

Cypress Point Budget 2008

REVENUES	Code	YTD 30-Sep-07	Projected to 31-Dec-07	Budget From 2007	Proposed Change For 2008	Annual For 2008	Explanation
Strata Fees	4100	220,599.99	294,134.70	294,134.70	0.00	294,134.70	
Locker	4490	5,625.00	7,200.00	6,000.00	2,640.00	8,640.00	Price increase from \$25.00 to \$30.00 per month
Parking Fees	4500	5,060.00	6,750.00	6,000.00	2,100.00	8,100.00	Increase Indoor from \$30. to \$35 / Outdoor from \$20. to \$25.
Laundry	4510	684.25	800.00	600.00	0.00	600.00	
Move-in/Move-out Fees	4520	1,550.00	1,800.00	1,800.00	-300.00	1,500.00	
By-Law Fines/Late Fees	4540	1,500.00	1,650.00	800.00	0.00	800.00	
Interest Income	4580	1,515.52	2,000.00	1,500.00	0.00	1,500.00	
Miscellaneous	4590	1,111.75	1,450.00	1,450.00	0.00	1,450.00	Keys, Fobs, Remotes, Minutes
<b>Total Revenues:</b>	<b>4699</b>	<b>232,586.51</b>	<b>315,784.70</b>	<b>312,284.70</b>	<b>4,440.00</b>	<b>316,724.70</b>	

EXPENSES	Code	YTD 30-Sep-07	Projected to 31-Dec-07	Budget From 2007	Proposed Change For 2008	Annual For 2008	Explanation
<b>Administrative Expenses</b>							
RE/MAX Fin Mgmt Fees	5020	6,678.00	9,000.00	9,000.00	1,200.00	10,200.00	
Bank Admin Fees	5030	47.91	64.00	120.00	0.00	120.00	
Photos/Postage/Courier	5040	1,209.48	1,650.00	1,300.00	350.00	1,650.00	
Professional Fees	5050	386.90	386.90	300.00	200.00	500.00	Acctng Services / Payroll etc
Audit	5052	0.00	0.00	0.00	0.00	0.00	
Legal	5060	1,279.06	2,000.00	7,500.00	-4,000.00	3,500.00	New Facility Agreement
Insurance Expense	5100	18,445.26	23,418.36	29,000.00	-5,000.00	24,000.00	
Insurance Deductibles	5120	0.00	1,217.00	0.00	0.00	0.00	
Appraisals (Suncorp)	5110	0.00	0.00	0.00	0.00	0.00	Every three years - due 2009
Office Equipment	5210	180.75	2,200.00	300.00	200.00	500.00	
Office Supplies	5220	442.65	850.00	850.00	0.00	850.00	
Dues & Subscriptions	5225	17.67	600.00	600.00	0.00	600.00	CHOA, Costco
Tel / Fax / Cell - Office	5230	2,769.69	3,750.00	3,500.00	300.00	3,800.00	Includes computer high speed connection
Meetings & Misc	5270	319.47	700.00	700.00	0.00	700.00	AGM Meeting
Miscellaneous	5390	221.38	250.00	100.00	200.00	300.00	
Wages - Administrator	5400	16,212.05	24,500.00	26,000.00	2,000.00	28,000.00	
Relief Caretaker	5410	673.21	673.21	0.00	0.00	0.00	
Payroll - EI	5420	431.66			0.00		
Payroll - CPP	5430	720.83			0.00		
<b>Total Admin Expenses:</b>	<b>5490</b>	<b>50,035.97</b>	<b>71,259.47</b>	<b>79,270.00</b>	<b>-4,550.00</b>	<b>74,720.00</b>	

UTILITIES	Code	YTD 30-Sep-07	Projected to 31-Dec-07	Budget From 2007	Proposed Change For 2008	Annual For 2008	Explanation
Enterphone	5250	4,388.40	4,600.00	500.00	0.00	500.00	

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BC Hydro Electricity	5520	10,283.50	14,000.00	14,000.00	2,000.00	16,000.00
BC Hydro Gas	5530	19,458.21	26,000.00	26,000.00	2,000.00	28,000.00
<b>Total Utilities:</b>	<b>5590</b>	<b>34,130.11</b>	<b>44,600.00</b>	<b>40,500.00</b>	<b>4,000.00</b>	<b>44,500.00</b>

Interior Maintenance & Repairs		YTD	Projected to	Budget	Proposed Change	Annual	Explanation
	Code	30-Sep-07	31-Dec-07	From 2007	For 2008	For 2008	
Garbage Disposal	6010	7,121.83	9,000.00	7,600.00	1,900.00	9,500.00	
Janitorial	6020	9,184.32	12,250.00	12,800.00	0.00	12,800.00	
Supplies	6030	0.00	0.00	100.00	0.00	100.00	
Pest Control	6040	159.80	400.00	600.00	0.00	600.00	
Repair & Mtnce Building	6100	1,580.80	2,400.00	1,500.00	1,500.00	3,000.00	Handyman
General Interior Repair	6110	0.00	0.00	1,500.00	1,000.00	2,500.00	
Elevator Maintenance	6160	8,304.24	9,600.00	11,000.00	-5,800.00	5,200.00	Install infra red ray doors & nudge circuit
Electrical/Lighting	6165	2,325.96	3,000.00	1,300.00	500.00	1,800.00	
Mech & Generator	6170	0.00	0.00	100.00	0.00	100.00	
Fire Test & Equip Repair	6180	1,213.09	5,050.00	2,500.00	1,500.00	4,000.00	
Plumbing	6210	2,136.30	3,250.00	1,000.00	500.00	1,500.00	
Water Leaks - Buildings	6211	2,128.18	3,000.00	1,500.00	0.00	1,500.00	
Remotes, Locks & Keys	6220	1,278.56	1,900.00	1,000.00	500.00	1,500.00	
Doors	6225	1,294.98	1,500.00	500.00	300.00	800.00	
Light Bulbs	6230	795.56	1,000.00	900.00	200.00	1,100.00	
Carpet Cleaning	6245	1,462.80	1,462.80	1,700.00	0.00	1,700.00	
Painting / Decorating	6250	0.00	0.00	0.00	0.00	0.00	
<b>Total Interior Maintenance</b>		<b>38,986.42</b>	<b>53,812.80</b>	<b>45,600.00</b>	<b>2,100.00</b>	<b>47,700.00</b>	

Exterior Maintenance & Repairs		YTD	Projected to	Budget	Proposed Change	Annual	Explanation
	Code	30-Sep-07	31-Dec-07	From 2007	For 2008	For 2008	
Exterior Repairs Mtnce	6120	1,108.76	1,200.00	800.00	1,084.76	1,884.76	
Hydrants	6180	0.00	0.00	100.00	0.00	100.00	Annual inspection & maintenance
Exterior Painting	6257	0.00	0.00	2,500.00	2,500.00	5,000.00	Repaint balcony / plaza wood railings
Roof Repairs & Mtnce	6260	2,018.87	2,300.00	1,800.00	700.00	2,500.00	
Gutters, Drains & Sewers	6270	2,370.64	2,600.00	2,600.00	0.00	2,600.00	
Chimney Cleaning	6275	1,765.96	1,765.96	2,300.00	0.00	2,300.00	
Dryer Vent Cleaning	6276	1,011.24	1,011.24	1,200.00	0.00	1,200.00	
Window/Skylight Mtnce	6280	810.90	810.90	600.00	0.00	600.00	
Exterior Window Washing	6287	1,372.70	1,400.00	2,300.00	-700.00	1,600.00	Includes Skylights
Parkade & Garage Doors	6290	861.40	1,150.00	1,100.00	0.00	1,100.00	

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Bldg Envelope Mtnce	6292	5,031.82	5,031.82	7,000.00	0.00	7,000.00	Professional Inspection & Repairs
Signage	6295	0.00	0.00	2,500.00	0.00	2,500.00	
Parking Lot Mtnce	7075	921.92	921.92	2,614.32	-1,114.32	1,500.00	Power Washing, repaint lines
<b>Total Ext Mtnce Repairs</b>		<b>12,753.35</b>	<b>18,191.84</b>	<b>27,414.32</b>	<b>2,470.44</b>	<b>29,884.76</b>	

Grounds & Gardens	Code	YTD	Projected to	Budget	Proposed Change	Annual	Explanation
		30-Sep-07	31-Dec-07	From 2007	For 2008	For 2008	
Landscaping Services	7010	7,999.20	14,000.00	15,000.00	-1,000.00	14,000.00	Monthly Maintenance Service
Landscape Upgrades	7020	8,996.97	7,852.17	4,000.00	0.00	4,000.00	
Gardens - Shrubs/Trees	7030	3,951.67	3,951.67	4,000.00	0.00	4,000.00	Arborist, Tree Removal
Ground/Garden Supplies	7050	37.51	40.00	500.00	-400.00	100.00	
Sprinklers	7060	1,150.14	1,100.00	800.00	400.00	1,200.00	Start up and Winterize
Snow Removal	7080	0.00	300.00	300.00	0.00	300.00	
<b>Total Grounds &amp; Gardens:</b>	<b>7090</b>	<b>22,135.49</b>	<b>27,243.84</b>	<b>24,600.00</b>	<b>-1,000.00</b>	<b>23,600.00</b>	

Recreation Center	Code	YTD	Projected to	Budget	Proposed Change	Annual	Explanation
		30-Sep-07	31-Dec-07	From 2007	For 2008	For 2008	
Shared Facility		8,774.28	11,699.00	11,699.00	0.00	11,699.00	Contribution for Woodridge Facilities
Shared Facility		13,801.05	18,401.38	18,401.38	1,419.56	19,820.94	Contribution for Cypress Facilities
<b>Total Shared Facilities</b>	<b>5799</b>	<b>22,575.33</b>	<b>30,100.38</b>	<b>30,100.38</b>	<b>1,419.56</b>	<b>31,519.94</b>	

<b>Total Revenue</b>	232,586.51	315,784.70	312,284.70	4,440.00	316,724.70	
Total Operating Expenses	180,616.67	245,208.33	247,484.70	4,440.00	251,924.70	
<b>Balance Before Reserves</b>	<b>65,205.88</b>	<b>76,811.39</b>	<b>64,800.00</b>	<b>0.00</b>	<b>64,800.00</b>	

Transfer to Contingency Fund	22,500.00	30,000.00	30,000.00	0.00	30,000.00	
Transfer to Special Levyl Fund	26,100.00	34,800.00	34,800.00	0.00	34,800.00	Re-Piping Project
<b>Total Reserves</b>	<b>48,600.00</b>	<b>64,800.00</b>	<b>64,800.00</b>	<b>0.00</b>	<b>64,800.00</b>	

<b>NET SURPLUS (DEFICIT)</b>	<b>16,605.88</b>	<b>12,011.39</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
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Cypress Point Shared Facilities Budget 2008

REVENUES	Code	YTD 30-Sep-07	Projected to 31-Dec-07	Budget From 2007	Proposed Chng For 2008	Annual For 2008	Explanation
Contribution - NW1868 Ashford	4172	8,334.18	11,112.24	11,112.28	857.24	11,969.52	
Contribution - NW 2050 Cypress ABC	4172	13,801.05	18,401.40	18,401.38	1,419.56	19,820.94	
Contribution - NW2090 Cypress D	4172	6,510.33	8,680.44	8,680.48	669.65	9,350.13	
Contribution - NW1942 Woodridge	4172	18,360.63	24,480.84	24,480.86	1,888.55	26,369.41	
Lounge Rental	4200	630.00	840.00	400.00	200.00	600.00	
Interest Income	4580	513.77	685.02	100.00	400.00	500.00	
<b>Total Revenues:</b>		<b>48,149.96</b>	<b>64,199.94</b>	<b>63,175.00</b>	<b>5,435.00</b>	<b>68,610.00</b>	

EXPENSES	Code	YTD 30-Sep-07	Projected to 31-Dec-07	Budget From 2007	Proposed Chng For 2008	Annual For 2008	Explanation
Bank Charges	5030	45.00	60.00	60.00	0.00	60.00	
Insurance	5100	6,429.58	7,895.74	8,550.00	-1,550.00	7,000.00	
Insurance Claims/Deductibles	5120	0.00	3,783.00	0.00	0.00	0.00	
Satellite Dish	5235	2,547.16	2,650.00	2,500.00	300.00	2,800.00	
Recreation Centre Management Expense	5400	3,986.42	5,500.00	5,500.00	0.00	5,500.00	Incls Expense for SF Financials
Rec Centre - Electricity	5520	1,664.58	2,400.00	2,625.00	125.00	2,750.00	
Rec Centre - Gas	5530	2,837.32	3,600.00	2,700.00	1,300.00	4,000.00	
Janitorial	6020	4,457.97	5,950.00	6,300.00	0.00	6,300.00	
Rec Centre - Supplies	6030	114.03	121.88	200.00	0.00	200.00	
Electrical	6165	150.39	225.59	600.00	0.00	600.00	
Security	6190	4,966.71	9,000.00	8,500.00	3,500.00	12,000.00	
Plumbing	6210	1,232.11	1,900.00	600.00	900.00	1,500.00	
Water Leaks	6211	306.08	306.08	0.00	500.00	500.00	
Locks & Keys	6220	7,095.63	7,100.00	6,300.00	-5,800.00	500.00	
Gardening (pool area)	7010	795.23	800.00	650.00	150.00	800.00	
Recreation Centre Management - Other*	7105	2,029.59	2,029.59	2,500.00	0.00	2,500.00	Volunteer Party
Pool & Spa Chemicals	7110	1,016.50	1,500.00	1,500.00	0.00	1,500.00	
Pool Maintenance (Imperial Paddock)	7115	2,672.28	3,700.00	3,000.00	700.00	3,700.00	
Pool/Spa Repairs	7117	2,582.37	3,000.00	4,000.00	0.00	4,000.00	Repair spa leak
Pool Permits	7120	133.33	133.33	180.00	20.00	200.00	
Games Room	7122	0.00	0.00	200.00	0.00	200.00	
General Maintenance	7130	11,452.89	11,500.00	6,710.00	5,290.00	12,000.00	Chlorine Generator Spa / Replace Tile Ladies Showers
<b>Total Recreation Centre Expenses</b>	<b>7190</b>	<b>56,515.17</b>	<b>73,155.21</b>	<b>63,175.00</b>	<b>5,435.00</b>	<b>68,610.00</b>	

Total Operating Revenue	48,149.96	64,199.94	63,175.00	5,435.00	68,610.00
Total Operating Expenses	56,515.17	73,155.21	63,175.00	5,435.00	68,610.00
<b>NET SURPLUS (DEFICIT)</b>	<b>-8,365.21</b>	<b>-8,955.27</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Shared Facility Operating Fund - Prior Yrs	23,211.62	23,211.62			14,256.35
<b>Total Equity - Surplus (Deficit)</b>	<b>14,846.41</b>	<b>14,256.35</b>			<b>14,256.35</b>

**STRATA PLAN NW 2050  
SUMMARY OF RESERVES**

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

	<b>Jan. 1, 2007 to Dec. 31, 2007</b>	<b>Jan. 1, 2008 to Dec. 31, 2008</b>
<b>CONTINGENCY RESERVE FUND</b>		
Contingency Reserve Balance (Beginning of Year)	170,991.14	170,805.73
Transfer to Contingency Reserve (Current Year)	30,000.00	48,000.00
Expended from Contingency Reserve (AGM Resolutions)	-33,325.63	-57,200.00
Contingency Reserve Interest (est.)	6,900.00	6,500.00
<b>TOTAL CONTINGENCY RESERVES (End of Period)</b>	<b>170,805.73</b>	<b>168,105.73</b>
 <b>SPECIAL LEVY FUND (PIPING)</b>		
Levy Reserve Balance (Beginning of Period)	8,241.82	42,873.57
Transfer to Levy Reserve (Current Year)	34,800.00	34,800.00
Expended from Levy Reserve (Piping Project)*	-1,118.25	0.00
Levy Reserve Interest (est.)	950.00	1,100.00
<b>Total Special Levy Fund</b>	<b>42,873.57</b>	<b>78,773.57</b>
 <b>OPERATING RESERVES</b>		
Operating Fund (Beginning of Period)	33,514.48	45,525.87
Projected Operating Surplus (Deficit)	12,011.39	0.00
<b>TOTAL OPERATING RESERVE (End of Period)</b>	<b>45,525.87</b>	<b>45,525.87</b>
 <b>TOTAL RESERVES</b>	<b>259,205.17</b>	<b>292,405.17</b>

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