Associati
 Address

1630 Military Cutoff Rd, Suite 108
 City State Zip Code

Wilmington NC 28403

Fill in circle if: (See specific instructions above)

- Tax Exempt
- Non U.S./Foreign
- Cooperative or Mutual Association

9. Franchise Tax Paid _____ 0 .00

10. Corporate Income Tax Paid _____ 0 .00

\$ _____ 0 .00

Total Tax Paid with Application (Add Lines 9 and 10)