

**NOTICE OF
ANNUAL GENERAL MEETING**

**CYPRESS POINT ABC
STRATA PLAN NW 2050
Wednesday, December 7, 2022**

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

**Meeting to Commence at 7:00 PM
Registration to Commence at 6:30 PM**

Notice of Meeting Package dated November 7, 2022

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.

You may drop off your Proxy to the Cypress Office by no later than 6:00 pm on Wednesday, December 7, 2022.

The Strata Council Members MAY ACT as your Proxy. A person who is **an employee** of the Strata Corporation, including a person providing Strata Management Services, **MAY NOT hold a Proxy.**

**STRATA COUNCIL MEMBERSHIP 2022
CYPRESS POINT ABC
STRATA PLAN NW 2050**

Gordon Farrell
President

Phone: 604 207 0392
Email: gordon.farrell@gmail.com

Murray Thompson
Vice President

Phone: 604 841 7365
Email: murthespur@shaw.ca

Carole Borthwick
Treasurer

Phone: 604 275 7231
Email: caroleborthwick@hotmail.com

Lindsay Armstrong

Phone: 604 961 4725
Email: larmy@shaw.ca

Linda McLaren

Phone: 604 537 5340
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Joanne Parkinson

Phone: 604 244 7191
E-mail: joanne50andfab@hotmail.com

Cypress Point Office
#338-7651 Minoru Blvd
Richmond, BC V6Y 1Z3
(Mailing address only)

Phone: 604 279 1554
Email: nw2050@telus.net
Email: cypresspoint@telus.net
Administrator: Audrey Montero

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

<p>Cypress Website is: https://cypresspointstrata.github.io/ Password for the minutes is their date in numeric form. e. g. August 17, 2022.pdf is 170822</p>
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2022 President's Message
Cypress Point - Strata NW2050

The strata council would like to look at installing outdoor surveillance cameras. One camera would be used to monitor the entrance/exit driveway and another camera would be used to monitor the outdoor visitor parking area. In the future, we would also like an outdoor camera that will overlook the pool area. Since our strata corporation also shares the pool area with several other neighbouring strata corporations, this camera installation would also require consent from the other strata corporations as well.

The Condominium Home Owners Association of BC (CHOA BC) advised us that before installing cameras, we must update our Strata Bylaws to include camera information. Bylaw updates will be one of the resolutions to vote on. The new bylaw addition must include the purpose/consent of cameras, how information will be collected, who will have access, how it will be stored, deleted, and what is the intended use of the cameras. The new camera bylaw content is provided in the appendix for the proposed resolution.

We also learned that the details about information collected and stored on our Strata office computer for the door FOB access system should be updated in our bylaws as well. The FOB door system has been in place for about 20 years. The FOB door system was installed prior to the current privacy guidelines related to the social media era. The FOB door system new bylaw content is provided in the appendix for the proposed resolution.

During the project to update and replace the old wooden framed windows in some areas of our buildings, some other issues were identified regarding some soffit, fascia and gutter conditions in both buildings B and C. Some gutters are failing and subsequently fastened to a fascia system that needs to be repaired. Fixing these components will correct problems with water ingress issues and prevent rodents from getting inside the walls or ceilings of the building. Please ensure that you read the Treasurers' message containing this important topic.

Water leaks that originate in common property areas of the Strata buildings are covered by the Strata insurance. However, if there is damage inside an owner's suite, it will involve the owner's personal insurance provider as well. The two different insurance companies coordinate with each other and decide who will pay the various costs for cleanup and repairs.

Once a water pipe is attached to fixtures inside a suite, it becomes the responsibility of the homeowner's insurance. A suite that has a leaking sink, valve, faucet, toilet, dishwasher or washing machine can cause water damage bills that often exceed \$10,000.00 and can go much, much higher. With no personal insurance an owner will be required to pay this out of their own pocket.

The Strata is required to get the repairs done right away to mitigate further water damage, and to prevent any safety hazards for all surrounding suite owners. The Strata has to pay the costs from our contingency fund, which all of our owners contribute to. The Strata council is obligated to demand repayment from an owner who has no personal insurance coverage. This could involve legal action and the placement of a lien on the owner's property where the leak originated.

I cannot express enough the importance for you to have personal homeowner's insurance. It provides you with far more protection than just for water damage. In an event such as a building fire, it will provide supporting costs for you to live elsewhere during fire repairs that can take almost a full year.

I would like to thank all the volunteers who donated their time and energy. They make Cypress Point a better community and save all owners of Strata property money. Volunteers make the property safer and look better.

The AGM officially starts at 7:00 PM, but arrive about a half hour earlier. This allows the registrar for our meeting the needed time to qualify people's names and strata lot numbers before the meeting begins.

Daryl Foster, a Strata Advisor for CHOA, will be chairing the AGM meeting. If you are unable to attend, this 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.

Gordon Farrell, President - Cypress Point - Strata NW2050

Headline: The Importance of Unit Owners' Personal Insurance

Publication date: Winter 2014

Publication: CHOA Journal

Written by: BFL Canada

What is a unit owner responsible for insuring? When owners are provided with the strata's insurance report, some mistakenly believe the corporation's insurance policy will protect their personal assets in the event of a loss; this is not the case.

Unit owners, whether living in the unit or as an investor, should always make sure their personal assets and liabilities are adequately protected by their own personal insurance policy.

A typical unit owner's policy provides a variety of coverage:

- Personal Property: in general terms, this coverage includes all the content items a unit owner brings into the unit or keeps in a storage locker on premises, such as furniture, electronics, clothing, etc.
- Additional Living Expenses: this coverage helps unit owners and their families deal with the extra expenses which can often result if the home is uninhabitable due to an insured loss or damage. Whether it is a fire or significant water damage due to no fault of their own, unit owners may have to move out while their unit is being repaired. In the case of an investment unit, this coverage helps pay the owner's rental income loss due to the tenant moving out.
- Improvements & Betterments: many unit owners spend considerable money making the unit their own; old carpet is replaced with hardwood flooring, cabinets and counter tops are updated and fixtures modernized to the 21st century. The unit owner's personal insurance policy provides coverage for these items, which are specifically excluded from coverage under all strata corporations' insurance policies.
- Strata Deductible Assessment: more and more strata corporations have by-laws in place to facilitate charging back the strata deductible to the unit owner responsible for a loss or damage. Unit owners or their tenants need not be liable in order for the deductible to be passed back, in many cases the mere fact the damage originates in the unit is sufficient to make the assessment valid. Strata deductibles can be as low as \$1,000 and as high as \$500,000. Unit owners need to ensure that the limit on their personal policies is sufficient to cover any strata deductible they may be responsible for (including earthquake).
- Personal Liability: at home or pretty much anywhere in the world, unit owners' policies also provide comprehensive protection for claims against them for property damage and bodily injury. Why get personal insurance? Because not getting it is much too risky and expensive. Protect yourself!

Things to Discuss with your Insurance Broker.

Each Unit Owner policy is different; it is imperative that owners ensure the limits of insurance on their Unit Owner policies are sufficient and that there are minimal gaps in coverage between the insurance of the unit owner and that of the Strata Corporation. Take some time to review the terms and conditions of your policy with your insurance broker. Here are some key questions to ask:

- 1) What is the limit of coverage provided to me for the Improvements and Betterments in my unit? Please note, unit owners are responsible for insuring the improvements they have made to their unit along with the improvements previous owners have made to the unit.
- 2) If my unit is uninhabitable due to an insured loss, what amount of coverage is provided for the Additional Living Expenses that I incur? This covers the necessary increase in living expense if you are unable to occupy your unit. Such costs could include hotel accommodation and moving household furniture.
- 3) If the strata suffer a loss that originates from my unit, what amount of coverage does my policy provide if I am charged back the strata's deductible? Please take a copy of the strata's insurance coverage with you so you can advise your broker of the strata's policy deductibles.
- 4) If there is damage in my unit, to original strata property (floors, ceilings, walls and NOT improvements and betterments or personal property), and this damage falls below the Strata Corporation's deductible, what amount of coverage does my policy provide to repair this damage? This coverage varies greatly from insurer to insurer and as we are seeing larger deductibles for strata corporations, this could be a very expensive repair for a unit owner. While an owner may recover financially after a \$3,000 repair if the strata's policy has a \$5,000 water/sewer deductible, being responsible for an \$18,000 repair if the strata's policy has a \$20,000 water/sewer deductible is another story entirely.
- 5) What is my limit of coverage provided for assessments made necessary by the Strata's Earthquake Deductible?

In the event of an earthquake, the Strata Corporation has a significant deductible; usually 10% - 15% of the insured value.

Please have a discussion with your broker. It is helpful to bring a copy of the strata's insurance policy with you. A copy of the strata's insurance coverage is often provided with your AGM Notice Package.

For more information on CHOA resources and benefits visit www.choa.bc.ca

This publication contains general information only and is not intended as legal advice. Use of this publication is at your own risk. CHOA will not be liable to you or any other person for any loss or damage arising from, connected with or relating to the use of this publication or any information contained herein by you or any other person.

2022 Treasurer's Message
Cypress Point - Strata NW2050

Another year has come and gone and it is time once again for me to report to you on the state of our finances for 2022. As far as our finances go, we have had some ups but mainly downs due to the increased cost of doing business.

On the up side, the Window Replacement Project in the non-remediated areas of Buildings B & C took a long time to complete but ended up coming in approximately \$228,000 + under the \$800,000 we budgeted for. To date Read Jones Christoffersen Ltd. has been paid \$93,072.00 with an invoice to come for approx. \$2,000 for a total of \$95,072.00. West Coast Building Restoration has been paid \$476,876.61. The total cost of the project approximately \$571,948.61.

We are pleased to let owners know that our carpet replacement project came in under budget by \$57,772.09 and, in accordance with the Strata Property Act, a refund will be provided from surplus monies. But, because we need to repair/replace the gutters, soffits and repair all the gaps in the mansard roofs in the non-remediated areas of Buildings B. and C, a Special Levy will be charged to all owners in the amount of \$57,772.09 in order to raise enough funds to proceed with this project.

West Coast finished the repair of the water ingress in the Building A stairwell. The wall was repaired and painted and the new carpeting laid. It was a complicated process but they were able to fix the problem. It ended up costing us a total of \$21,603.75 which will be transferred from the Exterior Repairs Maintenance 6319 account in our 2022 Operating Budget to Exterior Building 7051-0520 in the CRF as suggested by Crossroads Property Management.

We were very disappointed that the insurance companies we reached out to were unable to help us because of the narrow field of underwriters available and in the end, we had no choice but to go with BFL. We had budgeted for an increase but had no idea it would be \$46,000 for 2022/23.

Unfortunately, with the increase in our insurance premium along with the increase costs of services, we are going to end up with a deficit at the end of December 2022. With that in mind, to cover the cost of our expenses in our 2023 Operating Budget, we have no other choice but to raise our monthly strata fees by an average of \$48.00 per unit per month depending on your Common Area %.

To end on a positive note, our CRF is very healthy which is good because we know in a couple of years, we will have to do some major work on our roofs, and, possibly, update our elevators. As of September 30, 2022, our Owners' Equity totalled \$893,336.56 and by the end of December 2022 the balance should be approximately \$936,436.54.

Carole Borthwick,
Treasurer – NW2050



**Strata
PROTECT**

SUMMARY OF COVERAGES

Named Insured	The Owners, Strata Plan NW2050, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Project Name	CYPRESS POINT
Property Manager	CrossRoads Management Ltd.
Policy Period	August 01, 2022 to August 01, 2023
Policy Number	BFL04NW02050
Insured Location(s)	7511, 7531 & 7651 Minoru Boulevard, Richmond, BC V6Y 1Z3

INSURING AGREEMENT



PROPERTY

All Property LMA5130 Application of Sublimits Endorsement, LMA5393 Communicable Disease Endorsement, LMA5180 Intention for AIF to Bind Clause, LSW699 Minimum Earned Premium Clause & War and Terrorism Exclusion Clause, Stated Amount Co-Insurance, Replacement Cost, Blanket By-Laws.

As Per Limit of Liability

	DEDUCTIBLE	LIMIT
Primary Limit of Liability:		\$20,000,000
Excess Limit of Liability:		\$12,877,100
Property Extensions		Included
Lock & Key	\$2,500	\$25,000
Additional Living Expenses - Per Unit		\$50,000
Additional Living Expenses - Annual Aggregate		\$1,000,000
Excess Property Extensions - Annually Aggregated		Up to \$5,000,000
- Excludes all damage arising from the peril of Earthquake		
All Risks	\$50,000	
Sewer Backup	\$75,000	
Water Damage	\$75,000	
Earthquake (Annual Aggregate)	15% (minimum \$250,000)	
Flood (Annual Aggregate)	\$250,000	As Per Limit of Liability
Gross Rentals, 100% Co-Insurance, Indemnity Period (Months) : 18	24 Hour Waiting Period	As Per Limit of Liability



CRIME

	DEDUCTIBLE	LIMIT
Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	\$1,000,000
Broad Form Money and Securities	Nil	\$10,000



COMMERCIAL GENERAL LIABILITY

	DEDUCTIBLE	LIMIT
Bodily Injury & Property Damage	\$1,000	\$30,000,000
Non-Owned Automobile	\$1,000	\$30,000,000
Infectious Agent or Communicable Disease Exclusion - With Limited Exceptions		
Total Pollution Exclusion		

INSURING AGREEMENT



CONDOMINIUM DIRECTORS & OFFICERS LIABILITY

	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	Nil	Not Applicable
Cyber Liability	Nil	Not Applicable



BLANKET GLASS - Includes Lobby Glass

	DEDUCTIBLE	LIMIT
Residential	\$100	Blanket
Commercial	\$250	
Canopy	\$1,000	



EQUIPMENT BREAKDOWN

	DEDUCTIBLE	LIMIT
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$1,000	\$32,851,600
- Deductible Waiver Endorsement with respect to losses exceeding \$25,000		
Extra Expense – 100% available in first month	24 Hour Waiting Period	\$1,000,000
- Additional Living Expenses Endorsement - Per Unit		\$25,000
- Additional Living Expenses Endorsement - Annual Aggregate		\$1,000,000
Loss of Profits – Rents, Indemnity Period (Months): 18	24 Hour Waiting Period	As Per Limit of Liability



POLLUTION LIABILITY

	DEDUCTIBLE	LIMIT
Each Event	\$25,000	\$1,000,000
Aggregate Policy Limit		\$5,000,000



VOLUNTEER ACCIDENT

	DEDUCTIBLE	LIMIT
Maximum Limit of Loss	See Policy Wordings	\$1,000,000



LEGAL EXPENSES

	DEDUCTIBLE	LIMIT
Each Event	Nil	\$1,000,000
Annual Aggregate.		\$5,000,000



TERRORISM

	DEDUCTIBLE	LIMIT
Per Occurrence.	\$1,000	\$350,000
Annual Aggregate		\$350,000



BFL CANADA Risk and Insurance Services Inc.
9440 202nd Street, Suite 100
Langley, British Columbia, V1M 4A6

Tel.: 604-669-9600
Fax: 604-683-9316
Toll Free: 1-866-669-9602

INSURING AGREEMENT

CYBER, DATA & PRIVACY

	DEDUCTIBLE	LIMIT
Cyberboxx	\$5,000	
Annual Policy Aggregate		\$100,000
Hackbuster's Incident response services		Included
Coverage A - Privacy Breach Liability		\$100,000
Coverage B - Privacy Breach Expense		\$50,000
Coverage C - Cyber Extortion & Recovery		\$50,000
Coverage D - Social Engineering		\$25,000
Coverage E - Breach by suppliers		\$50,000

TOTAL INSURABLE VALUE

Appraisal Date: August 1, 2022

All Property LMA5130 Application of Sublimits Endorsement, LMA5393 Communicable Disease Endorsement, LMA5180 Intention for AIF to Bind Clause, LSW699 Minimum Earned Premium Clause & War and Terrorism Exclusion Clause	\$32,851,600
Gross Rentals, 100% Co-Insurance, Indemnity Period (Months)	\$25,500

Loss Payable

All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.

This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.

**NOTICE OF ANNUAL 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 the Head Table – Daryl Foster -Strata Advisor for CHOA, Audrey Montero, Administrator. Motion to elect Daryl Foster to chair the Annual General Meeting.
- 6) Approval of November 25, 2021 Annual General Meeting Minutes
- 7) Presidents Report for 2022 (included in AGM Package)
- 8) Treasurer’s Report for 2022 (included in AGM Package)
- 9) Presentation and Approval of the Disposition of the 2022-year end and accumulated funds re Cypress Operating Account surplus/deficit.
- 10) Presentation of the 2023 Cypress Point ABC and Woodridge Shared Facilities Budgets (As per the new agreement, the yearend surpluses / deficits are to be refunded / paid by no later than May 15th of the following year and the budgets issued by November 1st of each year)
- 11) New Business and Discussions
Special Resolutions:
 - A. Presentation and Approval to amend the Bylaws to address the purpose of the FOB door access security system currently use in common property areas, as explained in Appendix A.
 - B. Presentation and Approval to add a bylaw regarding the installation and maintenance of surveillance cameras on the common property for the purpose of monitoring common property, as explained in Appendix B.
 - C. Presentation and Approval to repair or replace, as needed, gutters, fascia boards, and soffits, and repair all the gaps in the mansard roofs in the non-remediated sections of Buildings B and C paid for by Special Levy in the amount of \$57,772.09.
- 12) Election of NW2050 Strata Council for 2023
- 13) Adjournment

Balance Sheet (Accrual)
CYPRESS POINT - 12 - (nw2050)
September 2022
AS OF 9TH MONTH ENDING SEPTEMBER 2022

Page 1
10/31/2022
11:43 AM

Prepared For:

Strata Plan NW 2050
7511-7651 Minoru Blvd.
Richmond, BC V6Y 1Z3

Prepared By:

Crossroads Management Ltd.
#215 - 7455 132nd Street
Surrey, BC V3W 1J8
Phone: 778-578-4445,

ASSETS

1010-0000 Petty Cash	500.00
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	41,102.28
1025-0000 Bank - Westminster - Contingency	515,934.04
1025-0030 Bank - Exterior Building	64,937.07
1027-0001 Bank - Carpet Levy	57,574.99
1028-0023 Bank - Remediation Project	163,323.20
1028-0024 Bank - Repipe Fund	58,570.29
1028-0047 Bank - Remediation Holdback	135.24
1300-0000 Accounts Receivable	7,616.10

TOTAL ASSETS

909,698.21

LIABILITIES

2010-0000 Accounts Payable	12,431.25
2012-2500 Accrued Expenses	623.70
2170-0000 Vacation Payable	3,066.64
2250-0000 Pre-Paid Fees	240.06

TOTAL LIABILITIES

16,361.65

OWNERS' EQUITY

RESERVES

3300-0000 Contingency Fund	515,934.04
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TOTAL RESERVES

515,934.04

REPIPING FUND

3402-3995 Repipe Fund	149,663.33
3402-3997 Repipe Fund Expenses	-91,093.04

TOTAL REPIPING FUND

58,570.29

CARPET REPLACEMENT LEVY

3430-0027 Carpet Replacement Assessment	132,479.56
3430-0028 Carpet Replacement Expenses	-74,904.57

CARPET REPLACEMENT TOTAL

57,574.99

EXTERIOR BUILDING

3432-0050 Exterior Building Fund	106,597.23
3432-0052 Exterior Building Expenses	-41,660.16

TOTAL EXTERIOR BUILDING

64,937.07

FUTURE REMEDIATION PROJECT

3432-0065 Future Remediation Project Income	755,480.42
3432-0066 Future Remediation Project Expenses	-592,157.22
3432-0068 Future Remediation Project Holdback	135.24

TOTAL FUTURE REMEDIATION PROJECT

163,458.44

3500-0000 Net Income - Prior Years	49,625.37
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3510-0000 Net Income - Current Year	-16,763.64
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Date: 10/31/2022
Accountant: [Signature]
Property Manager: [Signature]
Page 13 of 48

Balance Sheet (Accrual)
CYPRESS POINT - 12 - (nw2050)
September 2022

Page 2
10/31/2022
11:43 AM

AS OF 9TH MONTH ENDING SEPTEMBER 2022

TOTAL OWNERS' EQUITY	<u>893,336.56</u>
TOTAL LIABILITIES AND EQUITY	<u>909,698.21</u>

Budget Comparison Cash Flow (Accrual)
CYPRESS POINT - 12 - (nw2050)
September 2022
AS OF 9TH MONTH ENDING SEPTEMBER 2022

Page 1
10/31/2022
11:43 AM

Prepared For:
Strata Plan NW 2050
7511-7651 Minoru Blvd.
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Prepared By:
Crossroads Management Ltd.
#215 - 7455 132nd Street
Surrey, BC V3W 1J8
Phone: 778-578-4445,

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	50,634.32	50,633.99	0.33	0.00	455,706.48	455,705.91	0.57	0.00	607,607.88
4016-0000 Bank Interest Income	295.84	125.00	170.84	136.6	2,199.34	1,125.00	1,074.34	95.50	1,500.00
4016-0020 Sundry Income	60.00	416.67	-356.67	-85.60	1,402.00	3,750.03	-2,348.03	-62.61	5,000.00
4022-0000 Move in/out	0.00	0.00	0.00	0	800.00	0.00	800.00	0	0.00
TOTAL	50,990.16	51,175.66	-185.50	-0.36	460,107.82	460,580.94	-473.12	-0.10	614,107.88
4034-3000 Bylaw Fines/Late Fees	100.00	0.00	100.00	0	150.00	0.00	150.00	0	0.00
TOTAL	100.00	0.00	100.00	0	150.00	0.00	150.00	0	0.00
OTHER									
4057-0000 Parking	625.00	625.00	0.00	0.00	5,415.00	5,625.00	-210.00	-3.73	7,500.00
4057-1000 Laundry Income	0.00	83.33	-83.33	-100.0	287.97	749.97	-462.00	-61.60	1,000.00
4058-0000 Lockers	725.00	660.00	65.00	9.85	6,455.00	5,940.00	515.00	8.67	7,920.00
4059-0000 EV Charging	60.00	0.00	60.00	0	540.00	0.00	540.00	0	0.00
TOTAL OTHER	1,410.00	1,368.33	41.67	3.05	12,697.97	12,314.97	383.00	3.11	16,420.00
TOTAL INCOME	52,500.16	52,543.99	-43.83	-0.08	472,955.79	472,895.91	59.88	0.01	630,527.88
TOWNHOUSE EXPENSES									
6318-0010 Gutter, Drains & Sewers	0.00	250.00	250.00	100.0	0.00	2,250.00	2,250.00	100.0	3,000.00
6319-0000 Exterior Maintenance	0.00	166.67	166.67	100.0	23,239.40	1,500.03	-21,739.37	-1,449	2,000.00
6319-0050 Chimney Cleaning	0.00	183.33	183.33	100.0	0.00	1,649.97	1,649.97	100.0	2,200.00
6319-0100 Dryer Vent Cleaning	0.00	266.67	266.67	100.0	1,202.04	2,400.03	1,197.99	49.92	3,200.00
6319-0150 Window/Skylight Mtnc	0.00	500.00	500.00	100.0	2,572.50	4,500.00	1,927.50	42.83	6,000.00
6319-0200 Exterior Window Washin	0.00	166.67	166.67	100.0	1,643.25	1,500.03	-143.22	-9.55	2,000.00
6319-0250 Parkade & Garage Door	0.00	166.67	166.67	100.0	3,638.25	1,500.03	-2,138.22	-142.5	2,000.00
6321-0000 Exterior Painting	0.00	41.67	41.67	100.0	0.00	375.03	375.03	100.0	500.00
6323-0000 Roof Maintenance	3,572.63	770.25	-2,802.38	-363.8	12,376.06	6,932.25	-5,443.81	-78.53	9,243.00
TOTAL OPERATING EXPS. - T.H.	3,572.63	2,511.93	-1,060.70	-42.23	44,671.50	22,607.37	-22,064.13	-97.60	30,143.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	2,205.00	2,208.33	3.33	0.15	21,021.00	19,874.97	-1,146.03	-5.77	26,500.00
6430-0025 Ground/Garden Supplies	0.00	83.33	83.33	100.0	0.00	749.97	749.97	100.0	1,000.00
6435-0000 Plant Replacement & Im	0.00	416.67	416.67	100.0	0.00	3,750.03	3,750.03	100.0	5,000.00
6435-0050 Landscaping Upgrade	0.00	250.00	250.00	100.0	0.00	2,250.00	2,250.00	100.0	3,000.00
6436-0000 Pest Control	47.25	166.67	119.42	71.65	1,954.23	1,500.03	-454.20	-30.28	2,000.00
6440-0000 Irrigation System	259.09	166.67	-92.42	-55.45	1,547.25	1,500.03	-47.22	-3.15	2,000.00
6442-0000 Hydrants	0.00	25.00	25.00	100.0	0.00	225.00	225.00	100.0	300.00
6446-0050 Parking Lot Maintenance	0.00	166.67	166.67	100.0	1,953.81	1,500.03	-453.78	-30.25	2,000.00
6455-0000 Snow Removal	0.00	266.67	266.67	100.0	1,260.00	2,400.03	1,140.03	47.50	3,200.00
TOTAL LANDS. & GROUNDS	2,511.34	3,750.01	1,238.67	33.03	27,736.29	33,750.09	6,013.80	17.82	45,000.00
REPAIR & MAINTENANCE- GENER									
6510-0017 General Interior Repair	617.29	333.33	-283.96	-85.19	2,843.14	2,999.97	156.83	5.23	4,000.00
6510-0150 Doors	0.00	166.67	166.67	100.0	947.75	1,500.03	552.28	36.82	2,000.00
6510-0210 R & M - Electrical	0.00	66.67	66.67	100.0	437.09	600.03	162.94	27.16	800.00
6510-0405 Water Leaks - Buildings	252.00	100.00	-152.00	-152.0	7,854.21	900.00	-6,954.21	-772.6	1,200.00
6510-0410 R & M - Plumbing	0.00	416.67	416.67	100.0	7,268.33	3,750.03	-3,518.30	-93.82	5,000.00
6510-2025 Hytec Water System	1,175.33	1,250.00	74.67	5.97	10,577.97	11,250.00	672.03	5.97	15,000.00
6510-4001 Elevator	661.50	583.33	-78.17	-13.40	5,845.35	5,249.97	-595.38	-11.34	7,000.00
6511-0125 Laundry Machine Replac	0.00	16.67	16.67	100.0	0.00	150.03	150.03	100.0	200.00
6521-1000 Fire Equipment Maint.	0.00	416.67	416.67	100.0	1,939.78	3,750.03	1,810.25	48.27	5,000.00
6530-1000 Janitorial	0.00	1,333.33	1,333.33	100.0	10,550.00	11,999.97	1,449.97	12.08	16,000.00
6535-2150 Locks & Keys	0.00	375.00	375.00	100.0	3,973.13	3,375.00	-598.13	-17.72	4,500.00
6566-0000 Light Bulbs	0.00	12.50	12.50	100.0	655.49	112.50	-542.99	-48.26	150.00
TOTAL REPAIR & MAINT.	2,706.12	5,070.84	2,364.72	46.63	52,892.24	45,637.56	-7,254.68	-15.90	60,850.00
UTILITIES									

Budget Comparison Cash Flow (Accrual)
CYPRESS POINT - 12 - (nw2050)
September 2022
AS OF 9TH MONTH ENDING SEPTEMBER 2022

Page 2
10/31/2022
11:43 AM

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
6576-0000 Electricity	1,242.48	1,916.67	674.19	35.18	13,313.73	17,250.03	3,936.30	22.82	23,000.00
6578-2000 Garbage & Recycling	1,698.11	1,500.00	-198.11	-13.21	14,389.88	13,500.00	-889.88	-6.59	18,000.00
6581-0000 Gas	2,088.34	1,833.33	-255.01	-13.91	19,330.47	16,499.97	-2,830.50	-17.15	22,000.00
TOTAL UTILITIES	5,028.93	5,250.00	221.07	4.21	47,034.08	47,250.00	215.92	0.46	63,000.00
RECREATION CENTRE - COMMON									
6710-3000 Shared Facility-Woodrid	585.33	1,597.16	1,011.83	63.35	5,268.01	14,374.44	9,106.43	63.35	19,165.88
6710-4000 Shared Facility-Cypress	2,616.15	2,616.15	0.00	0.00	23,545.35	23,545.35	0.00	0.00	31,393.82
TOTAL OPER. EXPS-REC. CENTRE	3,201.48	4,213.31	1,011.83	24.02	28,813.36	37,919.79	9,106.43	24.01	50,559.70
SALARIES & BENEFITS									
6870-0050 Wages - Administrator	2,025.00	2,666.67	641.67	24.06	22,150.00	24,000.03	1,850.03	7.71	32,000.00
6870-0060 Wages - Assist Administr	687.50	50.00	-637.50	-1,275	3,375.00	450.00	-2,925.00	-650.0	600.00
6870-0075 Wages - Shared Fac Co	-720.00	-720.00	0.00	0.00	-6,480.00	-6,480.00	0.00	0.00	-8,640.00
6875-0000 Payroll Costs	224.60	375.00	150.40	40.11	2,488.93	3,375.00	886.07	26.25	4,500.00
TOTAL SALARIES & PAYROLL COS	2,217.10	2,371.67	154.57	6.52	21,533.93	21,345.03	-188.90	-0.88	28,460.00
OFFICE EXPENSES									
6921-0000 Tel/Fax/Cell - Office	100.00	266.68	166.68	62.50	2,074.28	2,400.12	325.84	13.58	3,200.10
ADMINISTRATION									
6970-0000 AGM Expenses - Admin.	224.00	50.00	-174.00	-348.0	224.00	450.00	226.00	50.22	600.00
6980-0000 Legal Expenses	0.00	16.67	16.67	100.0	0.00	150.03	150.03	100.0	200.00
6983-0000 Office Equipment	0.00	16.67	16.67	100.0	107.50	150.03	42.53	28.35	200.00
6984-0000 Postage and Printing	37.81	54.17	16.36	30.20	409.70	487.53	77.83	15.96	650.00
6984-0050 Office Supplies	0.00	41.67	41.67	100.0	175.46	375.03	199.57	53.21	500.00
6984-0100 Courier Service	61.48	33.33	-28.15	-84.46	460.13	299.97	-160.16	-53.39	400.00
6985-0000 Insurance Appraisal	0.00	125.00	125.00	100.0	0.00	1,125.00	1,125.00	100.0	1,500.00
6990-0000 Insurance Premiums	16,285.51	13,495.26	-2,790.25	-20.68	127,009.10	121,457.34	-5,551.76	-4.57	161,943.08
6993-0000 Professional Fees	184.80	50.83	-133.97	-263.5	617.40	457.47	-159.93	-34.96	610.00
6994-0000 Dues & Subscriptions	0.00	41.67	41.67	100.0	0.00	375.03	375.03	100.0	500.00
6995-0001 WorkSafe BC	0.00	66.67	66.67	100.0	11.21	600.03	588.82	98.13	800.00
7000-0000 Management Fees	704.75	704.75	0.00	0.00	6,342.75	6,342.75	0.00	0.00	8,457.00
7025-0000 Bank Charges	10.00	10.42	0.42	4.03	90.00	93.78	3.78	4.03	125.00
7050-0000 Miscellaneous	-25.00	20.83	45.83	220.0	40.16	187.47	147.31	78.58	250.00
7051-0000 Statutory Financial Revi	0.00	15.00	15.00	100.0	176.40	135.00	-41.40	-30.67	180.00
7051-0500 Contingency Transfer	3,950.00	3,950.00	0.00	0.00	35,550.00	35,550.00	0.00	0.00	47,400.00
7051-0515 Repipe Reserve	1,250.00	1,250.00	0.00	0.00	11,250.00	11,250.00	0.00	0.00	15,000.00
7051-0520 Exterior Bldg Reserve	833.33	833.33	0.00	0.00	7,499.97	7,499.97	0.00	0.00	10,000.00
7051-0525 Remediation Reserve	8,333.33	8,333.33	0.00	0.00	74,999.97	74,999.97	0.00	0.00	100,000.00
TOTAL ADMINISTRATION EXPENSE	31,950.01	29,376.28	-2,573.73	-8.76	267,038.03	264,386.52	-2,651.51	-1.00	352,515.18
TOTAL COMMON EXPENSES	47,614.98	50,032.11	2,417.13	4.83	445,047.93	450,288.99	5,241.06	1.16	600,384.88
TOTAL EXPENSES	51,187.61	52,544.04	1,356.43	2.58	489,719.43	472,896.36	-16,823.07	-3.56	630,527.88
NET INCOME (LOSS)	1,312.55	-0.05	1,312.60	2,625	-16,763.64	-0.45	-16,763.19	-3,725	0.00
REVENUE UTILITIES									
UTILITY EXPENSES									

**STRATA PLAN NW 2050
SUMMARY OF RESERVES**

Presented in Accordance with Regulations 6.6 & 6.7 of the Strata Property Act

	Jan. 1, 2018 to Dec. 31, 2018	Jan. 1, 2019 to Dec. 31, 2019	Jan. 1, 2020 to Dec. 31, 2020	Jan. 1, 2021 to Dec. 31, 2021	Jan. 1, 2022 to Dec. 31, 2022
CONTINGENCY RESERVE FUND					
Contingency Reserve Balance (Beginning of Year)	\$ 236,251.26	\$ 291,209.58	\$ 353,435.55	\$ 429,413.17	\$ 422,254.36
Transfer to Contingency Reserve (Current Year)	\$ 33,333.30	\$ 33,333.30	\$ 29,999.97	\$ 33,333.30	\$ 43,450.00
Insurance Expense			\$ (48,151.09)	\$ (46,192.77)	
Cracked Joint Repair					
CRF Loan for Insurance	\$ (7,877.07)	\$ (12,330.75)	\$ (14,488.67)		\$ 51,802.14
CRF Loan from NW 2050 RC		\$ (5,333.33)			
Prior Year Surplus(Deficit)	\$ 28,727.61	\$ 17,566.04	\$ (937.86)	\$ (13,540.56)	
GIC Matured(Purchased)					
Transfer remaining Special Levy			\$ 6,107.56		
Transfer remaining Fire Insurance Funds			\$ 8,113.98		
Fire Alarm Panel Replacement	\$ (18,814.35)				
Contingency Reserve Interest & Service charges (est.)	\$ 3,964.44	\$ 6,627.74	\$ 3,310.81	\$ 1,963.44	\$ 7,977.53
TOTAL CONTINGENCY RESERVES (End of Period)	\$ 275,585.19	\$ 331,072.58	\$ 337,390.25	\$ 404,976.58	\$ 525,484.03

CRF (PIPING)

Levy Reserve Balance (Beginning of Period)	\$ 61,049.43	\$ 64,774.72	\$ 52,606.35	\$ 43,664.12	\$ 46,493.18
Transfer to Levy Reserve (Current year - from Strata Fund)	\$ 2,000.00	\$ 2,000.00	\$ 1,800.00	\$ 2,000.00	\$ 13,750.00
Roynat Lease					
Corona Plumbing-plumbing repairs		\$ (7,543.09)	\$ (6,225.28)		
Steve Evans-Bldg B common ceiling pipe		\$ (1,995.70)	\$ (2,633.50)		
Levy Reserve Interest (est.)	\$ 938.66	\$ 1,333.85	\$ 454.74	\$ 318.39	\$ 1,031.89
Total CRF Piping	\$ 63,988.09	\$ 58,569.78	\$ 46,002.31	\$ 45,982.51	\$ 61,275.07

CRF (EXTERIOR BUILDING PROJECT)

Levy Reserve Balance (Beginning of Period)	\$ 16,873.96	\$ 27,351.98	\$ 38,163.88	\$ 48,707.63	\$ 57,859.09
Transfer to Levy Reserve (current Year - from Strata Fund)	\$ 8,333.30	\$ 8,333.30	\$ 7,499.97	\$ 8,333.30	\$ 9,166.63
Transfer to Resolution					
West Coast Building-Water ingress test					\$ (1,365.00)
Canstar Restoration - reconstruction services				\$ (1,351.62)	
Levy Reserve Interest (est.)	\$ 319.16	\$ 657.83	\$ 356.92	\$ 366.78	\$ 1,168.16
Total CRF Exterior Building Project	\$ 25,526.42	\$ 36,343.11	\$ 46,020.77	\$ 56,056.09	\$ 66,828.88

CRF (REMEDIATION PROJECT)

Levy Reserve Balance (Beginning of Period)	\$ 287,657.79	\$ 384,833.18	\$ 485,576.37	\$ 559,409.76	\$ 377,061.53
Transfer to Levy Reserve (Special Levy)	\$ 75,000.00	\$ 75,000.00	\$ 67,500.00	\$ 75,000.00	\$ 91,666.63
Read Jones Christofferson-Window Replacement				\$ (35,532.00)	
RDH Building Engineers - Consulting & Depreciation				\$ (11,043.12)	
West Coast Building - Window Replacement				\$ (71,267.02)	
Read Jones Christofferson-Window Assessment			\$ (11,340.00)		
West Coast Building - Bldg B & C window replacement					\$ (92,086.48)
West Coast Building - Bldg B & C window replacement					\$ (49,417.13)
RDH Building Engineers - Consulting					\$ (525.00)
Read Jones Christofferson-Window Assessment					\$ (8,820.00)
West Coast Building - Bldg B & C window replacement					\$ (73,010.00)
West Coast Building - Bldg B & C window replacement					\$ (9,898.71)
West Coast Building - #137 replace punch window					\$ (6,146.49)
Read Jones Christofferson-Window Assessment					\$ (3,948.00)
West Coast Building - Holdback release					\$ (47,687.66)
Levy Reserve interest (est.)	\$ 4,915.15	\$ 8,776.15	\$ 4,431.12	\$ 4,142.78	\$ 3,514.50
Total CRF Remediation Project	\$ 367,572.94	\$ 468,609.33	\$ 546,167.49	\$ 520,710.40	\$ 180,703.19

Carpet Replacement Assessment

Levy Reserve Balance (Beginning of Period)			\$ 129,999.85	\$ 130,616.69	\$ 56,710.37
Island Carpet - carpet purchase				\$ (61,796.61)	
Levy Interest (est.)			\$ 316.12	\$ 810.03	\$ 1,061.72
Total Special levy			\$ 130,315.97	\$ 69,630.11	\$ 57,772.09

**STRATA PLAN NW 2050
SUMMARY OF RESERVES**

Presented in Accordance with Regulations 6.6 & 6.7 of the Strata Property Act

OPERATING RESERVES

Operating Fund (Beginning of Period)
Projected Operating Surplus (Deficit)
Transfer of Building Levy Fund
Transfer in/out from CRF as per AGM Resolution

Total Operating Reserve (End of Period)

TOTAL RESERVES

**Opening entries after audit

Operating Budget for NW2050 For The Year 2023

Operating Account		YTD	Projected to	Annual	Proposed Change	
INCOME	Code	30-Sep-22	31-Dec-22	For 2022	For 2023	Explanation
Strata Fees	4010	\$ 455,706.48	\$ 607,607.88	\$ 607,607.88	\$ 664,576.43	
Interest Income	4016	\$ 2,199.34	\$ 2,500.00	\$ 1,500.00	\$ 2,500.00	
Sundry Income	4016-0020	\$ 1,402.00	\$ 2,000.00	\$ 5,000.00	\$ 2,000.00	keys, fobs, remotes, minutes, oil tray
Move-in/Move-out Fees	4022	\$ 800.00	\$ 800.00			
By-Law Fines/Late Fees	4034-3000	\$ 150.00	\$ 150.00	-	\$ -	
Parking Fees	4057	\$ 5,415.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	
Laundry	4057-1000	\$ 287.97	\$ 700.00	\$ 1,000.00	\$ 1,000.00	
Lockers	4058	\$ 6,455.00	\$ 7,920.00	\$ 7,920.00	\$ 7,920.00	
Electrical Vehicle Charging	4059-0000	\$ 540.00	\$ 720.00	\$ -	\$ 720.00	
Miscellaneous		\$ -	\$ -	\$ -	\$ -	
Total Revenues:		\$ 472,955.79	\$ 629,897.88	\$ 630,527.88	\$ 686,216.43	

EXPENSES

EXTERIOR MAINTENANCE & REPAIRS	Code	YTD	Projected to	Annual	Proposed Change	
		30-Sep-22	31-Dec-22	For 2022	For 2023	Explanation
Gutters, Drains & Sewers	6318-0010	\$ -	\$ 7,153.16	\$ 3,000.00	\$ 2,300.00	Gutters/Out/Inside Drains
Exterior Repairs Mtnce	6319	\$ 23,239.40	\$ 3,500.00	\$ 2,000.00	\$ 3,300.00	
Bldg Envelope Mtnce	6319-0010	\$ -	\$ -	\$ -	\$ -	Professional Inspection/Repairs 2020
Chimney Cleaning	6319-0050	\$ -	\$ 2,200.00	\$ 2,200.00	\$ 2,350.00	
Dryer Vent Cleaning	6319-0100	\$ 1,202.04	\$ 1,500.00	\$ 3,200.00	\$ 2,200.00	
Window/Skylight Mtnce	6319-0150	\$ 2,572.50	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	
Exterior Window Washing	6319-0200	\$ 1,643.25	\$ 1,643.25	\$ 2,000.00	\$ 2,000.00	includes skylights
Parkade & Garage Doors	6319-0250	\$ 3,638.25	\$ 4,000.00	\$ 2,000.00	\$ 4,000.00	
Signage	6319-0300	\$ -	\$ -	\$ -	\$ -	
Painting	6321	\$ -	\$ -	\$ 500.00	\$ 500.00	
Roof Repairs & Mtnce	6323	\$ 12,376.06	\$ 12,376.06	\$ 9,243.00	\$ 10,000.00	See note
Total Ext Mtnce Repairs		\$ 44,671.50	\$ 38,372.47	\$ 30,143.00	\$ 32,650.00	

LANDSCAPING & GROUNDS	Code	YTD	Projected to	Annual	Proposed Change	
		30-Sep-22	31-Dec-22	For 2022	For 2023	Explanation
Landscaping Services	6415	\$ 21,021.00	\$ 26,500.00	\$ 26,500.00	\$ 27,500.00	Monthly Maintenance Service
Ground/Garden Supplies	6430-0025	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
Gardens - Shrubs/Trees	6435	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	Arborist, Tree Removal
Landscape Upgrades	6435-0050	\$ -	\$ 2,900.00	\$ 3,000.00	\$ 3,000.00	
Pest Control	6436	\$ 1,954.23	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	
Irrigation System	6440	\$ 1,547.25	\$ 2,000.00	\$ 2,000.00	\$ 2,200.00	
Hydrants	6442	\$ -	\$ 200.00	\$ 300.00	\$ 200.00	Annual Inspection & Maintenance
Parking Lot Mtnce	6446-0050	\$ 1,953.81	\$ 5,500.00	\$ 2,000.00	\$ 2,000.00	Power Wash Pkde
Snow Removal	6455	\$ 1,260.00	\$ 3,200.00	\$ 3,200.00	\$ 3,000.00	
Total Grounds & Gardens:		\$ 27,736.29	\$ 48,300.00	\$ 45,000.00	\$ 45,900.00	

INTERIOR MAINTENANCE & REPAIRS	Code	YTD	Projected to	Annual	Proposed Change	
		30-Sep-22	31-Dec-22	For 2022	For 2023	Explanation
General Interior Repair	6510-0017	\$ 2,843.14	\$ 4,000.00	\$ 4,000.00	\$ 4,500.00	
Doors	6510-0150	\$ 947.75	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	
Electrical/Lighting	6510-0210	\$ 437.09	\$ 800.00	\$ 800.00	\$ 800.00	
Water Leaks - Buildings	6510-0405	\$ 7,854.21	\$ 7,854.21	\$ 1,200.00	\$ 3,000.00	toilet leak/hose washer to charged back
Plumbing	6510-0410	\$ 7,268.33	\$ 7,268.33	\$ 5,000.00	\$ 6,000.00	
Hytec Water Mgmt.	6510-2025	\$ 10,577.97	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	New budget on 2020
Elevator Maintenance	6510-4001	\$ 5,845.35	\$ 7,000.00	\$ 7,000.00	\$ 8,000.00	
Laundry Machine Repair	6511-0125	\$ -	\$ -	\$ 200.00	\$ 200.00	
Fire Test & Equip Repair	6521-1000	\$ 1,939.78	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
Carpet Cleaning	6522	\$ -	\$ 200.00	\$ -	\$ 200.00	
Janitorial	6530-1000	\$ 10,550.00	\$ 16,000.00	\$ 16,000.00	\$ 16,700.00	
Locks, Keys & Remotes	6535-2150	\$ 3,973.13	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	
Light Bulbs	6566	\$ 655.49	\$ 655.49	\$ 150.00	\$ 300.00	
Total Interior Maintenance		\$ 52,892.24	\$ 70,278.03	\$ 60,850.00	\$ 67,200.00	

UTILITIES	Code	YTD	Projected to	Annual	Proposed Change	
		30-Sep-22	31-Dec-22	For 2022	For 2023	Explanation
BC Hydro Electricity	6576	\$ 13,313.73	\$ 23,000.00	\$ 23,000.00	\$ 23,000.00	
Garbage & Recycle	6578-2000	\$ 14,389.88	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	
BC Hydro Gas	6581	\$ 19,330.47	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	
Total Utilities:		\$ 47,034.08	\$ 63,000.00	\$ 63,000.00	\$ 63,000.00	

RECREATION CENTER	Code	YTD	Projected to	Annual	Proposed Change	
		30-Sep-22	31-Dec-22	For 2022	For 2023	Explanation
Shared Facility	6710-3000	\$ 5,268.01	\$ 19,165.88	\$ 19,165.88	\$ 19,165.88	Contribution to Woodridge
Shared Facility	6710-4000	\$ 23,545.35	\$ 31,393.82	\$ 31,393.82	\$ 35,253.55	Contribution to Cypress
Total Shared Facilities		\$ 28,813.36	\$ 50,559.70	\$ 50,559.70	\$ 54,419.43	

Operating Budget for NW2050 For The Year 2023

SALARIES & BENEFITS	Code	YTD	to Dec 31, 2022	For 2022	For 2023	
Wages - Administrator	6870-0050	\$ 22,150.00	\$ 29,000.00	\$ 32,000.00	\$ 32,000.00	
Temp Admin	6870-0060	\$ 3,375.00	\$ 4,000.00	\$ 600.00	\$ 4,000.00	
Payroll - From SF	6875	\$ -6,480.00	\$ -8,640.00	\$ -8,640.00	\$ -8,640.00	
Payroll - Expenses	6875	\$ 2,488.93	\$ 4,000.00	\$ 4,500.00	\$ 4,500.00	
Total Salaries		\$ 21,533.93	\$ 28,360.00	\$ 28,460.00	\$ 31,860.00	

OFFICE EXPENSES		YTD	to Dec 31, 2021	For 2022	For 2023	
Tel / Cell - Office	6921	\$ 2,074.28	\$ 2,765.71	\$ 3,200.10	\$ 3,000.00	Includes High Speed Internet

Use these codes for expenses (Invoices)

Repiping	3402-3996
Exterior Bldg.	3432-0052
Future Remediation	3432-0066

ADMINISTRATION		YTD	to Dec 31, 2022	For 2022	For 2023	
Audit	6965	\$ -	\$ -	\$ -	\$ -	Audit
Meetings & Misc	6970	\$ 224.00	\$ 600.00	\$ 600.00	\$ 600.00	AGM Meeting SGM
Legal	6980	\$ -	\$ -	\$ 200.00	\$ 200.00	
Office Equipment	6983	\$ 107.50	\$ 107.50	\$ 200.00	\$ 200.00	Monitor/key board
Photos/Postage	6984	\$ 409.70	\$ 500.00	\$ 650.00	\$ 600.00	
Office Supplies	6984-0050	\$ 175.46	\$ 500.00	\$ 500.00	\$ 400.00	
Courier	6984-0100	\$ 460.13	\$ 550.00	\$ 400.00	\$ 550.00	
Insurance Deducible	6985	\$ -	\$ -	\$ -	\$ -	
Appraisals (Suncorp)	6985	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	
Insurance Expense	6990	\$ 127,009.10	\$ 175,865.63	\$ 161,943.08	\$ 200,750.00	
Professional Fees	6993	\$ 617.40	\$ 617.40	\$ 610.00	\$ 700.00	Accounting Services / Payroll, Others
Dues & Subscriptions	6994	\$ -	\$ -	\$ 500.00	\$ 500.00	CHOA
Worksafe BC	6995-0001	\$ 11.21	\$ 800.00	\$ 800.00	\$ 800.00	
Financial Management Fees	700-0000	\$ 6,342.75	\$ 10,873.29	\$ 8,457.00	\$ 8,457.00	
Bank Admin Fees	7025	\$ 90.00	\$ 125.00	\$ 125.00	\$ 200.00	
Miscellaneous	7050	\$ 40.16	\$ 100.00	\$ 250.00	\$ 150.00	Illness, flowers, cards etc
Statutory Fin Review	7051	\$ 176.40	\$ 176.40	\$ 180.00	\$ 180.00	
Total Admin Expenses:		\$ 135,663.81	\$ 190,815.22	\$ 176,915.08	\$ 215,787.00	
Total Revenue		\$ 472,955.79	\$ 629,897.88	\$ 630,527.88	\$ 686,216.43	
Total Operating Expenses		\$ 360,419.49	\$ 492,451.12	\$ 458,127.88	\$ 513,816.43	
Balance Before Reserves		\$ 112,536.30	\$ 137,446.76	\$ 172,400.00	\$ 172,400.00	
Transf to Contingency Fund	7051-0500	\$ 35,550.00	\$ 47,400.00	\$ 47,400.00	\$ 47,400.00	CRF
Transf to CRF - Repiping	7051-0515	\$ 11,250.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	Re-Piping Project
Transf to CRF - Ext. Bldg	7051-0520	\$ 7,499.97	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	Exterior Building Project
Transf to CRF - Remediation	7051-0525	\$ 74,999.97	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	Elevator Replacement/Roof replacement
Total Reserves		\$ 129,299.94	\$ 172,400.00	\$ 172,400.00	\$ 172,400.00	
NET SURPLUS (DEFICIT)		\$ (16,763.64)	\$ (34,953.24)	\$ -	\$ -	

Shared Facilities Woodridge (SFW)					
Proposed 2022 Operating Budget					
December 31st Year-end					
GL Code	Description	Estimated to December 31, 2021	Actual to Dec 31, 2021 (Draft)	2021 Budget	Proposed 2022 Budget
400000	REVENUES				
420000	Contribution - NW1942 Woodridge	9,344.00	9,344.00	9,344	9,344
420500	Contribution - NW1868 Ashford	4,241.00	4,241.00	4,241	4,241
421000	Contribution - NW2090 Cypress D	3,312.96	3,312.96	3,313	3,313
422000	Contribution - NW2050 Cypress	7,024.00	7,024.00	7,024	7,024
422500	Interest Income - Operating	1,230.96	1,230.96	1,000	1,000
443500	Prior Year Surplus transfer to operating	127,835.38	127,835.38	130,766	123,473
499900	TOTAL REVENUES	152,988.30	152,988.30	155,688	148,395
500000	OPERATING EXPENSES				
510000	ADMINISTRATIVE EXPENSES				
511000	Management Fees	2,100.00	2,100.00	2,100	2,100
513000	Duplication / Postage / Courier	62.12	62.11	200	200
514200	Insurance Expense	13,249.32	13,249.32	14,000	14,000
529900	TOTAL ADMINISTRATIVE EXPENSE	15,411.44	15,411.43	16,300	16,300
530000	UTILITIES				
531100	Hydro / Electricity	1,018.43	1,093.43	2,500	1,500
539900	TOTAL UTILITIES	1,018.43	1,093.43	2,500	1,500
540000	BUILDING MAINTENANCE				
540800	Janitorial	2,798.28	2,798.01	1,000	6,500
559900	TOTAL BUILDING MAINTENANCE	2,798.28	2,798.01	1,000	6,500
580000	RECREATION CENTRE				
580500	Maintenance / Salaries	9,000.00	9,000.00	9,000	9,000
581500	General Maintenance	1,212.75	1,212.75	200	1,000
581650	Pool, Jacuzzi & Sauna	-	-	-	-
583300	Exercise Equipment	-	-	500	500
584400	Chemicals	-	-	-	-
584700	Cleaning / Supplies	-	-	200	200
589900	TOTAL RECREATION CENTRE	10,212.75	10,212.75	9,900	10,700
582200	POOL MAINTENANCE - ENGINEERING	-	-	125,988	113,395
		-	-	125,988	113,395
599900	TOTAL OPERATING EXPENSES	29,440.90	29,515.62	155,688	148,395
600000	BALANCE BEFORE RESERVES & OTHER TRANSFE	123,547.40	123,472.68	-	-
800000	NET OPERATING SURPLUS(DEFICIT)	123,547.40	123,472.68	-	-

Balance Sheet (Accrual)
CYPRESS POINT SHARED FACILITIES - 12 - (nw2050sf)
September 2022
AS OF 9TH MONTH ENDING SEPTEMBER 2022

Page 1
10/31/2022
12:04 PM

Prepared For:
Cypress Point Shared Facilities
Richmond, BC

Richmond, BC

Prepared By:
Crossroads Management Ltd.
#215 - 7455 132nd Street
Surrey, BC V3W 1J8
Phone: 778-578-4445,

ASSETS

1020-0000 Bank - Westminster - Chequing	23,171.53
1300-0000 Accounts Receivable	12,904.87

TOTAL ASSETS

36,076.40

LIABILITIES

2010-0000 Accounts Payable	3,780.79
2250-0000 Pre-Paid Fees	0.43

TOTAL LIABILITIES

3,781.22

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	29,148.46
3510-0000 Net Income - Current Year	3,146.72

TOTAL OWNERS' EQUITY

32,295.18

TOTAL LIABILITIES AND EQUITY

36,076.40

Date: 10/31/2022
Accountant: [Signature]
Property Manager: [Signature]
Page 22 of 43

Budget Comparison Cash Flow (Accrual)
CYPRESS POINT SHARED FACILITIES - 12 - (nw2050sf)

Page 1
10/31/2022
12:04 PM

September 2022
AS OF 9TH MONTH ENDING SEPTEMBER 2022

Prepared For:
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Phone: 778-578-4445,

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-1000 Contribution - NW 1868	1,579.85	1,579.85	0.00	0.00	14,218.65	14,218.65	0.00	0.00	18,958.19
4010-2000 Contribution - NW 2050	2,616.15	2,616.15	0.00	0.00	23,545.35	23,545.35	0.00	0.00	31,393.82
4010-3000 Contribution - NW 2090	1,234.12	1,234.12	0.00	0.00	11,107.08	11,107.08	0.00	0.00	14,809.41
4010-4000 Contribution - NW 1942	3,480.48	3,480.48	0.00	0.00	31,324.32	31,324.32	0.00	0.00	41,765.75
4016-0000 Bank Interest Income	76.17	11.67	64.50	552.7	430.07	105.03	325.04	309.4	140.00
4016-0020 Sundry Income	0.00	0.00	0.00	0	360.00	0.00	360.00	0	0.00
4026-0500 Recreation Room Rental	250.00	41.67	208.33	499.9	785.00	375.03	409.97	109.3	500.00
TOTAL	9,236.77	8,963.94	272.83	3.04	81,770.47	80,675.46	1,095.01	1.36	107,567.17
TOTAL INCOME	9,236.77	8,963.94	272.83	3.04	81,770.47	80,675.46	1,095.01	1.36	107,567.17
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0005 Gardening	0.00	83.33	83.33	100.0	0.00	749.97	749.97	100.0	1,000.00
TOTAL LANDS. & GROUNDS	0.00	83.33	83.33	100.0	0.00	749.97	749.97	100.0	1,000.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	8.96	396.42	387.46	97.74	691.23	3,567.78	2,876.55	80.63	4,757.00
6510-0405 Water Leaks - Buildings	1,312.99	41.67	-1,271.32	-3,050	1,312.99	375.03	-937.96	-250.1	500.00
6510-0410 R & M - Plumbing	0.00	41.67	41.67	100.0	122.50	375.03	252.53	67.34	500.00
6535-2150 Locks & Keys	0.00	16.67	16.67	100.0	0.00	150.03	150.03	100.0	200.00
TOTAL REPAIR & MAINT.	1,321.95	496.43	-825.52	-166.2	2,126.72	4,467.87	2,341.15	52.40	5,957.00
RECREATION CENTRE - COMMON									
6706-0000 Rec Centre-Mgmt Expen	720.00	720.00	0.00	0.00	6,480.00	6,480.00	0.00	0.00	8,640.00
6706-1000 Rec Centre-Mgmt Other	0.00	83.33	83.33	100.0	0.00	749.97	749.97	100.0	1,000.00
6710-1050 Recreation Room	682.00	100.00	-582.00	-582.0	1,242.00	900.00	-342.00	-38.00	1,200.00
6710-2500 Games Room	0.00	41.67	41.67	100.0	207.38	375.03	167.65	44.70	500.00
6734-0000 Pool Maintenance	985.32	500.00	-485.32	-97.06	5,614.13	4,500.00	-1,114.13	-24.76	6,000.00
6736-0000 Pool Repairs	0.00	583.33	583.33	100.0	2,397.11	5,249.97	2,852.86	54.34	7,000.00
6740-0000 Pool Supplies & Chemic	0.00	83.33	83.33	100.0	1,649.72	749.97	-899.75	-119.9	1,000.00
6742-0000 Pool Permits	0.00	16.67	16.67	100.0	133.32	150.03	16.71	11.14	200.00
6750-0000 Cleaning Supplies-Rec.	0.00	16.67	16.67	100.0	265.22	150.03	-115.19	-76.78	200.00
6764-0000 Electricity - Rec. Centre	320.76	291.67	-29.09	-9.97	4,311.81	2,625.03	-1,686.78	-64.26	3,500.00
6765-0000 Gas - Rec. Centre	633.29	250.00	-383.29	-153.3	2,249.49	2,250.00	0.51	0.02	3,000.00
6770-0000 Janitor - Rec Centre	0.00	416.67	416.67	100.0	2,500.00	3,750.03	1,250.03	33.33	5,000.00
TOTAL OPER. EXPS-REC. CENTRE	3,341.37	3,103.34	-238.03	-7.67	27,050.18	27,930.06	879.88	3.15	37,240.00
ADMINISTRATION									
6985-0000 Insurance Appraisal	0.00	25.00	25.00	100.0	0.00	225.00	225.00	100.0	300.00
6990-0000 Insurance Premiums	6,023.41	4,991.40	-1,032.01	-20.68	46,975.93	44,922.60	-2,053.33	-4.57	59,896.77
7000-0000 Management Fees	253.58	253.58	0.00	0.00	2,282.22	2,282.22	0.00	0.00	3,043.00
7025-0000 Bank Charges	10.00	10.87	0.87	8.00	90.00	97.83	7.83	8.00	130.40
7051-0000 Statutory Financial Revi	0.00	0.00	0.00	0	98.70	0.00	-98.70	0	0.00
TOTAL ADMINISTRATION EXPENSE	6,286.99	5,280.85	-1,006.14	-19.05	49,446.85	47,527.65	-1,919.20	-4.04	63,370.17
TOTAL COMMON EXPENSES	10,950.31	8,963.95	-1,986.36	-22.16	78,623.75	80,675.55	2,051.80	2.54	107,567.17
TOTAL EXPENSES	10,950.31	8,963.95	-1,986.36	-22.16	78,623.75	80,675.55	2,051.80	2.54	107,567.17
NET INCOME (LOSS)	-1,713.54	-0.01	-1,713.53	-17.13	3,146.72	-0.09	3,146.81	3,496,	0.00
REVENUE UTILITIES									
UTILITY EXPENSES									

Income Statement (Accrual)
CYPRESS POINT SHARED FACILITIES - 12 - (nw2050sf)
September 2022
AS OF 9TH MONTH ENDING SEPTEMBER 2022

Page 1
10/31/2022
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Prepared For:
Cypress Point Shared Facilities
Richmond, BC

Richmond, BC

Prepared By:
Crossroads Management Ltd.
#215 - 7455 132nd Street
Surrey, BC V3W 1J8
Phone: 778-578-4445,

	Month to Date	%	Year to Date	%
INCOME				
4010-1000 Contribution - NW 1868 Ashfo	1,579.85	17.10	14,218.65	17.39
4010-2000 Contribution - NW 2050 Cypr	2,616.15	28.32	23,545.35	28.79
4010-3000 Contribution - NW 2090 Cypr	1,234.12	13.36	11,107.08	13.58
4010-4000 Contribution - NW 1942 Wood	3,480.48	37.68	31,324.32	38.31
4016-0000 Bank Interest Income	76.17	0.82	430.07	0.53
4016-0020 Sundry Income	0.00	0.00	360.00	0.44
4026-0500 Recreation Room Rental	250.00	2.71	785.00	0.96
TOTAL	9,236.77	100.00	81,770.47	100.00
TOTAL INCOME	9,236.77	100.00	81,770.47	100.00
COMMON EXPENSES				
REPAIR & MAINTENANCE- GENERAL				
6510-0000 Repair & Maintenance	8.96	0.10	691.23	0.85
6510-0405 Water Leaks - Buildings	1,312.99	14.21	1,312.99	1.61
6510-0410 R & M - Plumbing	0.00	0.00	122.50	0.15
TOTAL REPAIR & MAINT.	1,321.95	14.31	2,126.72	2.60
RECREATION CENTRE - COMMON				
6706-0000 Rec Centre-Mgmt Expense	720.00	7.79	6,480.00	7.92
6710-1050 Recreation Room	682.00	7.38	1,242.00	1.52
6710-2500 Games Room	0.00	0.00	207.38	0.25
6734-0000 Pool Maintenance	985.32	10.67	5,614.13	6.87
6736-0000 Pool Repairs	0.00	0.00	2,397.11	2.93
6740-0000 Pool Supplies & Chemicals-R	0.00	0.00	1,649.72	2.02
6742-0000 Pool Permits	0.00	0.00	133.32	0.16
6750-0000 Cleaning Supplies-Rec. Centr	0.00	0.00	265.22	0.32
6764-0000 Electricity - Rec. Centre	320.76	3.47	4,311.81	5.27
6765-0000 Gas - Rec. Centre	633.29	6.86	2,249.49	2.75
6770-0000 Janitor - Rec Centre	0.00	0.00	2,500.00	3.06
TOTAL OPER. EXPS-REC. CENTRE	3,341.37	36.17	27,050.18	33.08
ADMINISTRATION				
6990-0000 Insurance Premiums	6,023.41	65.21	46,975.93	57.45
7000-0000 Management Fees	253.58	2.75	2,282.22	2.79
7025-0000 Bank Charges	10.00	0.11	90.00	0.11
7051-0000 Statutory Financial Review	0.00	0.00	98.70	0.12
TOTAL ADMINISTRATION EXPENSES	6,286.99	68.06	49,446.85	60.47
TOTAL COMMON EXPENSES	10,950.31	118.55	78,623.75	96.15
TOTAL EXPENSES	10,950.31	118.55	78,623.75	96.15
NET INCOME (LOSS)	-1,713.54	-18.55	3,146.72	3.85

Cypress Point Shared Facilities Budget For The Year 2023

Cypress Point Shared Facilities Account		YTD	Projected to	Budget	Annual	
REVENUES	Code	30-Sep-22	31-Dec-22	From 2022	For 2023	Explanation
Contribution - NW1868 Ashford	4010-1000	\$ 14,218.65	\$ 18,958.19	18,958.19	21,289.01	17.73% x (120,713.40 -500-140)
Contribution - NW 2050 Cypress ABC	4010-2000	\$ 23,545.35	\$ 31,393.82	\$ 31,393.82	\$ 35,253.55	29.36%
Contribution - NW2090 Cypress D	4010-3000	\$ 11,107.08	\$ 14,809.41	\$ 14,809.41	\$ 16,630.17	13.85%
Contribution - NW1942 Woodridge	4010-4000	\$ 31,324.32	\$ 41,765.76	\$ 41,765.75	\$ 46,900.67	39.06%
Interest Income	4016	\$ 430.07	\$ 573.43	\$ 140.00	\$ 140.00	
Miscellaneous Income		\$ 360.00	\$ 360.00	\$ -	\$ -	
Recreation Room Rental	4026-0500	\$ 785.00	\$ 785.00	\$ 500.00	\$ 500.00	Pavilion Lounge
Total Revenues:		\$ 81,770.47	\$ 108,645.61	\$ 107,567.17	\$ 120,713.40	

EXPENSES	Code	YTD	Projected to	Budget	Annual	Explanation
		30-Sep-22	31-Dec-22	From 2022	For 2023	
Gardening (pool area)	6415-0005	\$ -	\$ 800.00	\$ 1,000.00	\$ 1,000.00	
Pest Control	6436	\$ -	\$ -	\$ -	\$ -	
General Maintenance	6510	\$ 691.23	\$ 3,000.00	\$ 4,757.00	\$ 3,000.00	
Electrical Repairs	6510-0210	\$ -	\$ -	\$ -	\$ -	
Water Leaks	6510-0405	\$ 1,312.99	\$ 1,312.99	\$ 500.00	\$ 500.00	
Plumbing	6510-0410	\$ 122.50	\$ 500.00	\$ 500.00	\$ 500.00	
Security Service	6510-4070	\$ -	\$ -	\$ -	\$ -	
Locks & Keys	6535-2150	\$ -	\$ 200.00	\$ 200.00	\$ 200.00	
Recreation Centre Management Expense	6706	\$ 6,480.00	\$ 8,640.00	\$ 8,640.00	\$ 8,640.00	Admin payroll
Recreation Centre Management Other	6706-1000	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 500.00	
Exercise Room	6710-1050	\$ 1,242.00	\$ 1,242.00	\$ 1,200.00	\$ 1,100.00	
Games Room	6710-2500	\$ 207.38	\$ 500.00	\$ 500.00	\$ 500.00	Clean up/equip. replacemt.
Pool Maintenance	6734	\$ 5,614.13	\$ 6,000.00	\$ 6,000.00	\$ 5,400.00	
Pool/Spa Repairs	6736	\$ 2,397.11	\$ 7,000.00	\$ 7,000.00	\$ 6,400.00	
Pool & Spa Chemicals	6740	\$ 1,649.72	\$ 2,300.00	\$ 1,000.00	\$ 1,000.00	
Pool Permits	6742	\$ 133.32	\$ 133.32	\$ 200.00	\$ 300.00	
Cleaning Supplies	6750	\$ 265.22	\$ 350.00	\$ 200.00	\$ 350.00	
Electricity	6764	\$ 4,311.81	\$ 5,749.08	\$ 3,500.00	\$ 5,700.00	
Natural Gas	6765	\$ 2,249.49	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	
Janitorial	6770	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00	\$ 4,800.00	Games Room added
Audit	6965-000	\$ -	\$ -	\$ -	\$ -	
Insurance Appraisal	6985-0000	\$ -	\$ 300.00	\$ 300.00	\$ 300.00	
Insurance Premiums	6990	\$ 46,975.93	\$ 65,046.16	\$ 59,896.77	\$ 74,250.00	
Financial Management Fees	7000	\$ 2,282.22	\$ 3,043.00	\$ 3,043.00	\$ 3,043.00	
Bank Charges	7025	\$ 90.00	\$ 130.00	\$ 130.40	\$ 130.40	
Statutory Financial Revision	7051	\$ 98.70	\$ 98.70	\$ -	\$ 100.00	
Total Recreation Centre Expenses		\$ 78,623.75	\$ 115,345.25	\$ 107,567.17	\$ 120,713.40	

Total Operating Revenue	\$ 81,770.47	\$ 108,645.61	\$ 107,567.17	\$ 120,713.40
Total Operating Expenses	\$ 78,623.75	\$ 115,345.25	\$ 107,567.17	\$ 120,713.40
NET SURPLUS (DEFICIT)	\$ 3,146.72	-\$ 6,699.64	\$ -	\$ -

Annual Operating Fund Cont. 492,176.43
Annual CRF Contributions 172,400.00
Total Strata Fees 664,576.43

Total Aggregate 9022

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2023 Monthly Operating Contributions	2023 CRF Contributions	2023 Total Monthly Fees
2	101-7511	83	0.009199734	377.32	132.17	509.49
3	102-7511	95	0.010529816	431.88	151.28	583.16
4	103-7511	82	0.009088894	372.78	130.58	503.36
1	104-7511	97	0.010751496	440.97	154.46	595.43
5	105-7511	73	0.008091332	331.86	116.25	448.11
11	106-7511	85	0.009421414	386.42	135.35	521.77
6	107-7511	83	0.009199734	377.32	132.17	509.49
10	108-7511	85	0.009421414	386.42	135.35	521.77
9	109-7511	88	0.009753935	400.06	140.13	540.19
8	110-7511	84	0.009310574	381.87	133.76	515.63
7	111-7511	90	0.009975615	409.14	143.32	552.46
40	112-7531	90	0.009975615	409.14	143.32	552.46
39	113-7531	63	0.006982931	286.40	100.32	386.72
38	114-7531	88	0.009753935	400.06	140.13	540.19
37	115-7531	84	0.009310574	381.87	133.76	515.63
41	116-7531	84	0.009310574	381.87	133.76	515.63
36	117-7531	84	0.009310574	381.87	133.76	515.63
42	118-7531	73	0.008091332	331.86	116.25	448.11
35	119-7531	90	0.009975615	409.14	143.32	552.46
43	120-7531	82	0.009088894	372.78	130.58	503.36
34	121-7531	84	0.009310574	381.87	133.76	515.63
44	122-7531	109	0.012081578	495.52	173.57	669.09
33	123-7531	63	0.006982931	286.40	100.32	386.72
32	124-7531	88	0.009753935	400.06	140.13	540.19
31	125-7531	64	0.007093771	290.95	101.91	392.86
30	126-7531	90	0.009975615	409.14	143.32	552.46
84	129-7651	87	0.009643095	395.51	138.54	534.05
83	130-7651	83	0.009199734	377.32	132.17	509.49
82	131-7651	92	0.010197295	418.24	146.50	564.74
81	132-7651	71	0.007869652	322.77	113.06	435.83
85	133-7651	106	0.011749058	481.89	168.79	650.68
80	134-7651	86	0.009532254	390.96	136.95	527.91
86	135-7651	82	0.009088894	372.78	130.58	503.36
79	136-7651	84	0.009310574	381.87	133.76	515.63
78	137-7651	88	0.009753935	400.06	140.13	540.19
77	138-7651	85	0.009421414	386.42	135.35	521.77
76	139-7651	90	0.009975615	409.14	143.32	552.46
13	201-7511	83	0.009199734	377.32	132.17	509.49
14	202-7511	95	0.010529816	431.88	151.28	583.16
15	203-7511	82	0.009088894	372.78	130.58	503.36

Annual Operating Fund Cont.	492,176.43
Annual CRF Contributions	<u>172,400.00</u>
Total Strata Fees	<u><u>664,576.43</u></u>

Total Aggregate 9022

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2023 Monthly Operating Contributions	2023 CRF Contributions	2023 Total Monthly Fees
12	204-7511	97	0.010751496	440.97	154.46	595.43
16	205-7511	73	0.008091332	331.86	116.25	448.11
22	206-7511	85	0.009421414	386.42	135.35	521.77
17	207-7511	84	0.009310574	381.87	133.76	515.63
21	208-7511	85	0.009421414	386.42	135.35	521.77
20	209-7511	88	0.009753935	400.06	140.13	540.19
19	210-7511	84	0.009310574	381.87	133.76	515.63
18	211-7511	90	0.009975615	409.14	143.32	552.46
57	212-7531	90	0.009975615	409.14	143.32	552.46
56	213-7531	63	0.006982931	286.40	100.32	386.72
55	214-7531	88	0.009753935	400.06	140.13	540.19
54	215-7531	84	0.009310574	381.87	133.76	515.63
58	216-7531	85	0.009421414	386.42	135.35	521.77
53	217-7531	86	0.009532254	390.96	136.95	527.91
59	218-7531	73	0.008091332	331.86	116.25	448.11
52	219-7531	90	0.009975615	409.14	143.32	552.46
60	220-7531	82	0.009088894	372.78	130.58	503.36
51	221-7531	84	0.009310574	381.87	133.76	515.63
50	222-7531	88	0.009753935	400.06	140.13	540.19
49	223-7531	62	0.00687209	281.86	98.73	380.59
61	224-7531	115	0.012746619	522.80	183.13	705.93
48	225-7531	63	0.006982931	286.40	100.32	386.72
47	226-7531	88	0.009753935	400.06	140.13	540.19
46	227-7531	64	0.007093771	290.95	101.91	392.86
45	228-7531	90	0.009975615	409.14	143.32	552.46
95	229-7651	87	0.009643095	395.51	138.54	534.05
94	230-7651	83	0.009199734	377.32	132.17	509.49
93	231-7651	92	0.010197295	418.24	146.50	564.74
92	232-7651	71	0.007869652	322.77	113.06	435.83
96	233-7651	107	0.011859898	486.43	170.39	656.82
91	234-7651	86	0.009532254	390.96	136.95	527.91
97	235-7651	84	0.009310574	381.87	133.76	515.63
90	236-7651	84	0.009310574	381.87	133.76	515.63
89	237-7651	88	0.009753935	400.06	140.13	540.19
88	238-7651	85	0.009421414	386.42	135.35	521.77
87	239-7651	90	0.009975615	409.14	143.32	552.46
24	301-7511	86	0.009532254	390.96	136.95	527.91
23	302-7511	97	0.010751496	440.97	154.46	595.43
25	303-7511	73	0.008091332	331.86	116.25	448.11
29	304-7511	85	0.009421414	386.42	135.35	521.77
26	305-7511	84	0.009310574	381.87	133.76	515.63

Annual Operating Fund Cont.	492,176.43
Annual CRF Contributions	172,400.00
Total Strata Fees	<u>664,576.43</u>

Total Aggregate 9022

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2023 Monthly Operating Contributions	2023 CRF Contributions	2023 Total Monthly Fees
28	306-7511	85	0.009421414	386.42	135.35	521.77
27	307-7511	85	0.009421414	386.42	135.35	521.77
71	312-7531	98	0.010862337	445.51	156.06	601.57
70	313-7531	88	0.009753935	400.06	140.13	540.19
69	314-7531	84	0.009310574	381.87	133.76	515.63
72	315-7531	85	0.009421414	386.42	135.35	521.77
68	316-7531	86	0.009532254	390.96	136.95	527.91
73	317-7531	73	0.008091332	331.86	116.25	448.11
67	318-7531	90	0.009975615	409.14	143.32	552.46
74	319-7531	82	0.009088894	372.78	130.58	503.36
66	320-7531	84	0.009310574	381.87	133.76	515.63
65	321-7531	88	0.009753935	400.06	140.13	540.19
64	322-7531	62	0.00687209	281.86	98.73	380.59
75	323-7531	109	0.012081578	495.52	173.57	669.09
63	324-7531	90	0.009975615	409.14	143.32	552.46
62	325-7531	93	0.010308136	422.79	148.09	570.88
104	329-7651	84	0.009310574	381.87	133.76	515.63
103	330-7651	92	0.010197295	418.24	146.50	564.74
102	331-7651	71	0.007869652	322.77	113.06	435.83
105	332-7651	107	0.011859898	486.43	170.39	656.82
101	333-7651	86	0.009532254	390.96	136.95	527.91
106	334-7651	84	0.009310574	381.87	133.76	515.63
100	335-7651	84	0.009310574	381.87	133.76	515.63
99	336-7651	88	0.009753935	400.06	140.13	540.19
98	337-7651	86	0.009532254	390.96	136.95	527.91
Monthly		9022	100%	41,014.67	14,366.66	55381.33
Annual				492,176.04	172,399.92	664,575.96

Special Levy Carpet Replacement in Buildings A, B, and C NW 2050 - Refund

Special Levy Carpet	130,000.00	Total Aggregate	9022
Cost - Interest	72,227.91		
Total Refund	57,772.09		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2019 Special Levy Contributions	2019 Monthly CRF Contributions	Total Special Levy Refund
2	101-7511	83	0.009199734	1,195.97	0.00	531.49
3	102-7511	95	0.010529816	1,368.88	0.00	608.33
4	103-7511	82	0.009088894	1,181.56	0.00	525.08
1	104-7511	97	0.010751496	1,397.69	0.00	621.14
5	105-7511	73	0.008091332	1,051.87	0.00	467.45
11	106-7511	85	0.009421414	1,224.78	0.00	544.29
6	107-7511	83	0.009199734	1,195.97	0.00	531.49
10	108-7511	85	0.009421414	1,224.78	0.00	544.29
9	109-7511	88	0.009753935	1,268.01	0.00	563.51
8	110-7511	84	0.009310574	1,210.37	0.00	537.89
7	111-7511	90	0.009975615	1,296.83	0.00	576.31
40	112-7531	90	0.009975615	1,296.83	0.00	576.31
39	113-7531	63	0.006982931	907.78	0.00	403.42
38	114-7531	88	0.009753935	1,268.01	0.00	563.51
37	115-7531	84	0.009310574	1,210.37	0.00	537.89
41	116-7531	84	0.009310574	1,210.37	0.00	537.89
36	117-7531	84	0.009310574	1,210.37	0.00	537.89
42	118-7531	73	0.008091332	1,051.87	0.00	467.45
35	119-7531	90	0.009975615	1,296.83	0.00	576.31
43	120-7531	82	0.009088894	1,181.56	0.00	525.08
34	121-7531	84	0.009310574	1,210.37	0.00	537.89
44	122-7531	109	0.012081578	1,570.61	0.00	697.98
33	123-7531	63	0.006982931	907.78	0.00	403.42
32	124-7531	88	0.009753935	1,268.01	0.00	563.51
31	125-7531	64	0.007093771	922.19	0.00	409.82
30	126-7531	90	0.009975615	1,296.83	0.00	576.31
84	129-7651	87	0.009643095	1,253.60	0.00	557.10
83	130-7651	83	0.009199734	1,195.97	0.00	531.49
82	131-7651	92	0.010197295	1,325.65	0.00	589.12
81	132-7651	71	0.007869652	1,023.05	0.00	454.65
85	133-7651	106	0.011749058	1,527.38	0.00	678.77
80	134-7651	86	0.009532254	1,239.19	0.00	550.70
86	135-7651	82	0.009088894	1,181.56	0.00	525.08
79	136-7651	84	0.009310574	1,210.37	0.00	537.89

Special Levy Carpet Replacement in Buildings A, B, and C NW 2050 - Refund

Special Levy Carpet	130,000.00	Total Aggregate	<u>9022</u>
Cost - Interest	<u>72,227.91</u>		
Total Refund	<u>57,772.09</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2019 Special Levy Contributions	2019 Monthly CRF Contributions	Total Special Levy Refund
78	137-7651	88	0.009753935	1,268.01	0.00	563.51
77	138-7651	85	0.009421414	1,224.78	0.00	544.29
76	139-7651	90	0.009975615	1,296.83	0.00	576.31
13	201-7511	83	0.009199734	1,195.97	0.00	531.49
14	202-7511	95	0.010529816	1,368.88	0.00	608.33
15	203-7511	82	0.009088894	1,181.56	0.00	525.08
12	204-7511	97	0.010751496	1,397.69	0.00	621.14
16	205-7511	73	0.008091332	1,051.87	0.00	467.45
22	206-7511	85	0.009421414	1,224.78	0.00	544.29
17	207-7511	84	0.009310574	1,210.37	0.00	537.89
21	208-7511	85	0.009421414	1,224.78	0.00	544.29
20	209-7511	88	0.009753935	1,268.01	0.00	563.51
19	210-7511	84	0.009310574	1,210.37	0.00	537.89
18	211-7511	90	0.009975615	1,296.83	0.00	576.31
57	212-7531	90	0.009975615	1,296.83	0.00	576.31
56	213-7531	63	0.006982931	907.78	0.00	403.42
55	214-7531	88	0.009753935	1,268.01	0.00	563.51
54	215-7531	84	0.009310574	1,210.37	0.00	537.89
58	216-7531	85	0.009421414	1,224.78	0.00	544.29
53	217-7531	86	0.009532254	1,239.19	0.00	550.70
59	218-7531	73	0.008091332	1,051.87	0.00	467.45
52	219-7531	90	0.009975615	1,296.83	0.00	576.31
60	220-7531	82	0.009088894	1,181.56	0.00	525.08
51	221-7531	84	0.009310574	1,210.37	0.00	537.89
50	222-7531	88	0.009753935	1,268.01	0.00	563.51
49	223-7531	62	0.00687209	893.37	0.00	397.02
61	224-7531	115	0.012746619	1,657.06	0.00	736.40
48	225-7531	63	0.006982931	907.78	0.00	403.42
47	226-7531	88	0.009753935	1,268.01	0.00	563.51
46	227-7531	64	0.007093771	922.19	0.00	409.82
45	228-7531	90	0.009975615	1,296.83	0.00	576.31
95	229-7651	87	0.009643095	1,253.60	0.00	557.10
94	230-7651	83	0.009199734	1,195.97	0.00	531.49
93	231-7651	92	0.010197295	1,325.65	0.00	589.12

Special Levy Carpet Replacement in Buildings A, B, and C NW 2050 - Refund

Special Levy Carpet	130,000.00	Total Aggregate	<u>9022</u>
Cost - Interest	<u>72,227.91</u>		
Total Refund	<u>57,772.09</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2019 Special Levy Contributions	2019 Monthly CRF Contributions	Total Special Levy Refund
92	232-7651	71	0.007869652	1,023.05	0.00	454.65
96	233-7651	107	0.011859898	1,541.79	0.00	685.17
91	234-7651	86	0.009532254	1,239.19	0.00	550.70
97	235-7651	84	0.009310574	1,210.37	0.00	537.89
90	236-7651	84	0.009310574	1,210.37	0.00	537.89
89	237-7651	88	0.009753935	1,268.01	0.00	563.51
88	238-7651	85	0.009421414	1,224.78	0.00	544.29
87	239-7651	90	0.009975615	1,296.83	0.00	576.31
24	301-7511	86	0.009532254	1,239.19	0.00	550.70
23	302-7511	97	0.010751496	1,397.69	0.00	621.14
25	303-7511	73	0.008091332	1,051.87	0.00	467.45
29	304-7511	85	0.009421414	1,224.78	0.00	544.29
26	305-7511	84	0.009310574	1,210.37	0.00	537.89
28	306-7511	85	0.009421414	1,224.78	0.00	544.29
27	307-7511	85	0.009421414	1,224.78	0.00	544.29
71	312-7531	98	0.010862337	1,412.10	0.00	627.54
70	313-7531	88	0.009753935	1,268.01	0.00	563.51
69	314-7531	84	0.009310574	1,210.37	0.00	537.89
72	315-7531	85	0.009421414	1,224.78	0.00	544.29
68	316-7531	86	0.009532254	1,239.19	0.00	550.70
73	317-7531	73	0.008091332	1,051.87	0.00	467.45
67	318-7531	90	0.009975615	1,296.83	0.00	576.31
74	319-7531	82	0.009088894	1,181.56	0.00	525.08
66	320-7531	84	0.009310574	1,210.37	0.00	537.89
65	321-7531	88	0.009753935	1,268.01	0.00	563.51
64	322-7531	62	0.00687209	893.37	0.00	397.02
75	323-7531	109	0.012081578	1,570.61	0.00	697.98
63	324-7531	90	0.009975615	1,296.83	0.00	576.31
62	325-7531	93	0.010308136	1,340.06	0.00	595.52
104	329-7651	84	0.009310574	1,210.37	0.00	537.89
103	330-7651	92	0.010197295	1,325.65	0.00	589.12
102	331-7651	71	0.007869652	1,023.05	0.00	454.65
105	332-7651	107	0.011859898	1,541.79	0.00	685.17
101	333-7651	86	0.009532254	1,239.19	0.00	550.70

Special Levy Carpet Replacement in Buildings A, B, and C NW 2050 - Refund

Special Levy Carpet	130,000.00	Total Aggregate	<u>9022</u>
Cost - Interest	<u>72,227.91</u>		
Total Refund	<u><u>57,772.09</u></u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2019 Special Levy Contributions	2019 Monthly CRF Contributions	Total Special Levy Refund
106	334-7651	84	0.009310574	1,210.37	0.00	537.89
100	335-7651	84	0.009310574	1,210.37	0.00	537.89
99	336-7651	88	0.009753935	1,268.01	0.00	563.51
98	337-7651	86	0.009532254	1,239.19	0.00	550.70
		9022	100%	130,000.00	0.00	57,772.09

Special Levy Gutter Upgrade Project in Buildings B and C NW 2050

Special Levy Gutters	130,000.00	Total Aggregate	<u>9022</u>
	<u>0.00</u>		
Total	<u><u>57,772.09</u></u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2019 Special	2019 Monthly	Total Special Levy for 2023
				Levy Contributions	CRF Contributions	
2	101-7511	83	0.009199734	1,195.97	0.00	531.49
3	102-7511	95	0.010529816	1,368.88	0.00	608.33
4	103-7511	82	0.009088894	1,181.56	0.00	525.08
1	104-7511	97	0.010751496	1,397.69	0.00	621.14
5	105-7511	73	0.008091332	1,051.87	0.00	467.45
11	106-7511	85	0.009421414	1,224.78	0.00	544.29
6	107-7511	83	0.009199734	1,195.97	0.00	531.49
10	108-7511	85	0.009421414	1,224.78	0.00	544.29
9	109-7511	88	0.009753935	1,268.01	0.00	563.51
8	110-7511	84	0.009310574	1,210.37	0.00	537.89
7	111-7511	90	0.009975615	1,296.83	0.00	576.31
40	112-7531	90	0.009975615	1,296.83	0.00	576.31
39	113-7531	63	0.006982931	907.78	0.00	403.42
38	114-7531	88	0.009753935	1,268.01	0.00	563.51
37	115-7531	84	0.009310574	1,210.37	0.00	537.89
41	116-7531	84	0.009310574	1,210.37	0.00	537.89
36	117-7531	84	0.009310574	1,210.37	0.00	537.89
42	118-7531	73	0.008091332	1,051.87	0.00	467.45
35	119-7531	90	0.009975615	1,296.83	0.00	576.31
43	120-7531	82	0.009088894	1,181.56	0.00	525.08
34	121-7531	84	0.009310574	1,210.37	0.00	537.89
44	122-7531	109	0.012081578	1,570.61	0.00	697.98
33	123-7531	63	0.006982931	907.78	0.00	403.42
32	124-7531	88	0.009753935	1,268.01	0.00	563.51
31	125-7531	64	0.007093771	922.19	0.00	409.82
30	126-7531	90	0.009975615	1,296.83	0.00	576.31
84	129-7651	87	0.009643095	1,253.60	0.00	557.10
83	130-7651	83	0.009199734	1,195.97	0.00	531.49
82	131-7651	92	0.010197295	1,325.65	0.00	589.12
81	132-7651	71	0.007869652	1,023.05	0.00	454.65
85	133-7651	106	0.011749058	1,527.38	0.00	678.77
80	134-7651	86	0.009532254	1,239.19	0.00	550.70
86	135-7651	82	0.009088894	1,181.56	0.00	525.08
79	136-7651	84	0.009310574	1,210.37	0.00	537.89
78	137-7651	88	0.009753935	1,268.01	0.00	563.51
77	138-7651	85	0.009421414	1,224.78	0.00	544.29

Special Levy Gutter Upgrade Project in Buildings B and C NW 2050

Special Levy Gutters	130,000.00	Total Aggregate	<u>9022</u>
	<u>0.00</u>		
Total	<u><u>57,772.09</u></u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2019 Special	2019 Monthly	Total Special Levy for 2023
				Levy Contributions	CRF Contributions	
76	139-7651	90	0.009975615	1,296.83	0.00	576.31
13	201-7511	83	0.009199734	1,195.97	0.00	531.49
14	202-7511	95	0.010529816	1,368.88	0.00	608.33
15	203-7511	82	0.009088894	1,181.56	0.00	525.08
12	204-7511	97	0.010751496	1,397.69	0.00	621.14
16	205-7511	73	0.008091332	1,051.87	0.00	467.45
22	206-7511	85	0.009421414	1,224.78	0.00	544.29
17	207-7511	84	0.009310574	1,210.37	0.00	537.89
21	208-7511	85	0.009421414	1,224.78	0.00	544.29
20	209-7511	88	0.009753935	1,268.01	0.00	563.51
19	210-7511	84	0.009310574	1,210.37	0.00	537.89
18	211-7511	90	0.009975615	1,296.83	0.00	576.31
57	212-7531	90	0.009975615	1,296.83	0.00	576.31
56	213-7531	63	0.006982931	907.78	0.00	403.42
55	214-7531	88	0.009753935	1,268.01	0.00	563.51
54	215-7531	84	0.009310574	1,210.37	0.00	537.89
58	216-7531	85	0.009421414	1,224.78	0.00	544.29
53	217-7531	86	0.009532254	1,239.19	0.00	550.70
59	218-7531	73	0.008091332	1,051.87	0.00	467.45
52	219-7531	90	0.009975615	1,296.83	0.00	576.31
60	220-7531	82	0.009088894	1,181.56	0.00	525.08
51	221-7531	84	0.009310574	1,210.37	0.00	537.89
50	222-7531	88	0.009753935	1,268.01	0.00	563.51
49	223-7531	62	0.00687209	893.37	0.00	397.02
61	224-7531	115	0.012746619	1,657.06	0.00	736.40
48	225-7531	63	0.006982931	907.78	0.00	403.42
47	226-7531	88	0.009753935	1,268.01	0.00	563.51
46	227-7531	64	0.007093771	922.19	0.00	409.82
45	228-7531	90	0.009975615	1,296.83	0.00	576.31
95	229-7651	87	0.009643095	1,253.60	0.00	557.10
94	230-7651	83	0.009199734	1,195.97	0.00	531.49
93	231-7651	92	0.010197295	1,325.65	0.00	589.12
92	232-7651	71	0.007869652	1,023.05	0.00	454.65
96	233-7651	107	0.011859898	1,541.79	0.00	685.17
91	234-7651	86	0.009532254	1,239.19	0.00	550.70
97	235-7651	84	0.009310574	1,210.37	0.00	537.89

Special Levy Gutter Upgrade Project in Buildings B and C NW 2050

Special Levy Gutters	130,000.00	Total Aggregate	<u>9022</u>
	0.00		
Total	<u>57,772.09</u>		

Strata Lot	Unit Number	Unit	Common Area %	2019 Special	2019 Monthly	Total Special
		Entitlement		Levy Contributions	CRF Contributions	
90	236-7651	84	0.009310574	1,210.37	0.00	537.89
89	237-7651	88	0.009753935	1,268.01	0.00	563.51
88	238-7651	85	0.009421414	1,224.78	0.00	544.29
87	239-7651	90	0.009975615	1,296.83	0.00	576.31
24	301-7511	86	0.009532254	1,239.19	0.00	550.70
23	302-7511	97	0.010751496	1,397.69	0.00	621.14
25	303-7511	73	0.008091332	1,051.87	0.00	467.45
29	304-7511	85	0.009421414	1,224.78	0.00	544.29
26	305-7511	84	0.009310574	1,210.37	0.00	537.89
28	306-7511	85	0.009421414	1,224.78	0.00	544.29
27	307-7511	85	0.009421414	1,224.78	0.00	544.29
71	312-7531	98	0.010862337	1,412.10	0.00	627.54
70	313-7531	88	0.009753935	1,268.01	0.00	563.51
69	314-7531	84	0.009310574	1,210.37	0.00	537.89
72	315-7531	85	0.009421414	1,224.78	0.00	544.29
68	316-7531	86	0.009532254	1,239.19	0.00	550.70
73	317-7531	73	0.008091332	1,051.87	0.00	467.45
67	318-7531	90	0.009975615	1,296.83	0.00	576.31
74	319-7531	82	0.009088894	1,181.56	0.00	525.08
66	320-7531	84	0.009310574	1,210.37	0.00	537.89
65	321-7531	88	0.009753935	1,268.01	0.00	563.51
64	322-7531	62	0.00687209	893.37	0.00	397.02
75	323-7531	109	0.012081578	1,570.61	0.00	697.98
63	324-7531	90	0.009975615	1,296.83	0.00	576.31
62	325-7531	93	0.010308136	1,340.06	0.00	595.52
104	329-7651	84	0.009310574	1,210.37	0.00	537.89
103	330-7651	92	0.010197295	1,325.65	0.00	589.12
102	331-7651	71	0.007869652	1,023.05	0.00	454.65
105	332-7651	107	0.011859898	1,541.79	0.00	685.17
101	333-7651	86	0.009532254	1,239.19	0.00	550.70
106	334-7651	84	0.009310574	1,210.37	0.00	537.89
100	335-7651	84	0.009310574	1,210.37	0.00	537.89
99	336-7651	88	0.009753935	1,268.01	0.00	563.51
98	337-7651	86	0.009532254	1,239.19	0.00	550.70
		9022	100%	130,000.00	0.00	57,772.09

SPECIAL RESOLUTION “A”

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

Whereas, the Strata Council would like to amend the Bylaws to address the purpose of the FOB door access security system currently use in common property areas, as explained in Appendix A, therefore the following is a Resolution duly passed by the Strata Corporation ‘The Owners, Strata Plan NW2050’, on the _____ day of _____, 2022.

.....

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve to amend the Bylaws to address the purpose of the FOB door access security system currently use in common property areas, as explained in Appendix A.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2022 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 Council would like to amend the Bylaws in order to install and maintain surveillance cameras for the purpose of monitoring common property areas, as explained in Appendix B, therefore the following is a Resolution duly passed by the Strata Corporation ‘The Owners, Strata Plan NW2050’, on the _____ day of _____, 2022.

.....

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

The Owners of Strata Plan NW2050 approve to amend the Bylaws in order to install and maintain surveillance cameras for the purpose of monitoring common property areas, as explained in Appendix B.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2022 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 would like to repair or replace, as needed, gutters, fascia boards, and soffits, and repair all the gaps in the mansard roofs in the non-remediated sections of Buildings B and C paid for by Special Levy in the amount of \$57,772.09, therefore the following is a Resolution duly passed by the Strata Corporation ‘The Owners, Strata Plan NW2050’, on the _____ day of _____, 2022.

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

The Owners of Strata Plan NW2050 approve repairing or replacing, as needed, the gutters, fascia boards, and soffits. and repair all the gaps in the mansard roofs in the non-remediated sections of Buildings B and C to be paid for by Special Levy in the amount of \$57,772.09.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2022 in the presence of:

Strata Council Member

Strata Council Member

APPENDIX “A”

FOB Door Access Security System

40.0 FOB Door Access Security System

- 40.1. The strata corporation may install and maintain a FOB door access security system on the common property for the purpose of securing and monitoring common property, including:
- (a) Preventing, recording, investigating and obtaining evidence of any theft, vandalism, nuisance, damage or injury cause by any person; and
 - (b) Ensuring compliance with the bylaws relating to security.
- 40.2. The exact positioning of FOB door access security access points to be determined based on advice from crime prevention professionals. Currently the proposed locations of the FOB access points are expected to cover the main entrance and exit points of the doors to the interior areas of the buildings.
- 40.3. The data from the FOB security system will be held and used as follows.
- (a) It will be stored on a dedicated computer located securely in the site administrator’s office room. The computer will be password protected and will only be accessible for council members upon request;
 - (b) It will be held for a period of 90 days, and after such time:
 - i. If there is no need to retain evidence as contemplated, it will be overwritten;
 - ii. If the council resolves to retain the data as contemplated, the Strata Council will record such resolution in the minutes of the Strata Council meeting and will retain such data for as long as is reasonably necessary.
 - (c) It will be viewed by council, police department or fire department as required after a complaint or incident.
- 40.4. The strata corporation makes no representations or guarantees that any of the FOB door access system will be fully operational any time. The strata corporation is not responsible to an owner, tenant, occupant, or guest for any cost, loss or damage whatsoever related to a failure resulting from negligence or lack of maintenance or repair.
- 40.5. No owner, tenant, or occupant shall do anything to damage or interfere with the FOB door access security system.

APPENDIX “B”

Surveillance Camera System

41.0 Surveillance Camera System

- 40.6. The strata corporation may install and maintain a Surveillance Camera System on the common property for the purpose of securing and monitoring common property, including:
- (c) Being alert to the presence of trespassers;
 - (d) Preventing, recording, investigating and obtaining evidence of any theft, vandalism, nuisance, damage or injury cause by any person; and
 - (e) Ensuring compliance with the bylaws relating to security.
- 40.7. The exact positioning of surveillance cameras to be determined based on advice from crime prevention professionals. Currently the proposed locations of cameras are expected to cover the main entrance and exit points of the doors to the interior areas of the buildings.
- 40.8. The data from the surveillance cameras will be held and used as follows.
- (a) It will be stored on a dedicated computer located securely in the site administrator’s office room. The computer will be password protected and will only be accessible for council members upon request;
 - (b) It will be held for a period of 90 days, and after such time:
 - i. If there is no need to retain evidence as contemplated, it will be overwritten;
 - ii. If the council resolves to retain the data as contemplated, the Strata Council will record such resolution in the minutes of the Strata Council meeting and will retain such data for as long as is reasonably necessary.
 - (c) It will be viewed by council, police department or fire department as required after a complaint or incident.
- 40.9. The strata corporation makes no representations or guarantees that any of the surveillance cameras will be fully operational any time. The strata corporation is not responsible to an owner, tenant, occupant, or guest for any cost, loss or damage whatsoever related to a failure resulting from negligence or lack of maintenance or repair.
- 40.10. No owner, tenant, or occupant shall do anything to damage or interfere with the surveillance cameras.

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;

Mailed to:

Cypress Point ABC
#338, 7651 Minoru Blvd
Richmond, B.C.
V6Y 1Z3

Hand delivered to the Cypress Point Office in Building A (7511 Minoru)

Delivered to a Council Member any time before the Annual General Meeting

COMPLETED PROXIES SHOULD BE RECEIVED NO LATER THAN:

6:00 PM BY DROPPING IN THE OFFICE MAIL SLOT, OR NO LATER THAN

7:00 PM IN PERSON BY WEDNESDAY, DECEMBER 7, 2022.

PROXY APPOINTMENT

Re: Suite # _____ Strata Lot # _____

**Strata Plan NW2050, Cypress Point ABC
7511, 7531, 7651 Minoru Boulevard
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, 2022.

ITEM	IN FAVOR	AGAINST	AT PROXY'S DISCRETION
Special Resolution "A"			
Special Resolution "B"			
Special Resolution "C"			

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 _____ 2022.

CYPRESS POINT RAFFLE

DATE: DECEMBER 7, 2022

TIME: AT THE END OF THE AGM

PLACE: PAVILION LOUNGE

TICKET: COMPLETE THE FORM BELOW AND AS YOU
ENTER DROP IT IN THE RAFFLE BOX PROVIDED
AT THE AGM.

RULES: TO BE ELIGIBLE YOU MUST BE IN ATTENDANCE IN
PERSON AT THE Annual General Meeting.

RAFFLE BALLOT

NAME: _____

SUITE #:_____