

**NOTICE OF
ANNUAL GENERAL MEETING**

**CYPRESS POINT ABC
STRATA PLAN NW 2050
Wednesday, December 7, 2005**

**Pavilion Club Lounge
7531 Minoru Boulevard
Richmond, B.C.**

Meeting to Commence at 7:00PM

Registration to Commence at 6:30 PM

Notice of Meeting Package dated November 15, 2005

An agenda, along with various materials concerning the meeting are enclosed herewith. Please read the material carefully prior to the meeting, and bring it with you to the Annual General Meeting for reference.

PURPOSE: The purpose of the meeting is to consider special resolutions.

WHY YOU SHOULD ATTEND: Our bylaws state that if a quorum is not met within 15 minutes from the scheduled time, all owners present or represented by proxy - no matter how many or how few - will be the sole decision-makers of issues affecting all owners. (Bylaw 13.6)

VOTING: Except in cases where, under the Strata Property Act, a unanimous resolution is required, a vote for a strata lot may not be exercised if Strata Fees or Special Levies have not been paid and the Strata Corporation is entitled to register a lien against the Strata Lot.

PROXY A document appointing a Proxy must be in writing and signed by the person appointing the proxy. It may be general or for a specific meeting or resolution and may be revoked at any time.

A person who is an employee of the Strata Corporation, including a person providing Strata Management Services, may NOT hold a Proxy.

You may drop off your Proxy to the Cypress Office or fax it to 604 279-1553 by no later than 4:00PM December 7th, 2005. **ANY OF THE STRATA COUNCIL MEMBERS MAY ACT AS YOUR PROXY - but the Administrator cannot be a proxy.**

President's Message 2005

Another year has quickly passed and 2005 was an eventful year.

As in past years, Cypress Point had very good support from volunteers who helped out on the Strata Council, Pool Patrol, Gardening committee, Setting up the pool, Handyman Work, Laying out soaker hoses, Watering Gardens, and Social Functions. Without those volunteering their time, our costs would increase and we would not have the same community spirit.

The remediation work at Cypress Point and subsequent maintenance has put our buildings in fine shape. The value of the buildings continues to increase, and one unit sold for \$245,000 this year. It is heartening to know that the painful times of remediation have been of good long term value.

Fines for continued infringement of Strata Bylaws have been an emotive issue this year. Please do not ignore the warnings and act promptly, contact the administrator if you have any questions. Don't forget that every owner has the right to request a 'hearing'. Please arrange this and come to a council meeting to talk to us personally, before considering legal action etc. The council members are fellow owners who have volunteered to help run Cypress Point and apply the Strata Bylaws.

Unfortunately, incidents of vandalism seem to be on the rise. The pool closed early due to vandalism, the games room has been damaged and parked vehicles in the central parking area have been vandalized. Please be vigilant and help stop this.

As you will see in your AGM (Annual General Meeting) packages, there is a very full agenda, and we will be starting at exactly 7:00 PM. For our new owners, the AGM is our most important meeting of the year because it is your chance to find out what has happened at Cypress Point and to present your thoughts and ideas to the new council for 2006. Tony Gioventu, Executive Director of CHOA, will be running the AGM, as he has done in the past, since the current council has not had much experience in the formalities of running an AGM.

Please make every effort to attend. If you are unable to attend, the package has a proxy form that can be filled out and given to the Strata Council to be included in the voting at the AGM.

Tom Hargraves
President, Strata NW2050

**NOTICE OF SPECIAL GENERAL MEETING
OF THE OWNERS OF STRATA PLAN NW2050**

AGENDA

- 1) Call to Order
- 2) Certification of Proxies
- 3) Notice of Quorum
- 4) Proof of Notice of Meeting or Waiver of Notice
- 5) Introduction of Head Table
- 6) Approval of 2005 Annual General Meeting Minutes
- 7) Presidents Report
 - Budget & Finance Report for 2005
 - Approval of the proposed 2006 Cypress Point Operating Budget
 - Approval of the proposed 2006 Woodridge Shared Facilities Budget
- 8) Special Resolutions
 - A. Presentation and Approval of Disposition of 2005 year end and accumulated funds re Cypress Operating Account surplus/deficit
 - B. Presentation and Approval of Disposition of 2005 year end accumulated funds re Cypress Shared Facilities Account
 - C. Presentation and Approval Regarding the Shared Facilities Agreement
 - D. Presentation and Approval of Tree Removal Program - Appendix A
 - E. Presentation and Approval of Membrane Replacement Plaza C -Final Phase - Appendix B
 - F. Presentation and Approval of Irrigation System Bldg A - Final Phase - Appendix C
 - G. Presentation and Approval to amend the Bylaws regarding Move In/Out Procedure
 - H. Presentation and Approval to amend the Bylaws re non resident owners standing on the Strata Council
 - I. Presentation and Approval to amend the Bylaws re Chimney Inspection/Cleaning
 - J. Presentation and Approval of a Plan for Re-piping the Buildings - Appendix D
 - K. Presentation and Approval for expanding the FOB system to include building doors
 - L. Presentation and Approval of the FOB System on specific Shared Facility Doors.
 - M. Presentation and Approval of amended Bylaw 5.6 b re Smoking
 - N. Presentation and Approval of amended Bylaw 5.5 e re Barbecues
 - O. Presentation and Approval of amendment to Bylaw 5.3 e re Hard surface floors
 - P. Presentation and Approval of amended bylaw 5.7 b) re cigarette butts
 - Q. Presentation and Approval of a New Bylaw 5.3 f) re Lobbies
 - R. Presentation and Approval of appointing a new Property Management Company
- 8) New Business
- 9) Election of Strata Council for 2006
- 10) Adjournment
- 11) Raffle

SPECIAL RESOLUTION "A"

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Property Act requires disposition of the Operating Account, the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2005.

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve leaving the 2005 year-end accumulated fund surplus in the operating account / transferring the 2005 year end accumulated deficit from the Contingency Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2005 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION "B"

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Property Act requires disposition of the Cypress Shared Facilities Account, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the ____ day of _____, 2005.

**BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION
THAT:**

The Owners of Strata Plan NW2050 approve transfer of the 2005 year-end accumulated surplus/deficit in the Shared Facility Operating account to/from the Cypress Shared Facility Contingency Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this ____ day of _____ 2005 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION C

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council requires further instructions from the Owners regarding the Shared Facilities Agreement, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the ____ day of _____ 2005.

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

"The Strata Council is hereby authorized and directed to notify NW1868 - Ashford Place, NW 1942 and Woodridge Estates that they are no longer permitted to use the Cypress recreational facilities, as of (such date to be determined by legal counsel), until such time as a new Shared Facilities Agreement is entered into by the Strata Corporations, or the Strata Council is satisfied that negotiations are proceeding in good faith in relation to a new Shared Facilities Agreement. The strata council is hereby authorized and directed to change the locks on the Recreational Facilities, or take such other action as the Strata Council deems reasonable and necessary, in order to control the use of Cypress recreational facilities."

The Common seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this ____ day of _____, 2005 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION D

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

WHEREAS the Owners, Strata Plan NW2050 need to contract an arborist to remove diseased and dead trees and proceed with maintenance pruning as required, and

WHEREAS it is the responsibility of the Strata Council to proceed with some of the work recommended as Priority 1. and Priority 2. in accordance with Appendix A, therefore, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on _____ DAY OF _____ 2005.

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

"The Strata Council proceed with this work in the amount of \$15,000.00 to be funded by the Contingency Fund."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050 was hereunto affixed this _____ day of _____, 2005.

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION E

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Corporation is experiencing leaks from the Plaza Membrane located at Building C, and requires replacement, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____ 2005.

BE IT THEREFORE RESOLVED BY $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS THAT:

The Owners of Strata Plan NW2050 approve the Replacement of the Membrane - Final Phase, in accordance with Appendix 'B' in the amount of \$23,000.00, to be funded from the Contingency Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____ 2005 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION F

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Corporation needs to complete the final phase of the automatic watering system, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____day of _____2005.

**BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION
THAT:**

The Owners of Strata Plan NW2050 approve the Final Phase of installing the Irrigation System, in accordance with Appendix 'C', in the amount of \$24,800.00 to be funded from the Contingency Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____day of _____2005 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION G

RESOLUTION OF THE STRATA CORPORATION THE OWNERS, STRATA PLAN NW2050

Whereas, the Strata council wishes to amend the Strata Corporation By-Laws pertaining to Move In / Move Out procedures, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the ____ day of _____, 2005.

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS THAT: Bylaw 5.1 h be replaced as follows:

"An owner shall pay a move-in fee of FIFTY DOLLARS (\$50.00) and a move-out fee of FIFTY DOLLARS (\$50.00) to the Strata Corporation to cover moves by new owners or tenants. This fee is also due if a resident of a suite, occupied by multiple residents, moves in or out, or if an individual moves internally from one suite to another.

Moving In or Out can only take place between 8:00 AM and 9:00 PM. Moving vans must not block access to underground parking or to individual parking stalls.

The elevators CANNOT be locked off for the duration of the move. They can only be locked off long enough to load or unload the elevator - and the lock MUST then be released for other owners use.

Under no circumstances are the building doors to be left propped open without someone in attendance. This is a security breach and is a finable offence."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this ____ day of _____, 2005 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION H

RESOLUTION OF THE STRATA CORPORATION THE OWNERS, STRATA PLAN NW2050

Whereas, the Strata Council is self managed and relies on the participation of Council Members in the day to day operations, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____, 2005.

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS THAT: Bylaw 8.2 be amended to read as follows:

8.2 "The Council shall be elected by and from among the Owners and shall consist of not less than three (3) or more than seven (7) members, and that there will be a maximum of one non resident member on council per term."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2005 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION I

RESOLUTION OF THE STRATA CORPORATION THE OWNERS, STRATA PLAN NW2050

Whereas, the Strata council wishes to amend the Strata Corporation By-Laws pertaining to Chimney Inspection and Cleaning, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____, 2005.

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS THAT: Bylaw 5.2 b be amended to read as follows:

5.2 b "It is a requirement to have the chimneys inspected and cleaned annually and the Strata Council/Managing Agent will arrange for the inspection and cleaning of the chimneys. An owner shall provide access to his/her suite and the related costs are provided for in the annual budget.

Should Owners not provide access, they will be responsible for ensuring that the inspection and cleaning is then carried out at their own cost by an independent, qualified, licensed and insured company. If this work is not carried out within 30 days following the original inspection date and documented proof provided, fines will be imposed in accordance with these Bylaws"

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____day of _____, 2005 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION J

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council has been advised that the buildings will require Re- Piping in the upcoming years and whereas the Strata Council wishes to be proactive in its decisions, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____, 2005.

**BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION
OF THE OWNERS THAT:**

"The Owners, Strata Plan NW2050 approve the plan as outlined in 'Appendix D' to re-pipe sections of the buildings as leaks occur, with funding to be provided from the Contingency Building Maintenance Fund"

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____day of _____, 2005 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION K

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council wishes to proceed with the installation of the FOB system on additional doors, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____, 2005.

**BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION
OF THE OWNERS THAT:**

"The Owners, Strata Plan NW2050 approve the installation of additional FOBS on three (3) garage door man doors, four (4) doors from the parkades into the buildings and one (1) man door from Building B leading to the pool, with funding to be provided from the Contingency Fund in the amount of \$15,000.00."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2005 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION L

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council wish to proceed with the installation of the FOB system on select Shared Facility doors, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____, 2005.

**BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION
OF THE OWNERS THAT:**

"The Owners, Strata Plan NW2050 approve the installation of FOBS on the two pool gates and one games room door. Funding is to be provided from the Cypress Point Shared Facilities Budget in the amount of \$5,500.00."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2005 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION M

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata council wishes to amend the Strata Corporation By-Laws pertaining to Smoking in the Parkades, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____, 2005.

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS THAT: Bylaw 5.6 b) be amended to read as follows:

5.6 b) "An owner may not smoke nor possess any lit cigar, cigarette or pipe in the parkades, elevators, or any other interior portion of the common property except for the area with the tables and chairs in the recreation area, nor store any flammable or explosive substance in his/her lot or in the interior of the common property. "

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____day of _____, 2005 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION N

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata council wishes to amend the Strata Corporation By-Laws pertaining to Barbecues the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____, 2005.

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS THAT: Bylaw 5.5 e be amended to read as follows:

5.5 e "An owner shall not permit laundry, refuse, boxes, luggage, motorized vehicles, household furniture, or any other item to be used, displayed or stored in any patio or balcony area, save and except for plants, plant containers (other than planters constructed with metal nails or staples), propane or electric barbecues that are CSA approved or patio furniture. Hibachi's and other charcoal fuel or open flamed devices are not permitted."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2005 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION O

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata council wishes to amend the Strata Corporation By-Laws pertaining to Hard Surface Floors the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____, 2005.

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS THAT: Bylaw 5.3 e be amended to read as follows:

5.3 e "An owner shall make every reasonable effort to minimizing noise in their suites. If hard surface floors are installed they must be installed with a commercial grade insulator. If noise from hard surface floors (insulated or not) disturbs other residents, the Owners with hard surface floors or tile, must carpet the traffic areas on the hard surface floors."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2005 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION P

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata council wishes to amend the Strata Corporation By-Laws pertaining to Cigarette Butts the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____, 2005.

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS THAT: Bylaw 5.7 b) be amended to read as follows:

5.7 b) "An owner shall not discharge any material substance, debris or any object from any window, door, patio, deck or any other part of a Strata Lot or the common property, including cigarette butts or similar smoking materials."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____day of _____, 2005 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION Q

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata council wishes to amend the Strata Corporation By-Laws pertaining to leaving items in the lobbies, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____, 2005.

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS THAT: Bylaw 5.3 f) be added to read as follows:

5.3 f) "An Owner shall not leave any items in the lobbies other than reading materials on the tables."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2005 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION R

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council has been advised by legal counsel to change property management companies, and that this recommended change is due to the conflict of interest with three parties of the Shared Facilities Agreement using the same management company, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the ____ day of _____ 2005.

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS THAT:

"The Strata Council is hereby authorized and directed to notify The Wynford Group that their financial contract be terminated effective March 1, 2006.

The Common seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this ____ day of _____, 2005 in the presence of:

Strata Council Member

Strata Council Member

APPENDIX "A"

TREE REMOVAL PROGRAM

In accordance with the Cypress Point Inventory reflected on the following pages, we wish to clarify the following as identified by Bartlett Tree Experts.

For your information here are some of the more common problems found throughout the site:

1. Encroachment onto buildings, walkways, and parking areas were common throughout the site. The original landscape plan did not anticipate the size these species obtain as they mature. Trees with this encroachment problem have been classified under Priority 1, due to the potential of rodents entering the building. This pruning should be included into the annual budget.

2. Three species found throughout the site in significant numbers:

a. Lombardy Poplar - Has been known to disturb underground services such as perimeter drainage systems and water lines. Has brittle wood causing limb and stem failures. Not recommended for an area of this size.

b. Liquid Amber - Poor limb and stem attachments. On maturity, limb and stem failures increase. Recommend lifting canopy and in future selectively remove as budget allows.

c. Birch - Four are recommended for removal due to infestation by the Bronze Birch Borer. The insect is extremely difficult to control and can spread to other Birch trees. Recommend that these be selectively removed as the budget allows.

Maintenance Pruning

Recommended to maintain and improve tree health and structure and includes hazard reduction pruning. Priority 1, within the next 6 months: Priority 2, within the next year: Priority 3, within the next 2 years.

Cypress Point Inventory - Pages 1 to 3 following

APPENDIX "B"
REPLACEMENT MEMBRANE
PLAZA C

Final Phase. South side patio and remainder walkway portion

Scope of Work

Patio Detail

- *Remove pavers and sand
- *Wash all debris and organic material from existing deck
- *Prime deck with asphalt primer
- *Torch and 1 ply of 180 gram (modified bitumen) base sheet.
- *Torch stripping at perimeter with the same material.
- *Replace existing sand over new filter cloth.
- *Re-install existing pavers.
- *Stain pavers with applicable concrete stain
- *Supply and install new 26 gauge wall flashings at planter box base and concrete divider wall.

Walkway

- *Remove pavers and dirt/sand.
- *Wash all debris and organic material from existing deck.
- *Prime deck with asphalt primer.
- *Torch and 1 ply of 180 gram (modified bitumen) base sheet
- *Torch stripping at perimeter with the same material.
- *Install liquid rubber product at water cut-off detail
- *Replace existing dirt/sand over new filter cloth.
- *Re-install existing pavers.
- *Stain pavers with applicable concrete stain.

Total Cost \$23,000.00

APPENDIX "C"
IRRIGATION SYSTEM

Final Phase. Buildings B & C

Scope of Work: To supply and install a fully automatic 4-zone design-build addition to the existing irrigation system, to cover the remaining areas around Buildings B & C starting from where Phase 1 left off. There will be no coverage for the planted areas inside the pool area fence: no coverage on the north or west side of the pool area either. Includes pop-up heads where required, full 1 - year warranty, plumber's inside work, installation and materials. (Includes Building B & C, City Permit, Rain Sensor and Plaza C)

Total Cost	\$23,200.00
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APPENDIX "D"

RE-PIPING THE BUILDINGS

Corona Plumbing and Heating advise that the following is an outline of what would be required when replacing hot and cold water risers as leaks occur.

'Riser' refers to the piping running vertically in the common hallway walls from the first through to the third floor. This piping commonly feeds a set of three suites and is isolatable from valves located in the first floor hallway ceiling.

Should a leak occur on one of these sections of pipe, the leak would first be located and temporarily patched or repaired until replacement could be arranged as follows:

1. A date would be agreed upon, and access into the first, second and third floor suites would be required over a number of days.
2. The piping would be exposed, and replaced from the isolation valve located in the first floor hallway ceiling up through to the third floor.
3. New piping would include new fixture isolation valves and supply tubes to the existing fixtures.
4. Hot and cold water interruption could be as much as two days for the suites affected only. The remainder of the building would be left charged.
5. There will be two or more sets of risers passing through each suite. The cost of the riser replacement would vary with the load connected to each riser.

e.g. Risers connecting only to kitchens would be sized smaller, and have less connections making them less expensive to replace. Risers to bathrooms would have a heavier load, more connections, and would be more to replace.

Until a pattern can be established in the building, an estimate of \$3,000.00 (smaller) to \$6000.00 (larger) per three floors would apply. Restoration would be extra and would not be completed by us.

INSTRUCTION FOR COMPLETING A PROXY

1. The Owner completing this proxy should insert the name of the person to be appointed in the space provided. Such person need not be an Owner of a strata lot in Cypress Point ABC.
2. Please enter the suite number in the space provided; this will facilitate the counting of votes.

CO-OWNERS

3. Co-owners should each sign the proxy. Where the proxy is signed by a company, either the company's common seal must be affixed to the proxy or it should be signed by the company under the hand of an officer or any attorney duly authorized in writing, which authority must accompany this proxy.

PROXIES MAY BE:

- ◆ Brought to the meeting in person by the appointee;
- ◆ Faxed/mailed to:
Cypress Point ABC
#338, 7651 Minoru Blvd
Richmond, B.C.
V6Y 1Z3
Fax: 604 279-1553
- ◆ Hand delivered to the Cypress Point Office in Building A (7511 Minoru)
- ◆ Delivered to a council Member any time prior to the meeting

COMPLETED PROXIES SHOULD BE RECEIVED NO LATER THAN 4: 00 P.M. BY MAIL/FAX ON AND NO LATER THAN 7:00 P.M. IN PERSON AT THE MEETING ON DECEMBER 7th, 2005.

PROXY APPOINTMENT

RE: SUITE # _____: STRATA LOT# _____

Strata Plan NW2050, Cypress Point ABC
7511, 7531, 7651 Minoru Blvd.
Richmond, B.C. V6Y 1Z3

I/We hereby appoint _____ as my/our proxy to
vote on my/our behalf at the Annual General Meeting of the Owners of Strata Plan
NW2050 to be held on December 7, 2005.

ITEM	IN FAVOR	AGAINST	AT PROXY'S DISCRETION
Special Resolution "A"			
Special Resolution "B"			
Special Resolution "C"			
Special Resolution "D"			
Special Resolution "E"			
Special Resolution "F"			
Special Resolution "G"			
Special Resolution "H"			
Special Resolution "I"			
Special Resolution "J"			
Special Resolution "K"			
Special Resolution "L"			
Special Resolution "M"			
Special Resolution "N"			
Special Resolution "O"			
Special Resolution "P"			
Special Resolution "Q"			
Special Resolution "R"			

I/We wish to be recorded as voting on the items of business outlined in the agenda as indicated
above.

OWNERS SIGNATURE

OWNERS SIGNATURE

DATED THIS _____ DAY OF _____, 2005.

CYPRESS POINT RAFFLE

DATE: DECEMBER 7, 2005

TIME: TOWARDS THE END OF THE AGM

PLACE: PAVILION LOUNGE

TICKET: COMPLETE THE FORM BELOW AND
DROP IN THE RAFFLE BOX PROVIDED
AT THE AGM.

RULES: TO BE ELIGIBLE YOU MUST BE
IN ATTENDANCE IN PERSON
AT THE AGM.

RAFFLE BALLOT

NAME: _____

SUITE #: _____

Cypress Point Budget 2006

		YTD	Budget	Budget to	Proposed Change	Annual	
REVENUES	Code	Sept 30/2005	From 2005	Projected Var.	for 2006	For 2006	Explanation
Strata Fees	4050	225,313.29	300,417.13	0.42	(6,282.43)	294,134.70	
By-Law Fines/Late Fees	4150	2,050.00	600.00	1,100.00	-	600.00	
Interest Income	4200	568.31	1,250.00	1,377.27	(450.00)	800.00	
Laundry	4300	396.00	1,000.00	(947.33)	(400.00)	600.00	Actuals down
Move-in/Move-out Fees	4400	750.00	1,000.00	266.67	-	1,000.00	
Key Revenue	4450	1,791.00	500.00	306.67	-	500.00	
Locker	4750	5,312.50	7,500.00	(283.33)	(300.00)	7,200.00	
Parking Fees	4800	5,255.00	6,500.00	553.33	-	6,500.00	
Door Openers	4825	200.00	250.00	5,580.00	-	250.00	
Miscellaneous	4850	741.37	700.00	463.60	-	700.00	
Total Revenues:	4999	242,377.47	319,717.13	8,417.30	(7,432.43)	312,284.70	

EXPENSES	Code	YTD Sept 30/2005	Budget From 2005	Budget to Projected Var.	Proposed Change for 2006	Annual For 2006	Explanation
Administrative Expenses							
Winford Management Fees	5110	6,153.57	8,346.00	-	654.00	9,000.00	
Bank Administration Fees	5120	180.00	240.00	-	-	240.00	
Professional Fees	5127	204.45	500.00	-	-	500.00	Accounting Services etc
Photos/Postage/Courier	5130	812.33	1,200.00	(258.83)	-	1,200.00	
Legal	5135	1,996.30	9,500.00	(792.79)	(2,000.00)	7,500.00	Misc & Shared Facilities
Audit	5140	2,250.00	3,000.00	-	-	3,000.00	
Insurance Expensese	5150	11,075.49	15,000.00	15,131.67	14,000.00	29,000.00	Increase due to Earthquake Cov
Appraisals (SunCorp)	5156	-	-	-	-	-	- No appraisal this year
Dues & Subscriptions	5158	685.62	600.00	471.60	-	600.00	
Telephone/Fax/Cell for Office	5175	2,174.54	2,000.00	91.52	500.00	2,500.00	
Equipment - Office	5185	616.14	300.00	(1,160.59)	-	300.00	
Office Supplies	5187	696.62	800.00	436.43	50.00	850.00	
Wages - On-site Administrator	5200	13,788.52	24,240.07	(5,725.78)	1,759.93	26,000.00	
Security System	5201	154.08	-	(103.52)	-	-	
Miscellaneous	5225	163.23	100.00	48.75	-	100.00	
Meetings & Miscellaneous	5280	-	600.00	(330.91)	-	600.00	
Garage Door Openers	5292	-	250.00	6,162.00	-	250.00	
Total Admin Expenses:	5299	40,950.89	66,676.07	13,969.55	14,963.93	81,640.00	

		YTD	Budget	Budget to	Proposed Change	Annual	
Utilities	Code	Sept 30/2005	From 2005	Projected Var.	for 2006	For 2006	Explanation
BC Hydro Electricity	5310	8,864.50	10,500.00	-	2,500.00	13,000.00	
BC Hydro Gas	5320	15,707.94	22,000.00	(944.37)	2,200.00	24,200.00	
Garbage Disposal	5340	4,097.90	5,250.00	-	250.00	5,500.00	
Telus Enterphone	5352	5,982.24	1,890.00	-	-	1,890.00	
Total Utilities:	5399	34,652.58	39,640.00	(944.37)	4,950.00	44,590.00	
		YTD	Budget	Budget to	Proposed Change	Annual	
Building Maintenance	Code	Sept 30/2005	From 2005	Projected Var.	for 2006	For 2006	Explanation
Janitorial	5410	9,270.90	13,000.00	600.00	1,000.00	14,000.00	
Supplies	5420	1.71	100.00	100.00	-	100.00	
Pest Control	5430	540.35	600.00	(427.47)	-	600.00	
Elevator Maintenance	5450	3,438.88	5,000.00	162.69	-	5,000.00	
Electrical/Lighting	5460	3,449.91	3,000.00	(179.76)	-	3,000.00	New hallway lighting
Light Bulbs	5465	784.48	900.00	82.41	-	900.00	
Plumbing	5470	1,850.10	14,000.00	4,891.09	(10,000.00)	4,000.00	
Mechanical & Generator (Hall Fans)	5480	-	500.00	-	-	500.00	
Doors	5485	(71.64)	1,500.00		(1,000.00)	500.00	
Fire Testing & Equipment Repair	5500	2,099.84	2,500.00	-	(300.00)	2,200.00	
General Interior Repair	5505	11.38	1,200.00	1,200.00	1,800.00	3,000.00	New fabric on lobby seating
Locks & Keys	5510	2,364.85	1,500.00	(2,331.43)	-	1,500.00	
Carpet Cleaning	5535	1,536.52	1,500.00	1.00	100.00	1,600.00	
Interior Painting	5550	22,058.06	24,675.00	4,675.00	(24,175.00)	500.00	
Repair & Maintenance, Building	5580	3,169.50	3,000.00	152.29	500.00	3,500.00	Chimney & Dryer vent cleaning
Water Leaks - Buildings	5585	11,885.01	3,500.00	(1,315.07)	1,500.00	5,000.00	Burst Pipes, Drywall Damage
Total Building Maintenance:	5599	62,389.85	76,475.00	7,610.75	(30,575.00)	45,900.00	

Exterior Maintenance & Repairs	Code	YTD Sept 30/2005	Budget From 2005	Budget to Projected Var.	Proposed Change for 2006	Annual For 2006	Explanation
Roof Repairs & Maintenance	5610	-	1,800.00	(2,000.00)	-	1,800.00	
Gutters, Drains & Sewers	5620	1,267.67	3,000.00	-	-	3,000.00	
Windows/Skylight Maintenance	5630	-	-	200.00	250.00	250.00	
Exterior Window Washing	5633	1,177.00	1,500.00	430.67	-	1,500.00	
Garage Door	5640	536.55	2,000.00	(10,406.04)	(500.00)	1,500.00	Annual maintenance contract
Snow Removal	5645	-	500.00	500.00	(200.00)	300.00	
Exterior Painting	5660	-	-	-	2,000.00	2,000.00	
Exterior Repairs Maintenance	5680	9,397.85	6,358.00	(321.93)	142.00	6,500.00	Rooftop Decking
Signage	5685	-	1,500.00	1,351.15	-	1,500.00	Parking lot signage re Towing, etc.
Parking Lot Maintenance	5695	2,813.50	3,500.00	(1,200.00)	(500.00)	3,000.00	Pressure wash parkades
Total Exterior Maint. Repairs:	5699	15,192.57	20,158.00	(11,446.15)	(308.00)	19,850.00	

Grounds & Gardens	Code	YTD Sept 30/2005	Budget From 2005	Budget to Projected Var.	Proposed Change for 2006	Annual For 2006	Explanation
Landscaping Services	5710	12,559.35	17,500.00	515.60	(2,500.00)	15,000.00	
Landscape Repairs	5711	4,810.91	2,500.00	1,428.73	500.00	3,000.00	Landscape improvements
Ground/Garden Supplies	5750	133.62	1,500.00	161.92	(1,000.00)	500.00	
Gardens - Shrubs/Trees	5760	3,923.93	4,500.00	183.84	(1,500.00)	3,000.00	Arborist, tree replacement
Hydrants	5775	95.36	84.00	11.71	16.00	100.00	
Total Grounds & Gardens:	5799	21,523.17	26,084.00	2,301.80	(4,484.00)	21,600.00	

Recreation Center	Code	YTD Sept 30/2005	Budget From 2005	Budget to Projected Var.	Proposed Change for 2006	Annual For 2006	Explanation
Woodridge Shared Facility	5811	7,663.50	10,217.28	(2,376.88)	1,481.72	11,699.00	Our contrib for Woodridge Facility
Cypress Shared Facility	5812	11,750.13	15,666.78	(0.01)	6,538.92	22,205.70	Our contrib for Cypress Facility
Total Shared Facilites	5799	19,413.63	25,884.06	(2,376.89)	8,020.64	33,904.70	
Total Revenue		282,718.44	319,717.13	8,417.28	23,588.48	312,284.70	
Total Operating Expenses		243,276.02	238,469.35	11,916.51	20,350.00	247,484.70	
Balance Before Reserves		39,442.42	57,659.30	(3,499.23)	3,238.48	64,800.00	
Total Expenses Including Reserves						312,284.70	
Contingency Reserves		36,000.00	48,000.00			48,000.00	
Building Maintainance Fund		12,600.00	16,800.00			16,800.00	
Total Reserves:		(9,157.58)	64,800.00			64,800.00	

Cypress Point Shared Facilities Budget 2006

		YTD	Budget	Budget to	Proposed Change	Annual	
Cypress Shared Facilities Revenues	Code	Sept 30/2005	From 2005	Projected Var.	for 2006	For 2006	Explanation
Contribution - NW2050 Cypress	4180	11,750.13	15,666.78	(0.62)	6,538.92	22,205.70	
Contribution - NW1942 Woodridge	4160	15,632.14	20,842.81	0.06	8,699.24	29,542.05	
Contribution - NW1868 Ashford	4170	7,095.78	9,460.91	0.65	3,948.73	13,409.64	
Contribution - Cypress D	4190	5,542.92	7,390.50	(0.02)	3,084.60	10,475.10	
Access Card	4425	-	-	-	2,142.50	2,142.50	
Lounge Rental	4545	320.00	480.00	473.33	(80.00)	400.00	
Total Revenues:		40,340.97	53,841.00	473.40	24,334.00	78,175.00	

Cypress Shared Facilities Expenses	Code	YTD Sept 30/2005	Budget From 2005	Budget to Projected Var.	Proposed Change for 2006	Annual For 2006	Explanation
Recreation Centre Management Expense	5805	2,594.82	3,418.00	(27.13)	(0.35)	5,100.00	Incls Expense for SF Financials
Recreation Centre Management - Other*	5810	2,065.09	2,500.00	-	-	2,500.00	
General Maintenance	5815	8,472.38	4,000.00	(837.16)	-	4,000.00	
Rec Centre - Electricity	5816	1,123.19	2,625.00	(57.47)	125.00	2,625.00	
Pool/Spa Repairs	5820	2,994.36	1,500.00	2,201.05	-	3,500.00	spa tile, handrail, pool deck
Pool Maintenance (Imperial Paddock)	5825	3,027.22	3,000.00	66.41	-	3,000.00	
Rec Centre - Gas	5826	2,202.77	3,000.00	899.37	(500.00)	2,500.00	
Rec Centre - Supplies	5830	74.70	188.00	70.28	-	100.00	
Satellite Dish	5831	1,293.61	1,500.00	(44.24)	200.00	1,500.00	
Electrical	5832	571.98	1,200.00	(414.48)	700.00	800.00	
Plumbing	5833	1,190.86	1,000.00	36.71	-	1,000.00	
Security	5834	3,370.50	4,800.00	506.00	-	7,100.00	
Janitorial	5836	4,500.01	6,300.00	300.00	-	6,300.00	
Insurance	5837	2,617.25	6,260.00	2,084.25	(0.10)	6,300.00	
Gardening (pool area)	5838	342.28	450.00	94.65	-	450.00	
Games Room	5839	858.76	1,500.00	1,500.00	-	200.00	
Maintenance Charges	5840	6,836.43	7,500.00	1,500.00	6,000.00	5,000.00	Mens gang shower repair
Chemicals	5855	1,909.92	1,600.00	(862.76)	400.00	1,600.00	
Misc. Recreation Centre	5860	2,352.36	1,000.00	(5,198.67)	-	2,500.00	
Locks & Keys	5891	754.84	500.00	(769.48)	450.00	7,100.00	
Contingency Fund Deficit - Estimate			-		15,000.00	15,000.00	YTD plus men shower
Total Recreation Centre Expenses	5899	49,153.33	53,841.00	1,047.33	24,334.00	78,175.00	
Total Operating Revenue		53,841.00				78,175.00	
Total Operating Expenses		49,153.33				78,175.00	
Balance Before Reserves		4,687.67					
Shared Facility Contingency Fund (2005)		(11,445.53)					
Total Facility Reserves		(6,757.86)					

Craig Anderson 213, 7531 Minoru Blvd
President E-mail: akaandykanderson@hotmail.com
Shared Facilities Phone: 279-9282

Peter Yeung
Treasurer

5880 Reeves Rd.
E-mail: pryeung@shaw.ca
Phone: 821-0212

Maureen Buchanan
By-Laws

337, 7651 Minoru Blvd.
Phone: 277-8641

Tom Hargraves #307, 7511 Minoru Blvd
Maintenance E-mail: tdhargraves@shaw.ca
Phone: 274-4988

Cypress Point Office Phone: 279-1554
#338, 7651 Minoru Blvd. Fax: 279-1553
Richmond, B.C. V6Y 1Z3 E-mail: cypresspoint@telus.net V6Y 1Z3
address only) Administrator: Corinne Inglis

Office is located in the lobby of 7511 Minoru Blvd. (Building A)

Special Levy #1	138,000.00	Total Aggregate	<u>9022</u>
Special Levy #2	<u>0.00</u>		
Total Special Assessment	138,000.00		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2004 Special Levy Contributions	2004 Monthly CRF Contributions	Total Special Levy
2	101-7511	83	0.009199734	1,269.56	0.00	1,269.56
3	102-7511	95	0.010529816	1,453.11	0.00	1,453.11
4	103-7511	82	0.009088894	1,254.27	0.00	1,254.27
1	104-7511	97	0.010751496	1,483.71	0.00	1,483.71
5	105-7511	73	0.008091332	1,116.60	0.00	1,116.60
11	106-7511	85	0.009421414	1,300.16	0.00	1,300.16
6	107-7511	83	0.009199734	1,269.56	0.00	1,269.56
10	108-7511	85	0.009421414	1,300.16	0.00	1,300.16
9	109-7511	88	0.009753935	1,346.04	0.00	1,346.04
8	110-7511	84	0.009310574	1,284.86	0.00	1,284.86
7	111-7511	90	0.009975615	1,376.63	0.00	1,376.63
40	112-7531	90	0.009975615	1,376.63	0.00	1,376.63
39	113-7531	63	0.006982931	963.64	0.00	963.64
38	114-7531	88	0.009753935	1,346.04	0.00	1,346.04
37	115-7531	84	0.009310574	1,284.86	0.00	1,284.86
41	116-7531	84	0.009310574	1,284.86	0.00	1,284.86

36	117-7531	84	0.009310574	1,284.86	0.00	1,284.86
42	118-7531	73	0.008091332	1,116.60	0.00	1,116.60
35	119-7531	90	0.009975615	1,376.63	0.00	1,376.63
43	120-7531	82	0.009088894	1,254.27	0.00	1,254.27
34	121-7531	84	0.009310574	1,284.86	0.00	1,284.86
44	122-7531	109	0.012081578	1,667.26	0.00	1,667.26
33	123-7531	63	0.006982931	963.64	0.00	963.64
32	124-7531	88	0.009753935	1,346.04	0.00	1,346.04
31	125-7531	64	0.007093771	978.94	0.00	978.94
30	126-7531	90	0.009975615	1,376.63	0.00	1,376.63
84	129-7651	87	0.009643095	1,330.75	0.00	1,330.75
83	130-7651	83	0.009199734	1,269.56	0.00	1,269.56
82	131-7651	92	0.010197295	1,407.23	0.00	1,407.23
81	132-7651	71	0.007869652	1,086.01	0.00	1,086.01
85	133-7651	106	0.011749058	1,621.37	0.00	1,621.37
80	134-7651	86	0.009532254	1,315.45	0.00	1,315.45
86	135-7651	82	0.009088894	1,254.27	0.00	1,254.27
79	136-7651	84	0.009310574	1,284.86	0.00	1,284.86
78	137-7651	88	0.009753935	1,346.04	0.00	1,346.04
77	138-7651	85	0.009421414	1,300.16	0.00	1,300.16
76	139-7651	90	0.009975615	1,376.63	0.00	1,376.63
13	201-7511	83	0.009199734	1,269.56	0.00	1,269.56
14	202-7511	95	0.010529816	1,453.11	0.00	1,453.11
15	203-7511	82	0.009088894	1,254.27	0.00	1,254.27
12	204-7511	97	0.010751496	1,483.71	0.00	1,483.71

16	205-7511	73	0.008091332	1,116.60	0.00	1,116.60
22	206-7511	85	0.009421414	1,300.16	0.00	1,300.16
17	207-7511	84	0.009310574	1,284.86	0.00	1,284.86
21	208-7511	85	0.009421414	1,300.16	0.00	1,300.16
20	209-7511	88	0.009753935	1,346.04	0.00	1,346.04
19	210-7511	84	0.009310574	1,284.86	0.00	1,284.86
18	211-7511	90	0.009975615	1,376.63	0.00	1,376.63
57	212-7531	90	0.009975615	1,376.63	0.00	1,376.63
56	213-7531	63	0.006982931	963.64	0.00	963.64
55	214-7531	88	0.009753935	1,346.04	0.00	1,346.04
54	215-7531	84	0.009310574	1,284.86	0.00	1,284.86
58	216-7531	85	0.009421414	1,300.16	0.00	1,300.16
53	217-7531	86	0.009532254	1,315.45	0.00	1,315.45
59	218-7531	73	0.008091332	1,116.60	0.00	1,116.60
52	219-7531	90	0.009975615	1,376.63	0.00	1,376.63
60	220-7531	82	0.009088894	1,254.27	0.00	1,254.27
51	221-7531	84	0.009310574	1,284.86	0.00	1,284.86
50	222-7531	88	0.009753935	1,346.04	0.00	1,346.04
49	223-7531	62	0.00687209	948.35	0.00	948.35
61	224-7531	115	0.012746619	1,759.03	0.00	1,759.03
48	225-7531	63	0.006982931	963.64	0.00	963.64
47	226-7531	88	0.009753935	1,346.04	0.00	1,346.04
46	227-7531	64	0.007093771	978.94	0.00	978.94
45	228-7531	90	0.009975615	1,376.63	0.00	1,376.63
95	229-7651	87	0.009643095	1,330.75	0.00	1,330.75

94	230-7651	83	0.009199734	1,269.56	0.00	1,269.56
93	231-7651	92	0.010197295	1,407.23	0.00	1,407.23
92	232-7651	71	0.007869652	1,086.01	0.00	1,086.01
96	233-7651	107	0.011859898	1,636.67	0.00	1,636.67
91	234-7651	86	0.009532254	1,315.45	0.00	1,315.45
97	235-7651	84	0.009310574	1,284.86	0.00	1,284.86
90	236-7651	84	0.009310574	1,284.86	0.00	1,284.86
89	237-7651	88	0.009753935	1,346.04	0.00	1,346.04
88	238-7651	85	0.009421414	1,300.16	0.00	1,300.16
87	239-7651	90	0.009975615	1,376.63	0.00	1,376.63
24	301-7511	86	0.009532254	1,315.45	0.00	1,315.45
23	302-7511	97	0.010751496	1,483.71	0.00	1,483.71
25	303-7511	73	0.008091332	1,116.60	0.00	1,116.60
29	304-7511	85	0.009421414	1,300.16	0.00	1,300.16
26	305-7511	84	0.009310574	1,284.86	0.00	1,284.86
28	306-7511	85	0.009421414	1,300.16	0.00	1,300.16
27	307-7511	85	0.009421414	1,300.16	0.00	1,300.16
71	312-7531	98	0.010862337	1,499.00	0.00	1,499.00
70	313-7531	88	0.009753935	1,346.04	0.00	1,346.04
69	314-7531	84	0.009310574	1,284.86	0.00	1,284.86
72	315-7531	85	0.009421414	1,300.16	0.00	1,300.16
68	316-7531	86	0.009532254	1,315.45	0.00	1,315.45
73	317-7531	73	0.008091332	1,116.60	0.00	1,116.60
67	318-7531	90	0.009975615	1,376.63	0.00	1,376.63
74	319-7531	82	0.009088894	1,254.27	0.00	1,254.27

66	320-7531	84	0.009310574	1,284.86	0.00	1,284.86
65	321-7531	88	0.009753935	1,346.04	0.00	1,346.04
64	322-7531	62	0.00687209	948.35	0.00	948.35
75	323-7531	109	0.012081578	1,667.26	0.00	1,667.26
63	324-7531	90	0.009975615	1,376.63	0.00	1,376.63
62	325-7531	93	0.010308136	1,422.52	0.00	1,422.52
104	329-7651	84	0.009310574	1,284.86	0.00	1,284.86
103	330-7651	92	0.010197295	1,407.23	0.00	1,407.23
102	331-7651	71	0.007869652	1,086.01	0.00	1,086.01
105	332-7651	107	0.011859898	1,636.67	0.00	1,636.67
101	333-7651	86	0.009532254	1,315.45	0.00	1,315.45
106	334-7651	84	0.009310574	1,284.86	0.00	1,284.86
100	335-7651	84	0.009310574	1,284.86	0.00	1,284.86
99	336-7651	88	0.009753935	1,346.04	0.00	1,346.04
98	337-7651	86	0.009532254	1,315.45	0.00	1,315.45
		9022	100%	138,000.00	0.00	138,000.00

Annual Strata Fees	228,827.63	Total Aggregate	<u>9022</u>
Annual CRF Contributions	<u>48,000.00</u>		
Total Annual Contributions	276,827.63		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2004 Monthly Operating Contributions	2004 Monthly CRF Contributions	Total Monthly Strata Fees
2	101-7511	83	0.009199734	175.43	36.80	212.23
3	102-7511	95	0.010529816	200.79	42.12	242.91
4	103-7511	82	0.009088894	173.32	36.36	209.67
1	104-7511	97	0.010751496	205.02	43.01	248.03
5	105-7511	73	0.008091332	154.29	32.37	186.66
11	106-7511	85	0.009421414	179.66	37.69	217.34
6	107-7511	83	0.009199734	175.43	36.80	212.23
10	108-7511	85	0.009421414	179.66	37.69	217.34
9	109-7511	88	0.009753935	186.00	39.02	225.01
8	110-7511	84	0.009310574	177.54	37.24	214.79
7	111-7511	90	0.009975615	190.22	39.90	230.13
40	112-7531	90	0.009975615	190.22	39.90	230.13
39	113-7531	63	0.006982931	133.16	27.93	161.09
38	114-7531	88	0.009753935	186.00	39.02	225.01
37	115-7531	84	0.009310574	177.54	37.24	214.79
41	116-7531	84	0.009310574	177.54	37.24	214.79

36	117-7531	84	0.009310574	177.54	37.24	214.79
42	118-7531	73	0.008091332	154.29	32.37	186.66
35	119-7531	90	0.009975615	190.22	39.90	230.13
43	120-7531	82	0.009088894	173.32	36.36	209.67
34	121-7531	84	0.009310574	177.54	37.24	214.79
44	122-7531	109	0.012081578	230.38	48.33	278.71
33	123-7531	63	0.006982931	133.16	27.93	161.09
32	124-7531	88	0.009753935	186.00	39.02	225.01
31	125-7531	64	0.007093771	135.27	28.38	163.65
30	126-7531	90	0.009975615	190.22	39.90	230.13
84	129-7651	87	0.009643095	183.88	38.57	222.46
83	130-7651	83	0.009199734	175.43	36.80	212.23
82	131-7651	92	0.010197295	194.45	40.79	235.24
81	132-7651	71	0.007869652	150.07	31.48	181.54
85	133-7651	106	0.011749058	224.04	47.00	271.04
80	134-7651	86	0.009532254	181.77	38.13	219.90
86	135-7651	82	0.009088894	173.32	36.36	209.67
79	136-7651	84	0.009310574	177.54	37.24	214.79
78	137-7651	88	0.009753935	186.00	39.02	225.01
77	138-7651	85	0.009421414	179.66	37.69	217.34
76	139-7651	90	0.009975615	190.22	39.90	230.13
13	201-7511	83	0.009199734	175.43	36.80	212.23
14	202-7511	95	0.010529816	200.79	42.12	242.91
15	203-7511	82	0.009088894	173.32	36.36	209.67
12	204-7511	97	0.010751496	205.02	43.01	248.03

16	205-7511	73	0.008091332	154.29	32.37	186.66
22	206-7511	85	0.009421414	179.66	37.69	217.34
17	207-7511	84	0.009310574	177.54	37.24	214.79
21	208-7511	85	0.009421414	179.66	37.69	217.34
20	209-7511	88	0.009753935	186.00	39.02	225.01
19	210-7511	84	0.009310574	177.54	37.24	214.79
18	211-7511	90	0.009975615	190.22	39.90	230.13
57	212-7531	90	0.009975615	190.22	39.90	230.13
56	213-7531	63	0.006982931	133.16	27.93	161.09
55	214-7531	88	0.009753935	186.00	39.02	225.01
54	215-7531	84	0.009310574	177.54	37.24	214.79
58	216-7531	85	0.009421414	179.66	37.69	217.34
53	217-7531	86	0.009532254	181.77	38.13	219.90
59	218-7531	73	0.008091332	154.29	32.37	186.66
52	219-7531	90	0.009975615	190.22	39.90	230.13
60	220-7531	82	0.009088894	173.32	36.36	209.67
51	221-7531	84	0.009310574	177.54	37.24	214.79
50	222-7531	88	0.009753935	186.00	39.02	225.01
49	223-7531	62	0.00687209	131.04	27.49	158.53
61	224-7531	115	0.012746619	243.06	50.99	294.05
48	225-7531	63	0.006982931	133.16	27.93	161.09
47	226-7531	88	0.009753935	186.00	39.02	225.01
46	227-7531	64	0.007093771	135.27	28.38	163.65
45	228-7531	90	0.009975615	190.22	39.90	230.13
95	229-7651	87	0.009643095	183.88	38.57	222.46

94	230-7651	83	0.009199734	175.43	36.80	212.23
93	231-7651	92	0.010197295	194.45	40.79	235.24
92	232-7651	71	0.007869652	150.07	31.48	181.54
96	233-7651	107	0.011859898	226.16	47.44	273.60
91	234-7651	86	0.009532254	181.77	38.13	219.90
97	235-7651	84	0.009310574	177.54	37.24	214.79
90	236-7651	84	0.009310574	177.54	37.24	214.79
89	237-7651	88	0.009753935	186.00	39.02	225.01
88	238-7651	85	0.009421414	179.66	37.69	217.34
87	239-7651	90	0.009975615	190.22	39.90	230.13
24	301-7511	86	0.009532254	181.77	38.13	219.90
23	302-7511	97	0.010751496	205.02	43.01	248.03
25	303-7511	73	0.008091332	154.29	32.37	186.66
29	304-7511	85	0.009421414	179.66	37.69	217.34
26	305-7511	84	0.009310574	177.54	37.24	214.79
28	306-7511	85	0.009421414	179.66	37.69	217.34
27	307-7511	85	0.009421414	179.66	37.69	217.34
71	312-7531	98	0.010862337	207.13	43.45	250.58
70	313-7531	88	0.009753935	186.00	39.02	225.01
69	314-7531	84	0.009310574	177.54	37.24	214.79
72	315-7531	85	0.009421414	179.66	37.69	217.34
68	316-7531	86	0.009532254	181.77	38.13	219.90
73	317-7531	73	0.008091332	154.29	32.37	186.66
67	318-7531	90	0.009975615	190.22	39.90	230.13
74	319-7531	82	0.009088894	173.32	36.36	209.67

66	320-7531	84	0.009310574	177.54	37.24	214.79
65	321-7531	88	0.009753935	186.00	39.02	225.01
64	322-7531	62	0.00687209	131.04	27.49	158.53
75	323-7531	109	0.012081578	230.38	48.33	278.71
63	324-7531	90	0.009975615	190.22	39.90	230.13
62	325-7531	93	0.010308136	196.57	41.23	237.80
104	329-7651	84	0.009310574	177.54	37.24	214.79
103	330-7651	92	0.010197295	194.45	40.79	235.24
102	331-7651	71	0.007869652	150.07	31.48	181.54
105	332-7651	107	0.011859898	226.16	47.44	273.60
101	333-7651	86	0.009532254	181.77	38.13	219.90
106	334-7651	84	0.009310574	177.54	37.24	214.79
100	335-7651	84	0.009310574	177.54	37.24	214.79
99	336-7651	88	0.009753935	186.00	39.02	225.01
98	337-7651	86	0.009532254	181.77	38.13	219.90
		9022	100%	19,068.97	4,000.00	23,068.97

Annual Strata Fees	230,134.70	Total Aggregate	<u>9022</u>
Annual CRF Contributions	<u>64,000.00</u>		
Total Annual Contributions	294,134.70		

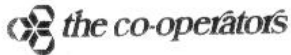
Strata Lot	Unit Number	Unit Entitlement	Common Area %	2006 Monthly Operating Contributions	2006 Monthly CRF Contributions	2006 Total Monthly Fees
2	101-7511	83	0.009199734	176.43	49.07	225.50
3	102-7511	95	0.010529816	201.94	56.16	258.10
4	103-7511	82	0.009088894	174.31	48.47	222.78
1	104-7511	97	0.010751496	206.19	57.34	263.53
5	105-7511	73	0.008091332	155.17	43.15	198.33
11	106-7511	85	0.009421414	180.68	50.25	230.93
6	107-7511	83	0.009199734	176.43	49.07	225.50
10	108-7511	85	0.009421414	180.68	50.25	230.93
9	109-7511	88	0.009753935	187.06	52.02	239.08
8	110-7511	84	0.009310574	178.56	49.66	228.21
7	111-7511	90	0.009975615	191.31	53.20	244.51
40	112-7531	90	0.009975615	191.31	53.20	244.51
39	113-7531	63	0.006982931	133.92	37.24	171.16
38	114-7531	88	0.009753935	187.06	52.02	239.08
37	115-7531	84	0.009310574	178.56	49.66	228.21
41	116-7531	84	0.009310574	178.56	49.66	228.21

36	117-7531	84	0.009310574	178.56	49.66	228.21
42	118-7531	73	0.008091332	155.17	43.15	198.33
35	119-7531	90	0.009975615	191.31	53.20	244.51
43	120-7531	82	0.009088894	174.31	48.47	222.78
34	121-7531	84	0.009310574	178.56	49.66	228.21
44	122-7531	109	0.012081578	231.70	64.44	296.13
33	123-7531	63	0.006982931	133.92	37.24	171.16
32	124-7531	88	0.009753935	187.06	52.02	239.08
31	125-7531	64	0.007093771	136.04	37.83	173.88
30	126-7531	90	0.009975615	191.31	53.20	244.51
84	129-7651	87	0.009643095	184.93	51.43	236.36
83	130-7651	83	0.009199734	176.43	49.07	225.50
82	131-7651	92	0.010197295	195.56	54.39	249.95
81	132-7651	71	0.007869652	150.92	41.97	192.89
85	133-7651	106	0.011749058	225.32	62.66	287.98
80	134-7651	86	0.009532254	182.81	50.84	233.65
86	135-7651	82	0.009088894	174.31	48.47	222.78
79	136-7651	84	0.009310574	178.56	49.66	228.21
78	137-7651	88	0.009753935	187.06	52.02	239.08
77	138-7651	85	0.009421414	180.68	50.25	230.93
76	139-7651	90	0.009975615	191.31	53.20	244.51
13	201-7511	83	0.009199734	176.43	49.07	225.50
14	202-7511	95	0.010529816	201.94	56.16	258.10
15	203-7511	82	0.009088894	174.31	48.47	222.78
12	204-7511	97	0.010751496	206.19	57.34	263.53

16	205-7511	73	0.008091332	155.17	43.15	198.33
22	206-7511	85	0.009421414	180.68	50.25	230.93
17	207-7511	84	0.009310574	178.56	49.66	228.21
21	208-7511	85	0.009421414	180.68	50.25	230.93
20	209-7511	88	0.009753935	187.06	52.02	239.08
19	210-7511	84	0.009310574	178.56	49.66	228.21
18	211-7511	90	0.009975615	191.31	53.20	244.51
57	212-7531	90	0.009975615	191.31	53.20	244.51
56	213-7531	63	0.006982931	133.92	37.24	171.16
55	214-7531	88	0.009753935	187.06	52.02	239.08
54	215-7531	84	0.009310574	178.56	49.66	228.21
58	216-7531	85	0.009421414	180.68	50.25	230.93
53	217-7531	86	0.009532254	182.81	50.84	233.65
59	218-7531	73	0.008091332	155.17	43.15	198.33
52	219-7531	90	0.009975615	191.31	53.20	244.51
60	220-7531	82	0.009088894	174.31	48.47	222.78
51	221-7531	84	0.009310574	178.56	49.66	228.21
50	222-7531	88	0.009753935	187.06	52.02	239.08
49	223-7531	62	0.00687209	131.79	36.65	168.44
61	224-7531	115	0.012746619	244.45	67.98	312.44
48	225-7531	63	0.006982931	133.92	37.24	171.16
47	226-7531	88	0.009753935	187.06	52.02	239.08
46	227-7531	64	0.007093771	136.04	37.83	173.88
45	228-7531	90	0.009975615	191.31	53.20	244.51
95	229-7651	87	0.009643095	184.93	51.43	236.36

94	230-7651	83	0.009199734	176.43	49.07	225.50
93	231-7651	92	0.010197295	195.56	54.39	249.95
92	232-7651	71	0.007869652	150.92	41.97	192.89
96	233-7651	107	0.011859898	227.45	63.25	290.70
91	234-7651	86	0.009532254	182.81	50.84	233.65
97	235-7651	84	0.009310574	178.56	49.66	228.21
90	236-7651	84	0.009310574	178.56	49.66	228.21
89	237-7651	88	0.009753935	187.06	52.02	239.08
88	238-7651	85	0.009421414	180.68	50.25	230.93
87	239-7651	90	0.009975615	191.31	53.20	244.51
24	301-7511	86	0.009532254	182.81	50.84	233.65
23	302-7511	97	0.010751496	206.19	57.34	263.53
25	303-7511	73	0.008091332	155.17	43.15	198.33
29	304-7511	85	0.009421414	180.68	50.25	230.93
26	305-7511	84	0.009310574	178.56	49.66	228.21
28	306-7511	85	0.009421414	180.68	50.25	230.93
27	307-7511	85	0.009421414	180.68	50.25	230.93
71	312-7531	98	0.010862337	208.32	57.93	266.25
70	313-7531	88	0.009753935	187.06	52.02	239.08
69	314-7531	84	0.009310574	178.56	49.66	228.21
72	315-7531	85	0.009421414	180.68	50.25	230.93
68	316-7531	86	0.009532254	182.81	50.84	233.65
73	317-7531	73	0.008091332	155.17	43.15	198.33
67	318-7531	90	0.009975615	191.31	53.20	244.51
74	319-7531	82	0.009088894	174.31	48.47	222.78

66	320-7531	84	0.009310574	178.56	49.66	228.21
65	321-7531	88	0.009753935	187.06	52.02	239.08
64	322-7531	62	0.00687209	131.79	36.65	168.44
75	323-7531	109	0.012081578	231.70	64.44	296.13
63	324-7531	90	0.009975615	191.31	53.20	244.51
62	325-7531	93	0.010308136	197.69	54.98	252.67
104	329-7651	84	0.009310574	178.56	49.66	228.21
103	330-7651	92	0.010197295	195.56	54.39	249.95
102	331-7651	71	0.007869652	150.92	41.97	192.89
105	332-7651	107	0.011859898	227.45	63.25	290.70
101	333-7651	86	0.009532254	182.81	50.84	233.65
106	334-7651	84	0.009310574	178.56	49.66	228.21
100	335-7651	84	0.009310574	178.56	49.66	228.21
99	336-7651	88	0.009753935	187.06	52.02	239.08
98	337-7651	86	0.009532254	182.81	50.84	233.65
		9022	100%	19,177.89	5,333.33	24,511.23



CO-OPERATORS GENERAL INSURANCE COMPANY (hereinafter called the insurer)

COMMERCIAL PREMIUM NOTICE/OFFER TO RENEW

RETAIN THIS PORTION FOR YOUR RECORDS

PAGE 01 of 01

(INSURED'S COPY)

YOUR AGENT/SERVICE OFFICE IS:
HAMILTON INS SERV INC
TEL: 604-872-6788
268-828 WEST 8 AVE
VANCOUVER BC
MAIL TO

23140

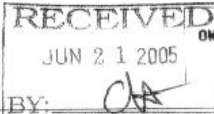
POLICY NUMBER
003344776

RENEWAL PERIOD
From 01 JUL 2005 To 01 JUL 2006
Day/Month/Year Day/Month/Year

All Times Are Local Times At The Insured's Postal Address

OWNERS OF STRATA PLAN NW2050
C/O
338-7651 MINORU BLVD
RICHMOND BC
V6Y 1Z3

YOUR POLICY EXPIRES ON 01 JUL 2005 12:01 A.M. LOCAL
TIME. IF YOUR PAYMENT IS RECEIVED BY 01 JUL 2005
YOUR POLICY WILL BE RENEWED FOR THE PERIOD SPECIFIED.



NAMED INSURED(S)
OWNERS OF STRATA PLAN NW2050

COVERAGE SUMMARY

INSURED LOCATION: - 7511,7531,7651 MINORU BLVD RICHMOND

PROPERTY

INSURING AGREEMENTS & EXCLUSIONS FORM NO. A2

APPLICABLE TO ALL COVERAGES OF THIS PROPERTY SECTION

ALL PROPERTY	B-013	90	2500	14,751,500
ALL WATER RELATED LOSSES SUBJECT TO \$5000 DEDUCTIBLE				
CONDOMINIUM BUILDING EXTENSION	B-013(A)		25000	250,000
FLOOD ENDORSEMENT	AB-100		5000	INCLUDED
SEWER BACK UP	B-1(J)		5000	13,905,100
WATER DAMAGE DEDUCTIBLE	B-1(E)		5000	INCLUDED

BOILER

BOILER & EQUIPMENT BREAKDOWN
OPTION 3

F-06 2500 14,751,500

ACCIDENT

BLANKET ACCIDENT INSURANCE
INSURING AGREEMENT I
WEEKLY INDEMNITY - \$400
BLANKET MEDICAL REIMBURSEMENT
\$25000

F-9 100,000

TOTAL PREMIUM - THIS LOCATION:

17050.00

LIABILITY

COMMERCIAL GENERAL LIABILITY
BODILY INJURY & PROPERTY DAMAGE
AGGREGATE LIMIT 10,000,000
PERSONAL INJURY
MEDICAL EXPENSES
TENANTS LEGAL LIABILITY
FUNGUS COVERAGE PRODUCTS/PREMISES
DIRECTORS & OFFICERS LIABILITY
NON-PROFIT ORGANIZATION
CONDO DIRECTORS & OFFICERS
DEDUCTIBLE ENDORSEMENT

D-1
COV-A 500 10,000,000
COV-B 10,000,000
COV-C 2,500
COV-D 500 500,000
D-1(AA) 500 250,000
D-21 2,000,000
D-21(A) INCLUDED
D-21(C) INCLUDED
D-21(D) INCLUDED

AN INFLATION INDEX HAS BEEN APPLIED TO YOUR PROPERTY COVERAGES, IF APPLICABLE:

1573.00

MINIMUM RETAINED PREMIUM: \$ 350

TOTAL PREMIUM DUE

\$ 18623.00

IF PAYMENT IS RECEIVED BY THE DATE SPECIFIED ABOVE THIS POLICY IS RENEWED IN THE
AMOUNTS STATED ABOVE AND SUBJECT TO THE SAME TERMS AND CONDITIONS AS THE
ORIGINAL CONTRACT AND ANY AMENDMENTS THERETO

SIGNATURE OF AUTHORIZED REPRESENTATIVE
SECRETARY

GCOX1B 08/99

THIS POLICY CONTAINS A CLAUSE(S) WHICH MAY LIMIT THE AMOUNT PAYABLE

THE WYNFORD GROUP

001

Balance Sheet (Accrual)
NW 2050 - CYPRESS POINT - (4090)
Sep 2005

Page 1
11/14/2005
10:50 AM

CURRENT ASSETS	
Bank - Vancity Savings	7,592.77
Fees Receivable	719.29
Fines Receivable	1,274.90
Parking Receivable	40.00
Move-in/Move-out Receivable	100.00
Lien/NSF Charges Receivable	15.00
Other Receivables	353.00
Miscellaneous Receivable	2,835.50
Petty Cash	500.00
Prepaid Insurance	13,967.28
Due From NW1942-Woodridge	240.46
Due From NW 1868-Ashford	1,981.97
TOTAL CURRENT ASSETS	29,620.17
TOTAL ASSETS	29,620.17
CURRENT LIABILITIES	
Strata Fees - Prepayment	1,626.20
Deposits Held	3,551.89
Accounts Payable	9,510.37
Accrued Audit Fees	5,250.00
TOTAL CURRENT LIABILITIES	19,938.46
EQUITY	
Fund Balance Current Year	-9,157.58
Shared Facilities	18,839.29
TOTAL EQUITY	9,681.71
TOTAL LIAB & EQUITY	29,620.17

Budget Comparison (Accrual)
NW 2050 - CYPRESS POINT - (4090)
Sep 2005

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
REVENUES									
Strata Fees	25,034.81	25,034.76	0.05	0.00	225,313.29	225,312.84	0.45	0.00	300,417.13
By-Law Fines/Late Fees	700.00	50.00	650.00	1,300.00	2,050.00	450.00	1,600.00	355.56	600.00
Contribution - NW1942 Woodridge	1,736.90	1,736.90	0.00	0.00	15,632.14	15,632.10	0.04	0.00	20,842.81
Contribution - NW1968 Ashford	788.42	788.41	0.01	0.00	7,095.78	7,095.69	0.09	0.00	9,460.91
Contribution - NW2050 Cypress	1,305.57	1,305.57	0.00	0.00	11,750.13	11,750.13	0.00	0.00	15,666.78
Contribution - Cypress D	615.68	615.68	0.00	0.00	5,542.92	5,542.92	0.00	0.00	7,390.50
Interest Income	31.57	104.17	-72.60	-69.69	568.31	937.53	-369.22	-39.38	1,250.00
Laundry	0.00	83.33	-83.33	-100.00	396.00	749.97	-353.97	-47.20	1,000.00
Move-In/Move-out Charges	100.00	83.33	16.67	20.00	750.00	749.97	0.03	0.00	1,000.00
Key Revenue	3.00	41.67	-38.67	-92.80	1,791.00	375.03	1,415.97	377.56	500.00
Lounge Rental	80.00	40.00	40.00	100.00	320.00	360.00	-40.00	-11.11	480.00
Locker	600.00	625.00	-25.00	-4.00	5,312.50	5,625.00	-312.50	-5.56	7,500.00
Parking Fees	515.00	541.67	-26.67	-4.92	5,255.00	4,875.03	379.97	7.79	6,500.00
Door Openers - Transmitters	50.00	20.83	29.17	140.04	200.00	187.47	12.53	6.68	250.00
Miscellaneous	109.10	56.33	47.77	81.90	741.37	524.97	216.40	41.22	700.00
TOTAL REVENUES	31,667.25	31,129.85	537.40	1.73	282,718.44	280,168.58	2,549.79	0.91	373,558.13
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fees	683.73	695.50	11.77	1.69	6,153.57	6,259.50	105.93	1.69	8,346.00
Bank Administration Fee	20.00	20.00	0.00	0.00	180.00	160.00	0.00	0.00	240.00
Professional Services	0.00	41.67	41.67	100.00	204.45	375.03	170.58	45.48	500.00
Photos/Postage/Courier	61.74	100.00	38.26	38.26	87.23	900.00	812.77	9.74	1,200.00
Legal	451.79	791.67	339.88	42.93	1,998.30	7,125.03	5,126.73	71.98	9,500.00
Audit	250.00	250.00	0.00	0.00	2,250.00	2,250.00	0.00	0.00	3,000.00
Insurance Expense	1,308.17	1,250.00	58.17	4.65	11,075.49	11,250.00	174.51	1.55	15,000.00
Dues & Subscriptions	0.00	50.00	50.00	100.00	685.62	450.00	-235.62	-52.36	600.00
Telephone	260.51	166.67	93.84	56.30	2,174.54	1,500.03	-674.51	-44.97	2,000.00
Equipment - Office	0.00	25.00	25.00	100.00	616.14	225.00	-391.14	-173.8	300.00
Office Supplies	0.00	66.67	66.67	100.00	696.62	600.03	-96.59	-16.10	800.00
Wages - Caretakers	-41.52	2,020.01	2,061.53	102.06	13,768.52	18,180.09	4,391.57	24.16	24,240.07
Security Guard	0.00	0.00	0.00	0	154.08	0.00	-154.08	0	0.00
Miscellaneous	0.00	8.33	8.33	100.00	163.23	74.97	-88.26	-117.7	100.00
Cypress Facilities	1,305.57	1,305.57	0.00	0.00	11,750.13	11,750.13	0.00	0.00	15,666.78
Woodridge Facilities	851.50	851.44	-0.06	-0.01	7,663.50	7,662.98	-0.54	-0.01	10,217.28
Meeting & Miscellaneous	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
Transmitters	0.00	20.83	20.83	100.00	0.00	187.47	187.47	100.00	250.00
TOTAL ADMINISTRATIVE EXP	6,151.49	7,713.36	2,561.87	33.21	80,364.52	69,420.24	9,055.72	13.04	92,560.13
UTILITIES									
BC Hydro Electricity	1,186.52	875.00	-311.52	-35.60	8,864.50	7,875.00	-989.50	-12.57	10,500.00
Gas	1,891.90	1,833.33	-58.57	-3.19	15,707.94	16,499.97	792.03	4.80	22,000.00
Garbage Disposal	459.48	437.50	-21.96	-5.02	4,087.90	3,937.50	-150.40	-4.07	5,250.00
Enterphone	98.58	157.50	58.92	37.41	5,982.24	1,417.50	-4,564.74	-322.0	1,890.00
TOTAL UTILITIES	3,636.46	3,303.33	333.13	-10.08	34,882.58	29,729.97	4,922.61	-16.56	39,640.00
BUILDING MAINTENANCE									
Janitorial	1,030.10	1,063.33	53.23	4.91	9,270.90	9,749.97	479.07	4.91	13,000.00
Supplies	0.00	8.33	8.33	100.00	1.71	74.97	73.26	97.72	100.00
Pest Control	0.00	50.00	50.00	100.00	540.35	450.00	-90.35	-20.08	600.00
Elevator Maintenance	374.50	416.67	42.17	10.12	3,435.86	3,750.03	314.15	8.30	5,000.00
Electrical/Lighting	0.00	250.00	250.00	100.00	3,449.91	2,250.00	-1,199.91	-53.33	3,000.00
Light Bulbs	0.00	75.00	75.00	100.00	784.48	575.00	-209.48	-16.22	900.00
Plumbing	-396.13	1,166.67	1,562.80	133.95	1,850.10	10,500.03	8,649.93	82.38	14,000.00
Toilet Replacements	396.13	0.00	-396.13	0	0.00	0.00	0.00	0	0.00
Mechanical & Generator	0.00	41.67	41.67	100.00	0.00	375.03	375.03	100.00	500.00
Doors	0.00	125.00	125.00	100.00	-71.64	1,125.00	1,196.64	106.37	1,500.00
Fire Equipment	1,824.92	208.33	-1,716.59	-823.9	2,099.84	1,874.97	-224.87	-11.99	2,500.00
General Interior Repair	0.00	100.00	100.00	100.00	11.38	900.00	888.62	98.74	1,200.00
Locks & Keys	211.45	125.00	-86.45	-69.16	2,364.85	1,125.00	-1,239.85	-110.2	1,500.00
Carpet Cleaning	0.00	125.00	125.00	100.00	1,536.52	1,125.00	-411.52	-36.58	1,500.00
Painting - Interior	1,130.46	2,096.25	925.79	45.02	22,056.08	16,506.25	-5,551.81	-19.19	24,675.00
Repair & Maint. Building	1,181.28	250.00	-931.28	-372.5	3,169.50	2,250.00	-919.50	-40.87	3,000.00
Buildings - Water Leaks	579.17	291.67	-287.50	-98.57	11,865.01	2,625.03	-9,239.98	-352.7	3,500.00
TOTAL BUILDING MAINT	6,431.88	6,372.92	58.96	-0.93	62,386.85	57,356.28	5,030.57	-8.78	76,475.90
EXTERIOR MAINT & REPAIRS									
Roof Repairs & Maintenance	0.00	150.00	150.00	100.00	0.00	1,350.00	1,350.00	100.00	1,800.00
Gutters, Drains & Sewers	681.59	250.00	-431.59	-172.6	1,267.67	2,250.00	982.33	43.66	3,000.00

Budget Comparison (Accrual)
NW 2050 - CYPRESS POINT - (4090)
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Window Cleaning	0.00	125.00	125.00	100.00	1,177.00	1,125.00	-52.00	-4.62	1,500.00
Garage Door	0.00	166.67	166.67	100.00	536.56	1,500.03	963.48	64.23	2,000.00
Snow Removal	0.00	41.67	41.67	100.00	0.00	375.03	375.03	100.00	500.00
Exterior Repair/Maint	2,996.00	529.63	-2,466.37	-465.4	9,397.85	4,768.47	-4,629.38	-97.08	6,358.00
Sign Maintenance/Rental	0.00	125.00	125.00	100.00	0.00	1,125.00	1,125.00	100.00	1,500.00
Parking Lot Maintenance	0.00	291.67	291.67	100.00	2,813.50	2,625.03	-188.47	-7.18	3,500.00
TOTAL EXTERIOR M & R	3,577.59	1,679.64	-1,997.75	-118.9	15,192.57	15,118.56	-74.01	-0.49	20,156.00
GROUPS & GARDENS									
Landscape Services	1,400.00	1,458.33	58.33	4.00	12,559.35	13,124.97	565.62	4.31	17,500.00
Landscape Repairs	0.00	208.33	208.33	100.00	4,810.91	1,874.97	-2,935.94	-156.5	2,500.00
Ground/Garden Supplies	0.00	125.00	125.00	100.00	133.62	1,125.00	991.38	88.12	1,500.00
Gardens - Shrubs/Trees	0.00	375.00	375.00	100.00	3,923.93	3,375.00	-548.93	-16.26	4,800.00
Hydrants	0.00	7.00	7.00	100.00	95.36	63.00	-32.36	-51.37	84.00
TOTAL GROUNDS & GARDENS	1,400.00	2,173.66	773.66	35.59	21,523.17	19,562.94	-1,960.23	-10.02	26,084.00
RECREATION CENTRE									
Maintenance/Salaries	258.20	284.83	-3.37	-1.16	2,594.82	2,563.47	-31.35	-1.22	3,418.00
Recreation Ctr Maint	65.09	208.33	143.24	68.76	2,065.09	1,874.97	-190.12	-10.14	2,500.00
General Maintenance	0.00	333.33	333.33	100.00	8,472.38	2,989.97	-5,482.41	-182.4	4,000.00
Electricity & Gas	153.20	218.75	65.55	29.97	1,123.19	1,968.75	845.56	42.95	2,625.00
Pool, Jacuzzi & Sauna	0.00	125.00	125.00	100.00	2,994.36	1,125.00	-1,869.36	-166.1	1,500.00
Pool Maintenance	324.60	250.00	-74.60	-29.84	3,027.22	2,250.00	-777.22	-34.54	3,000.00
Rec Ctr - Gas	545.31	250.00	-295.31	-118.1	2,202.77	2,250.00	47.23	2.10	3,000.00
Recreation Ctr Supplies	0.00	15.67	15.67	100.00	74.70	141.03	66.33	47.03	188.00
Satellite Dish	0.00	125.00	125.00	100.00	1,293.61	1,125.00	-168.61	-14.99	1,500.00
Electrical	0.00	100.00	100.00	100.00	571.98	900.00	328.02	36.45	1,200.00
Plumbing	265.36	83.33	-182.03	-218.4	1,190.86	749.97	-440.89	-58.79	1,000.00
Security	374.50	400.00	25.50	6.38	3,370.50	3,600.00	229.50	6.38	4,800.00
Janitorial	500.01	525.00	24.99	4.78	4,500.01	4,725.00	224.99	4.76	6,300.00
Insurance	243.75	521.67	277.92	53.28	2,817.25	4,695.03	2,077.78	44.25	6,250.00
Gardening Pool Area	0.00	37.50	37.50	100.00	342.28	337.50	-4.78	-1.42	450.00
Games Room	0.00	125.00	125.00	100.00	858.76	1,125.00	266.24	23.67	1,500.00
Maintenance Charges	0.00	625.00	625.00	100.00	6,836.43	5,625.00	-1,211.43	-21.54	7,500.00
Chemicals	589.79	133.33	-456.46	-342.3	1,909.92	1,199.97	-709.95	-59.16	1,600.00
Miscellaneous	332.36	83.33	-249.03	-298.8	2,352.36	749.97	-1,602.39	-213.6	1,000.00
Locks & Keys	344.17	41.67	-302.50	-725.9	754.84	375.03	-379.81	-101.2	500.00
TOTAL RECREATION CENTRE	4,026.34	4,486.74	460.40	10.26	48,153.33	40,380.66	-8,772.67	-21.72	53,841.00
TOTAL OPERATING EXPENSES	24,323.76	25,729.85	1,406.09	5.46	243,276.02	231,588.85	-11,707.37	-5.06	308,758.13
BALANCE BEFORE RESERVES	7,343.49	5,400.00	1,943.49	35.99	39,442.42	48,600.00	-9,157.58	-18.84	54,800.00
TRANSFER TO RESERVES									
Contingency Reserves	4,000.00	4,000.00	0.00	0.00	36,000.00	36,000.00	0.00	0.00	48,000.00
Special Project Reserves	1,400.00	1,400.00	0.00	0.00	12,600.00	12,600.00	0.00	0.00	16,800.00
TOTAL TO RESERVES	5,400.00	5,400.00	0.00	0.00	48,600.00	48,600.00	0.00	0.00	64,800.00
NET SURPLUS/(DEFICIT)	1,943.49	0.00	1,943.49	0	-9,157.58	0.00	-9,157.58	0	0.00

Balance Sheet (Accrual)
NW2050-CYPRESS PT-CONTIGENCY - (4090-1)
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CURRENT ASSETS	
Bank - Vancity Savings	187,829.87
TOTAL CURRENT ASSETS	187,829.87
TOTAL ASSETS	187,829.87
EQUITY	
Fund Balance Current Year	24,091.77
Contingency Reserve Fund	153,431.74
Special Project Reserves	10,306.36
TOTAL EQUITY	187,829.87
TOTAL LIABS & EQUITY	187,829.87

Budget Comparison (Accrual)
NW2050-CYPRESS PT-CONTINGENCY - (4090-1)
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
REVENUES									
Revenue from Operating	4,000.00	0.00	4,000.00	0	36,000.00	0.00	36,000.00	0	0.00
Interest Income	343.71	0.00	343.71	0	3,880.15	0.00	3,880.15	0	0.00
TOTAL REVENUES	4,343.71	0.00	4,343.71	0	39,880.15	0.00	39,880.15	0	0.00
EXPENSES									
ADMINISTRATIVE EXPENSES									
Access Cards	0.00	0.00	0.00	0	15,447.00	0.00	-15,447.00	0	0.00
TOTAL ADMINISTRATIVE EXP	0.00	0.00	0.00	0	15,447.00	0.00	-15,447.00	0	0.00
GROUPS & GARDENS									
Irrigation System	-41.50	0.00	41.50	0	341.38	0.00	-341.38	0	0.00
TOTAL GROUPS & GARDENS	-41.50	0.00	41.50	0	341.38	0.00	-341.38	0	0.00
TOTAL OPERATING EXPENSES	-41.50	0.00	41.50	0	15,788.38	0.00	-15,788.38	0	0.00
BALANCE BEFORE RESERVES	4,385.21	0.00	4,385.21	0	24,091.77	0.00	24,091.77	0	0.00
NET SURPLUS/(DEFICIT)	4,385.21	0.00	4,385.21	0	24,091.77	0.00	24,091.77	0	0.00

**STRATA PLAN
REQUIRED BUDGET / FINANCIAL STATEMENT INFORMATION
as per Regulations 6.6 and 6.7 of the Strata Property Act**

Fiscal Year: December 31, 2005

OPERATING FUND

OPENING BALANCE as at (January 01, 2005)(PRIOR YR. SURPLUS)
CURRENT YEAR BALANCE as at SEPT 30, 2005

ESTIMATED CLOSING BALANCE as at December 31, 2005
Transfer Surplus (refer to Act)
ESTIMATED CLOSING BALANCE as at December 31, 2005

2004	2005
\$	\$ (9,158.00)
	\$ (3,500.00)
	\$ 3,500.00
	\$ -

SPECIAL ASSESSMENT FUND

OPENING BALANCE as at January 01, 2005

CURRENT BALANCE as at SEPT 30, 2005

ESTIMATED CLOSING BALANCE as at December 31, 2005

\$	\$ -
\$	\$ -

CONTINGENCY RESERVE FUND

OPENING BALANCE as at January 01, 2005

CURRENT BALANCE as at SEPT 30, 2005

CONTRIBUTION TO CRF - October-December 2005

ESTIMATED CLOSING BALANCE as at December 31, 2005

CONTRIBUTION TO CRF - 2006

C.R.F. Transfer - Deficit/Surplus to/from Operating

PROPOSED 3/4 VOTE RESOLUTION(S)

ESTIMATED CLOSING BALANCE as at December 31, 2005

\$ 154,432.00	\$ 187,829.87
	\$ 12,000.00
	\$ 199,829.87
	\$ 48,000.00
	\$ (3,500.00)
	\$ -
\$	\$ 244,329.87

NW 1942 - SHARED FACILITIES 2006 PROPOSED OPERATING BUDGET

DRAFT

Fiscal Year: January 1st to December 31st

CHART CODE	DESCRIPTION	YTD	EST. TO	CURRENT	PROPOSED
		ACTUAL OCT. 14/05	YEAR END	BUDGET	BUDGET
REVENUES					
4160	NW 1942 - Woodridge Estates	12,968	15,562	15,562	15,562
4170	NW 1868 - Ashford Place	5,887	7,064	7,064	7,064
4180	NW 2050 - Cypress Point	9,749	11,699	11,699	11,699
4190	Cypress D	4,599	5,519	5,519	5,519
4200	Interest	77	90	0	0
TOTAL REVENUES		33,280	39,934	39,844	39,844
EXPENSES					
ADMINISTRATIVE EXPENSES					
5150	Insurance	3,000	3,600	3,600	3,600
TOTAL ADMINISTRATIVE EXPENSES		3,000	3,600	3,600	3,600
UTILITIES					
5310	Electricity	3,692	8,000	8,000	8,000
TOTAL UTILITIES		3,692	8,000	8,000	8,000
BUILDING MAINTENANCE					
5410	Janitorial	4,910	5,900	6,100	6,100
5440	Security	535	642	650	700
TOTAL BUILDING MAINTENANCE		5,445	6,542	6,750	6,800
RECREATION CENTRE					
5805	Maintenance / Salaries	6,828	8,194	8,194	8,358
5815	General Maintenance	459	8,000	8,000	8,000
5820	Pool, Jacuzzi, Sauna	1,699	2,800	2,500	2,686
5835	Exercise Equipment	0	1,000	1,500	1,000
5855	Chemicals	875	1,100	1,000	1,100
5870	Supplies	162	300	300	300
TOTAL RECREATION CENTRE		10,023	21,394	21,494	21,444
TOTAL EXPENSES		22,160	39,536	39,844	39,844
NET SURPLUS/DEFICIT		11,120	398	0	0



CYPRESS POINT INVENTORY June 2005

Tree Tag #	DBH (cm)	Species	Health	Structure	Visual Defects	Recommendations	Priority	Cost
1	68	Giant Sequoia	Fair	Good	N/A	N/A	N/A	N/A
2	8	Locust	Fair	Good	Poor root environment	Root invigoration	2	\$180.00
3	8	Locust	Fair	Good	Poor Root Environment & Deadwood	Root invigoration / Crown clean	2	\$240.00
4	8	Pine	Good	Good	Encroaching walkway & parking	Clearance prune	1	\$30.00
5	10	Pine	Good	Good	N/A	N/A	N/A	N/A
6	29	Birch	Fair	Fair	Topped / Encroaching building & parking	Clearance prune / Crown clean	1	\$180.00
7	24	Birch	Fair	Fair	Topped / Encroaching building	Clearance prune / Crown clean	1	\$150.00
8	33	Holly	Fair	Fair	Disease problem	Prune for shape	3	\$240.00
9	34	D Fir	Poor	Poor	Topped / Root disease	Remove & replace	1	\$420.00
10	22	Birch	Fair	Fair	Encroaching building	Clearance prune / Crown clean	1	\$120.00
11	15	Maple	Fair	Good	Encroaching building	Clearance prune / Crown clean	1	\$30.00
12	15	Holly	Good	Good	Encroaching building	Clearance prune / Prune for shape	1	\$180.00
13	25	Hemlock	Good	Poor	Girdling roots	Remove	1	\$240.00
14	40	Willow	Fair	Fair	Topped / Deadwood & Disease problem	Crown clean	3	\$180.00
15	15	Liquid Amber	Good	Fair	See written report	Clearance prune	1	\$30.00
16	17	Liquid Amber	Good	Fair	See written report	Clearance prune	1	\$30.00
17	21	Liquid Amber	Good	Fair	See written report	Clearance prune	1	\$30.00
18	20	Liquid Amber	Good	Fair	See written report	Clearance prune	1	\$30.00
19	19	Liquid Amber	Good	Fair	See written report	Clearance prune	1	\$30.00
20	24	Liquid Amber	Good	Good	See written report	Clearance prune	1	\$30.00
21	20	Liquid Amber	Good	Fair	See written report	Clearance prune	1	\$30.00
22	24	Liquid Amber	Fair	Fair	See written report	Clearance prune	1	\$30.00
23	18	Liquid Amber	Good	Poor	See written report	Remove	1	\$180.00
24	24	Liquid Amber	Good	Good	See written report	Clearance prune	1	\$30.00
25	21	Liquid Amber	Good	Fair	See written report	Clearance prune	1	\$30.00
26	19	Liquid Amber	Good	Good	See written report	Clearance prune	1	\$30.00
27	19	Liquid Amber	Good	Fair	See written report	Clearance prune	1	\$30.00
28	18	Liquid Amber	Good	Fair	See written report	Clearance prune	1	\$30.00
29	26	Cedar	Good	Good	Encroaching building & roadway	Clearance prune	1	\$120.00
30	23	Cedar	Good	Good	Encroaching building & roadway	Clearance prune	1	\$120.00
31	15	Maple	Good	Good	Encroaching building & roadway	Clearance prune	1	\$30.00
32	43	D Fir	Good	Good	Topped	Subordinate prune one codominant top	2	\$120.00
33	33	Birch	Fair	Fair	Topped / Encroaching building & roadway	Clearance prune	1	\$120.00
34	18	Cedar	Good	Good	Encroaching building & roadway	Clearance prune	1	\$80.00
35	17	Cedar	Good	Fair	Encroaching building & roadway	Clearance prune	1	\$90.00
36	31	Birch	Fair	Fair	Topped / Encroaching building & roadway	Clearance prune	1	\$120.00
37	32	D Fir	Fair	Fair	Topped	Remove codominant / Crown clean	2	\$120.00
38	130	Poplar	Fair	Poor	Topped	See written report	2	See written
39	60	Poplar	Fair	Poor	Topped	See written report	2	See written
40	62	Poplar	Fair	Poor	Topped	See written report	2	See written
41	79	Poplar	Fair	Poor	Topped	See written report	2	See written



CYPRESS POINT INVENTORY
June 2005

Tree Tag #	DBH (cm)	Species	Health	Structure	Visual Defects	Recommendations	Priority	Cost
83	8	Magnolia	Good	Fair	N/A	N/A	N/A	N/A
84	18	Magnolia	Good	Good	Encroaching building	Clearance prune / Crown clean	1	\$120.00
85	16	Magnolia	Good	Fair	Encroaching building	Clearance prune / Crown clean	1	\$60.00
86	13	Spruce	Fair	Good	N/A	N/A	N/A	N/A
87	28	Liquid Amber	Good	Good	Encroaching walkway	Clearance prune	1	\$30.00
88	13	Spruce	Good	Good	N/A	N/A	N/A	N/A
89	28	Birch	Poor	Poor	Topped / Encroaching building / Insect problem	Remove	1	\$360.00
90	35	Cherry	Fair	Fair	Encroaching parking / Insect problem	Clearance prune / Crown clean	1	\$90.00
91	11	Cedar	Fair	Poor	Volunteer	Remove	1	\$30.00
92	50	Cedar	Good	Poor	Topped / Multiple stems / Encroaching walkway	Remove & replace	2	\$420.00
93	55	Cedar	Fair	Poor	Topped / Multiple stems / Encroaching walkway	Remove & replace	2	\$360.00
94	24	Birch	Poor	Poor	Large decay pocket on building side	Remove	1	\$240.00
95	32	Birch	Fair	Fair	Topped / Encroaching building	Clearance prune	1	\$180.00
96	12	Birch	Good	Good	N/A	N/A	N/A	N/A
97	61	Chestnut	Good	Fair	Topped / Encroaching parking	Clearance prune / Crown thin	1	\$360.00
98	18	Maple	Good	Fair	Encroaching Parking	Clearance prune	1	\$30.00