

NOTICE OF

ANNUAL GENERAL MEETING

CYPRESS POINT ABC

STRATA PLAN NW 2050

Wednesday, November 29, 2017

Pavilion Club Lounge

7531 Minoru Boulevard

Richmond, B.C.

Meeting to Commence at 7:00PM

Registration to Commence at 6:30 PM

Notice of Meeting Package dated November 6, 2017

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 or fax it to 604 279 1553 by no later than 4:00PM November 29, 2017.

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 2016
CYPRESS POINT ABC
STRATA PLAN NW 2050**

Gordon Farrell
President

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

Cyrus Pun
Vice President

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Billy Leung

Phone: 778 997 8222
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Cypress Point Office
#338-7651 Minoru Blvd
Richmond, BC V6Y 1Z3
(Mailing address only)

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

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

<p>Cypress Website is: http://www3.telus.net/public/NW2050/ Password for the minutes is their date in numeric form. e. g. August 17, 2017.pdf is 170817</p>
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2017 President's Message - Cypress Point - Strata NW2050

2017:

In 2015 at the AGM we had a majority vote to spend approximately \$22,000.00 to upgrade the electrical fixtures in all the common areas of our buildings to energy smart lighting. For the majority of the replacement upgrades this involved changing to LED lighting. The Strata has experienced very significant savings on our electric bills which provided payback for the cost of the upgrades and will continually save us money in the future. This year we identified other building rooms and storage areas that we have also upgraded to LED lighting.

The games room in Building C has been cleaned up and reopened for use. The room contains a pool table, foosball table, shuffleboard table and sitting tables for other types of card and board games. The room was previously shutdown due to damage from people and because of missing game equipment and/or game damage. You will need to register at the Strata office each time you want to have access to the room.

There have been some unfortunate incidents involving water damage from leaks within suites. Water flows downhill so any suites below receives water damage at no fault of their own. Repairs take time to open up drywall and locate the wet areas and dry everything out to prevent dangerous mold growth. Repairs are very expensive. Water leaks that originate in common property areas of the Strata buildings are covered by the Strata insurance.

However, once a water pipe is outside of the wall and inside a suite, it becomes the responsibility of the home owner's insurance. So if your suite has a leaking sink, shutoff valve, leaking faucet, leaking toilet, leaking dishwasher or leaking washing machine, etc. an owner's personal insurance will be involved. Most water damage bills can start at \$10,000.00 and go much, much higher. With no personal insurance an owner will be required to pay out of pocket. The Strata is still required to get the repairs done right away to mitigate further damages, and for safety of all owners. The Strata will have to pay this from the contingency fund, which all of our owners contribute to. On behalf of the owners, the Strata council is obligated to demand repayment. 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 to you as an owner to ensure that you have personal home owner's insurance. It provides you with far more protection than just for water damage.

Reference Link: http://www.bclaws.ca/civix/document/id/complete/statreg/98043_01

"common property" means

- (a) that part of the land and buildings shown on a strata plan that is not part of a strata lot, and
- (b) pipes, wires, cables, chutes, ducts and other facilities for the passage or provision of water, sewage, drainage, gas, oil, electricity, telephone, radio, television, garbage, heating and cooling systems, or other similar services, if they are located
 - (i) within a floor, wall or ceiling that forms a boundary
 - (A) between a strata lot and another strata lot,
 - (B) between a strata lot and the common property, or
 - (C) between a strata lot or common property and another parcel of land, or
 - (ii) wholly or partially within a strata lot, if they are capable of being and intended to be used in connection with the enjoyment of another strata lot or the common property;

Please review the Condominium Home Owner's Association bulletin that is attached.

Bulletin 200-115: **The Importance of Unit Owner's Personal Insurance**

2018:

We have experienced a few instances where our fire alarm system has been triggered and there was difficulty getting it to reset. When a fire panel in a building is not working properly, a Strata is required to have a person doing a rotating watch until the fire panel is working again. This often involves hiring a security guard while waiting for a qualified technician to do repairs. Our buildings are over 35 years old and so are the fire panels. The technology in the 35+ year old fire panels is not smart by today's standards and it is increasingly difficult and more expensive to obtain the old parts.

Please be aware that a fire panel does not and cannot automatically contact the fire department or emergency services. It will only sound the alarm and help the responders determine the approximate location inside the building where the alarm was triggered. If you hear the building alarms sounding, you **MUST** always call 911 and provide the address.

The Strata Bylaws have been reorganized and updated. Some of the existing bylaw content is not in line with the current Strata Property Act. As well, the existing bylaw content is not ordered or worded in a clear and straightforward manner. Updated bylaws will need to be accepted by a majority vote of owners at our Annual General Meeting. Once accepted, the revised copy of the updated Strata Bylaws will need to be registered with the Province of British Columbia Land Title Office.

We encourage you to read the new proposed bylaws provided with the AGM meeting package. At the AGM meeting we will be providing an overview of the changes with explanations. We will endeavour to answer any questions you may have.

Example bylaw update: Short term rental definition as per CHOA Bulletin 200-127:

A resident must not allow the strata lot to be used for short-term rental. In this bylaw, short-term rental means a rental or other arrangement to use a strata lot like a hotel, whether or not payment is received for the arrangement. Short-term rentals are a concern for security, liability and maintenance reasons. Examples are rentals or stays that may be arranged through AirBnb, VRBO or similar websites.

I would like to thank all the volunteers who donated their time and energy. They make Cypress Point a better community and save the Strata money. They make the property safer and look better. Example volunteer activities are swimming pool "appropriate behaviour" monitors, building entrance gardeners, sidewalk snow removers (including the Minoru sidewalk as required by Richmond city).

Please review your AGM (Annual General Meeting) package prior to the meeting. We will be starting at exactly 7:00 PM. Tony Gioventu, Executive Director of CHOA, will be chairing the AGM. 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.

Regards,
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 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.

**For more information on CHOA resources and benefits visit www.choa.bc.ca
or contact the office at 1-877-353-2462 or email office@choa.bc.ca.**

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3. If the strata suffers 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.

2018 Treasurer's Message – Cypress Point – NW 2050

I'm happy to report that, to date, Cypress Point has had no major surprises as far as our finances go for 2017. Hopefully this will continue until the end of the year and if it does it should mean that we finish up with a budget surplus.

At the end of December 2016, we ended up with a budget surplus of \$35,681.25 which was added to our Contingency Reserve Fund. Most of the surplus was due to savings on our B.C. Hydro bills as a result of upgrading our electrical fixtures to Power Smart. And, even though B.C. Hydro raised the electricity rates by 3.5% in April 2017, it looks as though we will be significantly under budget in all three of our Utilities accounts; electricity, garbage and recycle and gas.

The survey of the Building C slab shows that it is stable and that the noticeable deflection was probably there from the beginning when the slab was poured. The cost of carrying out the final 2 surveys in 2018 will be considerably less than in 2017 when Matson Peck and Topliss had to get all of the survey points measured out and marked.

The Building Inspection Committee did a walkabout a couple of weeks ago and everything looked to be in good order except for a bulge on the side wall of the roof of Building B and also a couple of areas where the caulking looked to us like it might be failing. As a result, we've had the roof inspected and were told that it doesn't look like a major problem. The roof inspector will be getting back to us with an estimate but we haven't received it as yet.

As Gord mentioned in his message, our fire alarm panels are old and lately, when they've been triggered, have been difficult to reset. We have obtained a quote to replace the fire panels in all three buildings. This will also involve some of the associated connected sensors throughout the buildings. The cost is approximately \$8,700.00 per building or about \$26,000.00 total. This equipment is important for everyone's safety. If approved the funds to pay for replacing the fire panels will come from the Contingency Reserve Fund.

With regards to the future, we are proposing a modest increase in strata fees of less than \$10 unit/month. The rationale behind this increase is to cover the costs in our Operating Budget and raise our contribution to the Future Remediation Project portion of our CRF to \$90,000 in 2018. The fact is that the more we can save now the better off we will be when it becomes necessary to complete the unremediated sections of Buildings B and C.

The Cypress Point Depreciation Report is posted on our website along with a list of corrections. As projects are completed, they are added to a list that our strata administrator has in the office and then they are posted online in order to keep the Depreciation Report and subsequent work up-to-date.

I look forward to seeing you at the AGM!

Carole Borthwick, Treasurer – NW 2050



400 - 4350 Still Creek Drive
Burnaby, BC, Canada V5C 0G5
T: (604) 269-1000
F: (604) 269-1001

March 13, 2017

Audrey Montero
Owners of Strata Plan NW 2050 Cypress Point
7651 Minoru Boulevard
Richmond, BC V6Y 1Z3

RE: **StrataSURE Renewal**
Policy #: CNW2050
Policy Period: April 30, 2017 to April 30, 2018

Dear Audrey, Council Members & Owners,

We are pleased to enclose your renewal documents providing coverage effective April 30, 2017 along with our invoice.

Premium changes from last year are influenced by the following factors:

- **Appraisal Value** (5.05% Increase) and
- **Cost of Insurance** – We are seeing increases in property rates to compensate for inflationary increases in labour, fuel and material costs to pay for property claims.

Our policy has been specifically designed to meet the Strata's needs and requirements under the B.C. Strata Property Act. As part of the HUB Coastal StrataSURE Program, we are pleased to offer you the following benefits:

**Exclusive
Benefits**

Extended Replacement Cost 110%

\$1,000,000 Additional Living Expense

Priority Claims Service

**Policy
Enhancements**

Commercial General Liability limits are available up to \$30,000,000

Directors and Officers Liability limits are available up to \$20,000,000

Crime - Employee Dishonesty now includes \$1,000,000 limit

Crime - Robbery now includes \$60,000 limit

Legal Expense now includes \$1,000,000 limit

Cyber Liability now includes \$250,000 limit

Please note the various deductibles and limitations that apply to each coverage, and the list of optional coverage available.

Once you have reviewed the enclosed documents, please do not hesitate to contact us with any questions. We greatly appreciate your continued support.

Sincerely,

Leigh-Ann Bahowrie, Insurance Advisor
On Behalf of Karen Hughes, Account Executive
(604) 269-1718
karen.hughes@hubinternational.com

Policy No. CNW2050**Revised Declarations**

Named Insured: The Owners of Strata Plan NW 2050 Cypress Point
 Mailing Address: 7651 Minoru Boulevard, Richmond, BC V6Y 1Z3
 Location Address(es): 7511, 7531, 7651 Minoru Boulevard, Richmond, BC V6Y 1Z3
 Policy Period: **April 30, 2017 to April 30, 2018**
 12:01 a.m. Standard Time
 Loss Payable to: The Insured or Order in Accordance with the Strata Property Act of British Columbia.
 Insurers: As Per List of Participating Insurers Attached.
 Insurance is provided subject to the Declarations, Terms, Conditions, Limitations and Endorsements of this policy and only for those coverages for which specific limits or amounts of Insurance are shown on this Declaration Page.

Insuring Agreements	Deductibles	Limit
PROPERTY COVERAGES		
All Property, All Risks, Extended Replacement Cost 110%, Bylaws Form STR (12/16)	\$2,500	\$23,894,600
Additional Living Expenses	Included	\$1,000,000
Water Damage	\$10,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	\$10,000	Included
Earthquake Damage	15 %	Included
Flood Damage	\$25,000	Included
Key & Lock	\$250	\$25,000
BLANKET EXTERIOR GLASS INSURANCE - Form 820000 (02/06)	Residential Commercial	\$ 100 \$ 250
COMMERCIAL GENERAL LIABILITY - Form 000102-10 (06/12)		
Each Occurrence Limit	\$ 500	\$5,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>	\$ 500	\$5,000,000
Products & Completed Operations - <i>Aggregate</i>		\$5,000,000
Coverage B - Personal Injury Liability - <i>Per Occurrence</i>	\$ 500	\$5,000,000
Non-Owned Automobile - SPF #6 - Form 335002-02- <i>Per Occurrence</i>		\$5,000,000
STRATA DIRECTORS & OFFICERS LIABILITY	Nil	\$20,000,000
Primary Policy - Form NP-434229 (06/14) Excess - Master Policy # 530500785		
POLLUTION & REMEDIATION LEGAL LIABILITY		
Master Policy EIL 7230144, Form AGRC-PO 2001 Canada 11-14		
Limit of Liability – Each Incident, Coverages A-G	\$10,000 Retention	\$1,000,000
Limit of Liability – Each Incident, Coverage H	5 Day Waiting Period	\$250,000
Aggregate Limit		\$1,000,000
VOLUNTEER ACCIDENT INSURANCE PLAN - Policy # SG50073001 (12/31) - Plan II		
Principal Sum - \$200,000 Weekly Accident Indemnity - \$600 (maximum 52 weeks)	7 Day Waiting Period	\$200,000
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$2,500		
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION		
Employee Dishonesty - Form 500000 (08/14) / Excess - Form CE 14-02-4028	Nil	\$1,000,000
Broad Form Money & Securities - Form 500000 (08/14) / Excess - Form CE 14-02-4028	Nil	\$60,000
Program Aggregate Limit		\$10,000,000

Insuring Agreements	Deductibles	Limit
EQUIPMENT BREAKDOWN		
I Standard Comprehensive Plus, Replacement Cost - Form C780016 (01/11)	\$1,000	\$23,894,600
II Consequential Damage, 90% Co-Insurance - Form C780032 (01/11)	\$1,000	\$25,000
III Extra Expense - Form C780033 (01/11)	24 Hour Waiting Period	\$100,000
IV Ordinary Payroll – 90 Days - Form C780034 (01/11)	24 Hour Waiting Period	\$100,000
PRIVACY BREACH SERVICES - Form PBE.25000 (10/16)	Nil	\$25,000
TERRORISM - Form LMA3030 (amended) (06/14)	\$1,000	\$500,000

- ☐ Renewal accepted
- ☐ Additional Optional Coverages as selected accepted



**Executive Vice President
Hub International Insurance
Brokers**

Insured's Authorized Signature

Date

****ALL COVERAGES SUBJECT TO POLICY DEFINITIONS****

This policy contains a clause(s), which may limit the amount payable. This policy shall not be valid or binding unless countersigned by a duly Authorized Representative of the Insurer. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Allianz Global Risks US Insurance Company business in Canada. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Lloyd's Underwriters under contract NA15BC01 business in Canada. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Certain Lloyd's Underwriters under contract NA15BC02, as arranged by Can-Sure Underwriting business in Canada. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Certain Lloyd's Underwriters under contract NA15BC04, as arranged by Can-Sure Underwriting business in Canada. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Certain Lloyd's Underwriters under contract NA15BC05, as arranged by Can-Sure Underwriting business in Canada. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Allianz Global Risks US Insurance Company business in Canada. Policy Endorsements and Exclusions as per the applicable contract: Premium Payment Clause, Electronic Data Endorsement B, Electronic Date Recognition Exclusion (Edre), War And Terrorism Exclusion Endorsement, Biological Or Chemical Materials Exclusion, Sanction Limitation And Exclusion Clause, Microorganism Exclusion (Absolute), Service Of Suit Clause (Canada) (Action Against Insurer) and Several Liability Notice – see wording for details of exclusions.

April 24, 2017 - E&OE

DISCLOSURE NOTICE

The Financial Institutions Act requires that the information contained in this Disclosure Notice be provided to a customer in writing at the time of entering into an insurance transaction. Hub International Insurance Brokers licensed as a general insurance broker by the Insurance Council of British Columbia. This transaction is between you and Aviva Insurance Company of Canada Policy No. CNW2050.

We have no interest in the above stated Insurance Company and the Insurance Company also has no interest in our Company. The Financial Institutions Act prohibits the Insurance Company or our Company from requiring you to transact additional or other business with the Insurance Company or any other person or corporation as a condition of this transaction.

Upon completion of this transaction, Hub International Insurance Brokers will be remunerated by way of commission and/or fee, which will be paid by the insurer named above or by you, the customer.

We may work together with other appropriately licensed third parties in marketing of insurance products; we may share commissions and/or pay or receive fees as a result of a joint venture.

For more on how we get paid, including for information on contingent commissions we may receive from the insurer(s), please visit *How we get paid at:* www.hubinternational.com

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

AGENDA

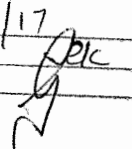
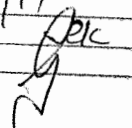
- 1) Call to Order
- 2) Certification of Proxies
- 3) Notice of Quorum
- 4) Proof of Notice of Meeting or Waiver of Notice –November 6, 2017 by hand or by mail
Canada Post
- 5) Introduction of the Head Table – Tony Gioventu, Exec Director of CHOA
 - Oliver St. Quintin
 - Audrey Montero, Administrator
- 6) Approval of December 13, 2016 Annual General Meeting Minutes
- 7) * Presidents Report for 2017 (included in AGM Package)
 - * Treasurer's Report for 2017 (included in AGM Package)
 - * Approval of the Proposed 2018 Cypress Point Operating Budget
 - * Presentation of the 2018 Cypress Point ABC and Woodridge Shared
Facilities Budgets (As per the new agreement, the year end 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)
- 8) Special Resolutions:
 - A. Presentation and Approval of the Disposition of the 2017 year end and accumulated
funds re Cypress Operating Account surplus/deficit.
 - B. Presentation and Approval of the Disposition to replace the fire panels in all three
buildings to be founded from the Contingency Reserve Fund (CRF).
 - C. Presentation and Disposition of the 2017 year where the payment of the strata fees
must be automated, pre-authorized bank transfer.
 - D. Presentation and Approval of the Disposition of the 2017 year where the present
bylaws are replaced with the bylaws included with this Annual General Meeting
Package.
- 9) Election of Strata Council for 2018
- 10) Termination
- 11) Raffle

Balance Sheet (Accrual)
CYPRESS POINT - 12 - (nw2050)
August 2017

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AS OF THE 8TH MONTH ENDING AUGUST 31, 2017

ASSETS	
1010-0000 Petty Cash	500.00
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	78,452.86
1025-0000 Bank - Westminster - Contingency	207,759.11
1025-0030 Bank - Exterior Building	13,452.73
1028-0000 Bank - Special Levy	5,769.82
1028-0023 Bank - Remediation Project	259,429.67
1028-0024 Bank - Repipe Fund	59,907.92
1200-0000 Prepaid Insurance	27,775.04
1300-0000 Accounts Receivable	135.00
TOTAL ASSETS	653,187.15
LIABILITIES	
2010-0000 Accounts Payable	17,665.74
2040-0003 Due to Contingency-Insurance	27,775.04
2170-0000 Vacation Payable	1,309.88
2250-0000 Pre-Paid Fees	476.16
TOTAL LIABILITIES	47,226.82
OWNERS' EQUITY	
RESERVES	
3300-0000 Contingency Fund	207,759.11
TOTAL RESERVES	207,759.11
SPECIAL LEVY	
3402-0001 Special Levy Fund	28,286.02
3402-0005 Special Levy Expenses	-22,516.20
TOTAL SPECIAL LEVY	5,769.82
REPIPING FUND	
3402-3995 Repipe Fund	122,871.94
3402-3996 Repipe Fund Expenses	-62,964.02
TOTAL REPIPING FUND	59,907.92
EXTERIOR BUILDING	
3432-0051 Exterior Building Fund	52,396.27
3432-0053 Exterior Building Expenses	-38,943.54
TOTAL EXTERIOR BUILDING	13,452.73
FUTURE REMEDIATION PROJECT	
3432-0066 Future Remediation Project Income	259,429.67
TOTAL FUTURE REMEDIATION PROJECT	259,429.67
3500-0000 Net Income - Prior Years	36,503.47
3510-0000 Net Income - Current Year	23,137.61
TOTAL OWNERS' EQUITY	605,960.33
TOTAL LIABILITIES AND EQUITY	653,187.15

Date: 09/29/17
Accountant: 
Property Manager: 

Budget Comparison (Accrual)
CYPRESS POINT - 12 - (nw2050)
August 2017

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AS OF THE 8TH MONTH ENDING AUGUST 31, 2017

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	36,561.85	36,561.90	-0.05	0.00	292,494.80	292,495.20	-0.40	0.00	438,742.82
4016-0000 Bank Interest Income	103.74	30.00	73.74	245.8	624.69	240.00	384.69	160.2	360.00
4016-0020 Sundry Income	5.00	235.83	-230.83	-97.88	2,829.78	1,886.64	943.14	49.99	2,830.00
4021-0000 Miscellaneous	0.00	0.00	0.00	0	170.00	0.00	170.00	0	0.00
4022-0000 Move in/out	0.00	41.67	-41.67	-100.0	800.00	333.36	466.64	139.9	500.00
4026-0500 Recreation Room Rental	100.00	0.00	100.00	0	100.00	0.00	100.00	0	0.00
TOTAL	36,770.59	36,869.40	-98.81	-0.27	297,019.27	294,955.20	2,064.07	0.70	442,432.82
4034-3000 Bylaw Fines/Late Fees	0.00	0.00	0.00	0	450.00	0.00	450.00	0	0.00
TOTAL	0.00	0.00	0.00	0	450.00	0.00	450.00	0	0.00
OTHER									
4057-0000 Parking	615.00	618.75	-3.75	-0.61	4,595.83	4,950.00	-354.17	-7.15	7,425.00
4057-1000 Laundry Income	0.00	41.67	-41.67	-100.0	787.25	333.36	453.89	136.1	500.00
4058-0000 Lockers	660.00	660.00	0.00	0.00	5,560.00	5,280.00	280.00	5.30	7,920.00
TOTAL OTHER	1,275.00	1,320.42	-45.42	-3.44	10,943.08	10,563.36	379.72	3.59	15,845.00
TOTAL INCOME	38,045.59	38,189.82	-144.23	-0.38	308,412.35	305,518.56	2,893.79	0.95	458,277.82
TOWNHOUSE EXPENSES									
6318-0010 Gutter, Drains & Sewers	0.00	191.67	191.67	100.0	1,785.00	1,533.36	-251.64	-16.41	2,300.00
6319-0000 Exterior Maintenance	0.00	166.67	166.67	100.0	1,728.72	1,333.36	-395.36	-29.65	2,000.00
6319-0025 Structural Inspection	0.00	500.00	500.00	100.0	5,163.90	4,000.00	-1,163.90	-29.10	6,000.00
6319-0050 Chimney Cleaning	0.00	216.67	216.67	100.0	0.00	1,733.36	1,733.36	100.0	2,600.00
6319-0100 Dryer Vent Cleaning	0.00	108.33	108.33	100.0	0.00	866.64	866.64	100.0	1,300.00
6319-0150 Window/Skylight Mtnc	0.00	250.00	250.00	100.0	2,171.40	2,000.00	-171.40	-8.57	3,000.00
6319-0200 Exterior Window Washin	0.00	125.00	125.00	100.0	1,155.00	1,000.00	-155.00	-15.50	1,500.00
6319-0250 Parkade & Garage Door	0.00	216.67	216.67	100.0	749.56	1,733.36	983.80	56.76	2,600.00
6321-0000 Exterior Painting	0.00	41.67	41.67	100.0	0.00	333.36	333.36	100.0	500.00
6323-0000 Roof Maintenance	0.00	128.75	128.75	100.0	0.00	1,030.00	1,030.00	100.0	1,545.00
TOTAL OPERATING EXPS. - T.H.	0.00	1,945.43	1,945.43	100.0	12,753.58	15,563.44	2,809.86	18.05	23,345.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	1,968.75	1,833.33	-135.42	-7.39	16,852.50	14,666.64	-2,185.86	-14.90	22,000.00
6430-0025 Ground/Garden Supplies	88.06	25.00	-63.06	-252.2	575.62	200.00	-375.62	-187.8	300.00
6435-0000 Plant Replacement & Im	0.00	329.17	329.17	100.0	1,485.75	2,633.36	1,147.61	43.58	3,950.00
6435-0050 Landscaping Upgrade	0.00	686.67	686.67	100.0	8,450.19	5,493.36	-2,956.83	-53.83	8,240.00
6436-0000 Pest Control	0.00	171.67	171.67	100.0	1,020.60	1,373.36	352.76	25.69	2,060.00
6440-0000 Irrigation System	0.00	180.25	180.25	100.0	174.30	1,442.00	1,267.70	87.91	2,163.00
6442-0000 Hydrants	0.00	16.67	16.67	100.0	0.00	133.36	133.36	100.0	200.00
6446-0050 Parking Lot Maintenance	0.00	166.67	166.67	100.0	0.00	1,333.36	1,333.36	100.0	2,000.00
6455-0000 Snow Removal	0.00	100.00	100.00	100.0	233.53	800.00	566.47	70.81	1,200.00
TOTAL LANDS. & GROUNDS	2,056.81	3,509.43	1,452.62	41.39	28,792.49	28,075.44	-717.05	-2.55	42,113.00
REPAIR & MAINTENANCE- GENER									
6510-0017 General Interior Repair	0.00	583.33	583.33	100.0	3,400.25	4,666.64	1,266.39	27.14	7,000.00
6510-0150 Doors	0.00	45.83	45.83	100.0	0.00	366.64	366.64	100.0	550.00
6510-0210 R & M - Electrical	0.00	125.00	125.00	100.0	0.00	1,000.00	1,000.00	100.0	1,500.00
6510-0405 Water Leaks - Buildings	10,000.00	100.00	-9,900.00	-9,900	10,941.89	800.00	-10,141.89	-1,267	1,200.00
6510-0410 R & M - Plumbing	0.00	416.67	416.67	100.0	1,078.17	3,333.36	2,255.19	67.66	5,000.00
6510-2025 Hytec Water System	1,988.57	2,000.00	11.43	0.57	15,908.56	16,000.00	91.44	0.57	24,000.00
6510-4001 Elevator	0.00	541.67	541.67	100.0	3,388.35	4,333.36	945.01	21.81	6,500.00
6521-1000 Fire Equipment Maint.	2,012.19	516.67	-1,495.52	-289.4	2,178.34	4,133.36	1,955.02	47.30	6,200.00
6522-0000 Carpet Cleaning	0.00	189.69	189.69	100.0	0.00	1,517.52	1,517.52	100.0	2,276.30
6530-1000 Janitorial	977.41	1,030.00	52.59	5.11	7,819.28	8,240.00	420.72	5.11	12,360.00
6535-2150 Locks & Keys	0.00	68.67	68.67	100.0	1,856.81	549.36	-1,307.45	-238.0	824.00
6566-0000 Light Bulbs	0.00	70.83	70.83	100.0	459.96	566.64	106.68	18.83	850.00
TOTAL REPAIR & MAINT.	14,978.17	5,688.36	-9,289.81	-163.3	47,031.61	45,506.88	-1,524.73	-3.35	68,260.30
UTILITIES									
6576-0000 Electricity - Common	1,382.78	1,958.33	575.55	29.39	13,447.25	15,666.64	2,219.39	14.17	23,500.00
6578-2000 Garbage & Recycling	806.57	916.67	110.10	12.01	5,539.19	7,333.36	1,794.17	24.47	11,000.00
6581-0000 Gas	962.34	1,916.67	954.33	49.79	10,018.83	15,333.36	5,314.53	34.66	23,000.00
TOTAL UTILITIES	3,151.69	4,791.67	1,639.98	34.23	29,005.27	38,333.36	9,328.09	24.33	57,500.00
RECREATION CENTRE - COMMON									
6710-3000 Shared Facility-Woodrid	1,339.33	1,339.33	0.00	0.00	10,714.64	10,714.64	0.00	0.00	16,072.00
6710-4000 Shared Facility-Cypress	2,227.15	2,227.15	0.00	0.00	17,817.20	17,817.20	0.00	0.00	26,725.82

Budget Comparison (Accrual)
CYPRESS POINT - 12 - (nw2050)
August 2017

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AS OF THE 8TH MONTH ENDING AUGUST 31, 2017

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
TOTAL OPER. EXPS-REC. CENTRE	3,566.48	3,566.48	0.00	0.00	28,531.84	28,531.84	0.00	0.00	42,797.82
SALARIES & BENEFITS									
6870-0050 Wages - Administrator	2,156.00	2,433.33	277.33	11.40	14,245.00	19,466.64	5,221.64	26.82	29,200.00
6870-0060 Wages - Assist Administr	0.00	208.33	208.33	100.0	4,004.00	1,666.64	-2,337.36	-140.2	2,500.00
6870-0075 Wages - Shared Fac Co	-530.25	-530.25	0.00	0.00	-4,242.00	-4,242.00	0.00	0.00	-6,363.00
6875-0000 Payroll Costs	227.72	208.33	-19.39	-9.31	1,513.38	1,666.64	153.26	9.20	2,500.00
TOTAL SALARIES & PAYROLL COS	1,853.47	2,319.74	466.27	20.10	15,520.38	18,557.92	3,037.54	16.37	27,837.00
OFFICE EXPENSES									
6921-0000 Tel/Fax/Cell - Office	197.87	208.33	10.46	5.02	1,382.98	1,666.64	283.66	17.02	2,500.00
ADMINISTRATION									
6970-0000 AGM Expenses - Admin.	0.00	62.50	62.50	100.0	0.00	500.00	500.00	100.0	750.00
6980-0000 Legal Expenses	0.00	125.00	125.00	100.0	0.00	1,000.00	1,000.00	100.0	1,500.00
6983-0000 Office Equipment	0.00	17.33	17.33	100.0	80.43	138.64	58.21	41.99	208.00
6984-0000 Postage and Printing	22.50	85.83	63.33	73.79	341.84	686.64	344.80	50.22	1,030.00
6984-0050 Office Supplies	0.00	41.67	41.67	100.0	235.57	333.36	97.79	29.33	500.00
6984-0100 Courier Service	18.12	29.17	11.05	37.88	189.10	233.36	44.26	18.97	350.00
6985-0001 Insurance Appraisal Fee	0.00	55.83	55.83	100.0	0.00	446.64	446.64	100.0	670.00
6990-0000 Insurance Premiums	3,471.88	3,653.73	181.85	4.98	26,893.92	29,229.84	2,335.92	7.99	43,844.70
6991-0000 Insurance Deductible	0.00	133.33	133.33	100.0	0.00	1,066.64	1,066.64	100.0	1,600.00
6993-0000 Professional Fees	46.20	50.83	4.63	9.11	277.20	406.64	129.44	31.83	610.00
6994-0000 Dues & Subscriptions	0.00	96.67	96.67	100.0	58.00	773.36	715.36	92.50	1,160.00
6995-0001 WorkSafe BC	0.00	75.00	75.00	100.0	453.01	600.00	146.99	24.50	900.00
7000-0000 Management Fees	650.00	650.00	0.00	0.00	5,200.00	5,200.00	0.00	0.00	7,800.00
7025-0000 Bank Charges	10.00	10.42	0.42	4.03	80.00	83.36	3.36	4.03	125.00
7050-0000 Miscellaneous	0.00	25.00	25.00	100.0	4.48	200.00	195.52	97.76	300.00
7051-0000 Statutory Financial Revi	0.00	14.75	14.75	100.0	176.40	118.00	-58.40	-49.49	177.00
7051-0500 Contingency Transfer	3,333.33	3,333.33	0.00	0.00	26,666.64	26,666.64	0.00	0.00	40,000.00
7051-0515 Repipe Reserve	200.00	200.00	0.00	0.00	1,600.00	1,600.00	0.00	0.00	2,400.00
7051-0520 Exterior Bldg Reserve	833.33	833.33	0.00	0.00	6,666.64	6,666.64	0.00	0.00	10,000.00
7051-0525 Remediation Reserve	6,666.67	6,666.67	0.00	0.00	53,333.36	53,333.36	0.00	0.00	80,000.00
TOTAL ADMINISTRATION EXPENSE	15,449.90	16,368.72	918.82	5.61	123,639.57	130,949.76	7,310.19	5.58	196,424.70
TOTAL COMMON EXPENSES	41,056.52	36,244.40	-4,812.12	-13.28	272,521.16	289,955.20	17,434.04	6.01	434,932.82
TOTAL EXPENSES	41,056.52	38,189.83	-2,866.69	-7.51	285,274.74	305,518.64	20,243.90	6.63	458,277.82
NET INCOME (LOSS)	-3,010.93	-0.01	-3,010.92	-30.10	23,137.61	-0.08	23,137.69	28.92	0.00
REVENUE UTILITIES									
UTILITY EXPENSES									

Balance Sheet (Accrual)
Cypress Point Shared Facilities - (nw2050sf)
August 2017

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AS OF THE 8TH MONTH ENDING AUGUST 31, 2017

ASSETS	
1020-0000 Bank - Westminster - Chequing	12,029.10
1200-0000 Prepaid Insurance	10,272.96
TOTAL ASSETS	<u>22,302.06</u>
LIABILITIES	
2010-0000 Accounts Payable	7,072.70
TOTAL LIABILITIES	<u>7,072.70</u>
OWNERS' EQUITY	
RESERVES	
3500-0000 Net Income - Prior Years	8,348.36
3510-0000 Net Income - Current Year	6,881.00
TOTAL OWNERS' EQUITY	<u>15,229.36</u>
TOTAL LIABILITIES AND EQUITY	<u>22,302.06</u>

Date: 09/28/17
Accountant: BR
Property Manager: [Signature]

Budget Comparison (Accrual)
Cypress Point Shared Facilities - (nw2050sf)
August 2017

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AS OF THE 8TH MONTH ENDING AUGUST 31, 2017

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-1000 Contribution - NW 1868	1,344.94	1,344.94	0.00	0.00	10,759.52	10,759.52	0.00	0.00	16,139.26
4010-2000 Contribution - NW 2050	2,227.15	2,227.15	0.00	0.00	17,817.20	17,817.20	0.00	0.00	26,725.82
4010-3000 Contribution - NW 2090	1,050.62	1,050.62	0.00	0.00	8,404.96	8,404.96	0.00	0.00	12,607.38
4010-4000 Contribution - NW 1942	2,962.96	2,962.96	0.00	0.00	23,703.68	23,703.68	0.00	0.00	35,555.54
4016-0000 Bank Interest Income	19.23	11.67	7.56	64.78	161.83	93.36	68.47	73.34	140.00
4026-0500 Recreation Room Rental	0.00	83.33	-83.33	-100.0	1,100.00	666.64	433.36	65.01	1,000.00
TOTAL	7,604.90	7,680.67	-75.77	-0.99	61,947.19	61,445.36	501.83	0.82	92,168.00
TOTAL INCOME	7,604.90	7,680.67	-75.77	-0.99	61,947.19	61,445.36	501.83	0.82	92,168.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0005 Gardening	378.00	100.00	-278.00	-278.0	756.00	800.00	44.00	5.50	1,200.00
6436-0000 Pest Control	0.00	24.00	24.00	100.0	173.25	192.00	18.75	9.77	288.00
TOTAL LANDS. & GROUNDS	378.00	124.00	-254.00	-204.8	929.25	992.00	62.75	6.33	1,488.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	1,495.24	541.67	-953.57	-176.0	2,170.42	4,333.36	2,162.94	49.91	6,500.00
6510-0210 R & M - Electrical	292.57	116.67	-175.90	-150.7	978.46	933.36	-45.10	-4.83	1,400.00
6510-0410 R & M - Plumbing	0.00	125.00	125.00	100.0	0.00	1,000.00	1,000.00	100.0	1,500.00
6510-4070 Security	976.50	1,041.67	65.17	6.26	7,654.50	8,333.36	678.86	8.15	12,500.00
6521-1000 Fire Equipment Maint.	1,170.26	0.00	-1,170.26	0	1,170.26	0.00	-1,170.26	0	0.00
6535-2150 Locks & Keys	0.00	41.67	41.67	100.0	0.00	333.36	333.36	100.0	500.00
TOTAL REPAIR & MAINT.	3,934.57	1,866.68	-2,067.89	-110.7	11,973.64	14,933.44	2,959.80	19.82	22,400.00
RECREATION CENTRE - COMMON									
6706-0000 Rec Centre-Mgmt Expen	530.25	545.83	15.58	2.85	4,242.00	4,366.64	124.64	2.85	6,550.00
6706-1000 Rec Centre-Mgmt Other	0.00	208.33	208.33	100.0	0.00	1,666.64	1,666.64	100.0	2,500.00
6710-1050 Recreation Room	207.20	316.67	109.47	34.57	2,089.32	2,533.36	444.04	17.53	3,800.00
6710-2500 Games Room	0.00	166.67	166.67	100.0	773.87	1,333.36	559.49	41.96	2,000.00
6734-0000 Pool Maintenance	1,522.50	750.00	-772.50	-103.0	7,292.48	6,000.00	-1,292.48	-21.54	9,000.00
6736-0000 Pool Repairs	0.00	333.33	333.33	100.0	2,012.74	2,666.64	653.90	24.52	4,000.00
6740-0000 Pool Supplies & Chemic	258.99	208.33	-50.66	-24.32	1,410.92	1,666.64	255.72	15.34	2,500.00
6742-0000 Pool Permits	0.00	16.67	16.67	100.0	136.82	133.36	-3.46	-2.59	200.00
6750-0000 Cleaning Supplies-Rec.	0.00	16.67	16.67	100.0	150.70	133.36	-17.34	-13.00	200.00
6764-0000 Electricity - Rec. Centre	378.34	458.33	79.99	17.45	4,699.37	3,666.64	-1,032.73	-28.17	5,500.00
6765-0000 Gas - Rec. Centre	283.04	433.33	150.29	34.68	1,678.81	3,466.64	1,787.83	51.57	5,200.00
6770-0000 Janitor - Rec Centre	695.60	716.67	21.07	2.94	5,782.58	5,733.36	-49.22	-0.86	8,600.00
TOTAL OPER. EXPS-REC. CENTRE	3,875.92	4,170.83	294.91	7.07	30,269.61	33,366.64	3,097.03	9.28	50,050.00
SALARIES & BENEFITS									
ADMINISTRATION									
6985-0001 Insurance Appraisal Fee	0.00	25.00	25.00	100.0	0.00	200.00	200.00	100.0	300.00
6990-0000 Insurance Premiums	1,284.12	1,250.00	-34.12	-2.73	9,947.05	10,000.00	52.95	0.53	15,000.00
7000-0000 Management Fees	233.33	233.33	0.00	0.00	1,866.64	1,866.64	0.00	0.00	2,800.00
7025-0000 Bank Charges	10.00	10.83	0.83	7.66	80.00	86.64	6.64	7.66	130.00
TOTAL ADMINISTRATION EXPENSE	1,527.45	1,519.16	-8.29	-0.55	11,893.69	12,153.28	259.59	2.14	18,230.00
TOTAL COMMON EXPENSES	9,715.94	7,680.67	-2,035.27	-26.50	55,066.19	61,445.36	6,379.17	10.38	92,168.00
TOTAL EXPENSES	9,715.94	7,680.67	-2,035.27	-26.50	55,066.19	61,445.36	6,379.17	10.38	92,168.00
NET INCOME (LOSS)	-2,111.04	0.00	-2,111.04	0	6,881.00	0.00	6,881.00	0	0.00
REVENUE UTILITIES									
UTILITY EXPENSES									

Operating Budget for NW2050 For the Year 2018

Operating Account		YTD	Projected to	Annual	Proposed Change	
INCOME	Code	31-Aug-17	31-Dec-17	For 2017	For 2018	Explanation
Strata Fees	4010	\$ 329,056.65	\$ 438,742.82	\$ 438,742.82	\$ 448,742.82	
Interest Income	4016	\$ 624.69	\$ 937.04	\$ 360.00	\$ 1,100.00	
Sundry Income	4016-0020	\$ 2,999.78	\$ 3,100.00	\$ 2,830.00	\$ 3,100.00	keys, fobs, remotes, minutes
Move-in/Move-out Fees	4022	\$ 900.00	\$ 1,000.00	\$ 500.00	\$ 1,000.00	
By-Law Fines/Late Fees	4034-3000	\$ 450.00	\$ 500.00	\$ -	\$ -	
Parking Fees	4057	\$ 5,135.83	\$ 7,425.00	\$ 7,425.00	\$ 7,500.00	
Laundry	4057-1000	\$ 787.25	\$ 1,180.88	\$ 500.00	\$ 1,200.00	
Lockers	4058	\$ 6,310.00	\$ 7,920.00	\$ 7,920.00	\$ 7,920.00	
Total Revenues:		\$ 346,264.20	460,805.73	\$ 458,277.82	\$ 470,562.82	

EXPENSES

EXTERIOR		YTD	Projected to	Annual	Proposed Change	
MAINTENANCE & REPAIRS	Code	31-Aug-17	31-Dec-17	For 2017	For 2018	Explanation
Gutters, Drains & Sewers	6318-0010	\$ 1,785.00	\$ 2,785.00	\$ 2,300.00	\$ 2,500.00	Clean drains every 3-5 year 2018
Exterior Repairs Mtnce	6319	\$ 1,728.72	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	Corona air vents mtnce & PW pathway
Bldg Envelope Mtnce	6319-0010	\$ -	\$ -	\$ -	\$ -	Professional Inspection/Repairs 2020
Structural	6319-0025	\$ 5,163.90	\$ 7,298.90	\$ 6,000.00	\$ 4,500.00	Deflection Bld C
Chimney Cleaning	6319-0050	\$ -	\$ 1,611.75	\$ 2,600.00	\$ 2,200.00	
Dryer Vent Cleaning	6319-0100	\$ -	\$ 1,300.00	\$ 1,300.00	\$ 1,450.00	
Window/Skylight Mtnce	6319-0150	\$ 2,328.90	\$ 2,500.00	\$ 3,000.00	\$ 3,000.00	
Exterior Window Washing	6319-0200	\$ 1,155.00	\$ 1,155.00	\$ 1,500.00	\$ 1,500.00	Includes Skylights
Parkade & Garage Doors	6319-0250	\$ 749.56	\$ 810.00	\$ 2,600.00	\$ 2,000.00	
Signage	6319-0300	\$ -	\$ -	\$ -	\$ -	
Painting	6321	\$ -	\$ -	\$ 500.00	\$ 500.00	
Roof Repairs & Mtnce	6323	\$ -	\$ 1,545.00	\$ 1,545.00	\$ 1,545.00	(Professional Inspection 2020)
Total Ext Mtnce Repairs		\$ 12,911.08	\$ 21,005.65	\$ 23,345.00	\$ 21,195.00	

LANDSCAPING & GROUNDS	Code	YTD	Projected to	Annual	Proposed Change	
		31-Aug-17	31-Dec-17	For 2017	For 2018	Explanation
Landscaping Services	6415	\$ 18,821.25	\$ 22,000.00	\$ 22,000.00	\$ 25,000.00	Monthly Maintenance Service
Ground/Garden Supplies	6430-0025	\$ 656.71	\$ 876.71	\$ 300.00	\$ 1,000.00	
Gardens - Shrubs/Trees	6435	\$ 1,485.75	\$ 3,500.00	\$ 3,950.00	\$ 4,500.00	Arborist, Tree Removal
Landscapce Upgrades	6435-0050	\$ 8,450.19	\$ 8,450.19	\$ 8,240.00	\$ 6,000.00	Second part of mulch
Pest Control	6436	\$ 1,094.10	\$ 1,594.10	\$ 2,060.00	\$ 2,000.00	
Irrigation System	6440	\$ 174.30	\$ 650.00	\$ 2,163.00	\$ 700.00	Start up and Winterize
Hydrants	6442	\$ -	\$ 160.00	\$ 200.00	\$ 200.00	Annual Inspection & Maintenance
Parking Lot Mtnce	6446-0050	\$ -	\$ 1,706.25	\$ 2,000.00	\$ 2,000.00	Power Wash Pkde 2018
Snow Removal	6455	\$ 233.53	\$ 1,200.00	\$ 1,200.00	\$ 1,000.00	
Total Grounds & Gardens:		\$ 30,915.83	\$ 40,137.25	\$ 42,113.00	\$ 42,400.00	

INTERIOR		YTD	Projected to	Annual	Proposed Change	
MAINTENANCE & REPAIRS	Code	31-Aug-17	31-Dec-17	For 2017	For 2018	Explanation
General Interior Repair	6510-0017	\$ 3,400.25	\$ 3,500.00	\$ 7,000.00	\$ 5,000.00	
Doors	6510-0150	\$ -	\$ 550.00	\$ 550.00	\$ 2,500.00	
Electrical/Lighting	6510-0210	\$ -	\$ 1,650.00	\$ 1,500.00	\$ 1,500.00	
Water Leaks - Buildings	6510-0405	\$ 10,941.89	\$ 10,941.89	\$ 1,200.00	\$ 1,200.00	Paid and charged owner responsb
Plumbing	6510-0410	\$ 1,078.17	\$ 3,500.00	\$ 5,000.00	\$ 5,000.00	
Hytec Water Mgmt.	6510-2025	\$ 17,897.13	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	
Elevator Maintenance	6510-4001	\$ 4,380.60	\$ 6,570.90	\$ 6,500.00	\$ 8,800.00	
Laundry Machine Replace	6511-0125	\$ -	\$ -	\$ -	\$ -	
Fire Test & Equip Repair	6521-1000	\$ 2,570.87	\$ 6,384.43	\$ 6,200.00	\$ 7,500.95	
Carpet Cleaning	6522	\$ 393.75	\$ 400.00	\$ 2,276.30	\$ 2,500.00	
Janitorial	6530-1000	\$ 8,796.69	\$ 11,728.92	\$ 12,360.00	\$ 13,000.00	
Locks, Keys & Remotes	6535-2150	\$ 1,856.81	\$ 2,300.00	\$ 824.00	\$ 2,500.00	New fobs (100 in a pack) 2016
New Mailboxes	6535-2175	\$ -	\$ -	\$ -	\$ -	
Light Bulbs	6566	\$ 459.96	\$ 650.00	\$ 850.00	\$ 650.00	
Total Interior Maintenance		\$ 51,776.12	\$ 72,176.14	\$ 68,260.30	\$ 74,150.95	

UTILITIES	Code	YTD	Projected to	Annual	Proposed Change	
		31-Aug-17	31-Dec-17	For 2017	For 2018	Explanation
BC Hydro Electricity	6576	\$ 14,726.30	\$ 22,089.45	\$ 23,500.00	\$ 24,000.00	
Garbage & Recycle	6578-2000	\$ 5,539.19	\$ 8,308.79	\$ 11,000.00	\$ 10,000.00	
BC Hydro Gas	6581	\$ 10,018.83	\$ 15,028.25	\$ 23,000.00	\$ 18,000.00	
Total Utilities:		\$ 30,284.32	\$ 45,426.48	\$ 57,500.00	\$ 52,000.00	

RECREATION CENTER	Code	YTD	Projected to	Annual	Proposed Change	
		31-Aug-17	31-Dec-17	For 2017	For 2018	Explanation
Shared Facility	6710-3000	\$ 12,053.97	\$ 16,072.00	\$ 16,072.00	\$ 16,072.00	Contribution to Woodridge
Shared Facility	6710-4000	\$ 20,044.35	\$ 26,725.82	\$ 26,725.82	\$ 26,725.82	Contribution to Cypress
Total Shared Facilities		\$ 32,098.32	\$ 42,797.82	\$ 42,797.82	\$ 42,797.82	

Operating Budget for NW2050 For the Year 2018

SALARIES & BENEFITS	Code	YTD	to Dec 31, 2017	For 2017	For 2018
Wages - Administrator	6870-0050	\$ 16,632.00	\$ 25,800.00	\$ 29,200.00	\$ 27,000.00
Temp Admin	6870-0060	\$ 4,004.00	\$ 4,200.00	\$ 2,500.00	\$ 3,000.00
Payroll - From SF	6875	-\$ 4,772.25	\$ 6,363.00	-\$ 6,363.00	-\$ 6,363.00
Payroll - Expenses	6875	\$ 1,767.05	\$ 2,650.57	\$ 2,500.00	\$ 2,500.00
Total Salaries		\$ 17,630.80	\$ 39,013.57	\$ 27,837.00	\$ 26,137.00

OFFICE EXPENSES		YTD	to Dec 31, 2017	For 2017	For 2018	
Tel / Fax / Cell - Office	6921	\$ 1,630.85	\$ 2,450.00	\$ 2,500.00	\$ 2,600.00	Includes High Speed Internet

Use these codes for expenses (Invoices)

Repiping	3402-3996
Exterior Bldg.	3432-0052
Future Remediation	3432-0067

ADMINISTRATION		YTD	to Dec 31, 2017	For 2017	For 2018	
Audit	6965	\$ -	\$ -	\$ -	\$ 1,000.00	Audit in 2018
Meetings & Misc	6970	\$ -	\$ 965.00	\$ 750.00	\$ 750.00	AGM Meeting
Legal	6980	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	
Office Equipment	6983	\$ 80.43	\$ 80.43	\$ 208.00	\$ 3,000.00	Monitor/key board
Photos/Postage	6984	\$ 373.59	\$ 1,000.00	\$ 1,030.00	\$ 1,030.00	
Office Supplies	6984-0050	\$ 235.57	\$ 500.00	\$ 500.00	\$ 500.00	
Courier	6984-0100	\$ 219.30	\$ 328.95	\$ 350.00	\$ 387.05	
Insurance Decuctible	6985	\$ 10,000.00	\$ 10,000.00	\$ 1,600.00	\$ 1,600.00	
Appraisals (Suncorp)	6985	\$ -	\$ -	\$ 670.00	\$ -	Every 3 Yrs - next one in 2019
Insurance Expense	6990	\$ 30,365.80	\$ 41,662.56	\$ 43,844.70	\$ 46,000.00	
Professional Fees	6993	\$ 323.40	\$ 485.10	\$ 610.00	\$ 610.00	Accounting Services / Payroll, Etc/
Dues & Subscriptions	6994	\$ 58.00	\$ 1,160.00	\$ 1,160.00	\$ 1,300.00	CHOA
Worksafe BC	6995-0001	\$ 453.01	\$ 679.52	\$ 900.00	\$ 800.00	
Financial Management Fees	700-0000	\$ 5,850.00	\$ 7,800.00	\$ 7,800.00	\$ 7,800.00	
Bank Admin Fees	7025	\$ 80.00	\$ 120.00	\$ 125.00	\$ 125.00	
Miscellaneous	7050	\$ 4.48	\$ 150.00	\$ 300.00	\$ 300.00	Illness, flowers, cards etc
Statutory Fin Review	7051	\$ 176.40	\$ 177.00	\$ 177.00	\$ 180.00	Yearly audit required by Real State C.
Total Admin Expenses:		\$ 28,219.98	\$ 45,108.56	\$ 61,524.70	\$ 66,882.05	
Total Revenue		\$ 346,264.20	\$ 460,805.73	\$ 458,277.82	\$ 470,562.82	
Total Operating Expenses		\$ 205,467.30	\$ 308,115.47	\$ 325,877.82	\$ 328,162.82	
Balance Before Reserves		\$ 140,796.90	\$ 152,690.27	\$ 132,400.00	\$ 142,400.00	
Transf to Contingency Fund	7051-0500	\$ 29,999.97	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	CRF
Transf to CRF - Repiping	7051-0515	\$ 1,800.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	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	\$ 60,000.03	\$ 80,000.00	\$ 80,000.00	\$ 90,000.00	Future Remediation Project
Total Reserves		\$ 99,299.97	\$ 132,400.00	\$ 132,400.00	\$ 142,400.00	
NET SURPLUS (DEFICIT)		\$ 41,496.93	\$20,290.27	\$0.00	\$ -	

Cypress Point Share Facilities Budget For The Year 2017

Cypress Point Share Facilities Account		YTD	Projected to	Budget	Annual	
REVENUES	Code	31-Aug-17	31-Dec-17	From 2017	For 2018	Explanation
Contribution - NW1868 Ashford	4010-1000	\$ 10,759.52	\$ 16,139.26	\$ 16,139.26	\$ 16,139.26	17.73% x (92168 - 1000-140)
Contribution - NW 2050 Cypress ABC	4010-2000	\$ 17,817.20	\$ 26,725.82	\$ 26,725.82	\$ 26,725.82	29.36%
Contribution - NW2090 Cypress D	4010-3000	\$ 8,404.96	\$ 12,607.38	\$ 12,607.38	\$ 12,607.38	13.85%
Contribution - NW1942 Woodridge	4010-4000	\$ 23,703.68	\$ 35,555.54	\$ 35,555.54	\$ 35,555.54	39.06%
Interest Income	4016	\$ 161.83	\$ 161.83	\$ 140.00	\$ 140.00	
Miscellaneous Income		\$ -	\$ -	\$ -	\$ -	
Recreation Room Rental	4026-0500	\$ 1,100.00	\$ 1,100.00	\$ 1,000.00	\$ 1,000.00	Pavilion Lounge
Total Revenues:		\$ 61,947.19	\$ 92,289.83	\$ 92,168.00	\$ 92,168.00	

EXPENSES	Code	YTD	Projected to	Budget	Annual	Explanation
		Aug-17	31-Dec-17	From 2017	For 2018	
Gardening (pool area)	6415-0005	\$ 756.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	
Pest Control	6436	\$ 173.25	\$ 288.00	\$ 288.00	\$ 288.00	
General Maintenance	6510	\$ 2,170.42	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	
Electrical Repairs	6510-0210	\$ 978.46	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	Electric Upgrade to Powersmart
Water Leaks	6510-0405	\$ -	\$ -	\$ -	\$ -	
Plumbing	6510-0410	\$ -	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	
Security Service	6510-4070	\$ 7,654.50	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	
Locks & Keys	6535-2150	\$ -	\$ -	\$ 500.00	\$ 500.00	
Recreation Centre Management Expense	6706	\$ 4,242.00	\$ 6,550.00	\$ 6,550.00	\$ 6,363.00	
Recreation Centre Management Other	6706-1000	\$ -	\$ 2,500.00	\$ 2,500.00	\$ 2,000.00	Volunteer Party
Exercise Room	6710-1050	\$ 2,089.32	\$ 3,800.00	\$ 3,800.00	\$ 3,000.00	Upgrade benches/new equip.
Games Room	6710-2500	\$ 773.87	\$ 2,000.00	\$ 2,000.00	\$ 1,430.00	Clean up/equip. replacemt.
Pool Maintenance	6734	\$ 7,292.48	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	
Pool/Spa Repairs	6736	\$ 2,012.74	\$ 4,621.83	\$ 4,000.00	\$ 4,657.00	
Pool & Spa Chemicals	6740	\$ 1,410.92	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	
Pool Permits	6742	\$ 136.82	\$ 200.00	\$ 200.00	\$ 200.00	
Cleaning Supplies	6750	\$ 150.70	\$ 200.00	\$ 200.00	\$ 200.00	
Electricity	6760	\$ 4,699.37	\$ 5,500.00	\$ 5,500.00	\$ 5,000.00	
Natural Gas	6765	\$ 1,678.81	\$ 5,200.00	\$ 5,200.00	\$ 5,000.00	
Janitorial	6770	\$ 5,782.58	\$ 8,600.00	\$ 8,600.00	\$ 9,000.00	Games Room added
Audit	6965-000	\$ -	\$ -	\$ -	\$ -	
Depreciation Report	6968	\$ -	\$ -	\$ -	\$ -	Vote in 2017
Insurance Premiums	6990	\$ 9,947.05	\$ 15,000.00	\$ 15,000.00	\$ 17,000.00	
Financial Management Fees	7000	\$ 1,866.64	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	
Bank Charges	7025	\$ 80.00	\$ 130.00	\$ 130.00	\$ 130.00	
Appraisals	6985	\$ -	\$ 300.00	\$ 300.00	\$ -	Every 3 years - due March 2017
Total Recreation Centre Expenses		\$ 53,895.93	\$ 92,289.83	\$ 92,168.00	\$ 92,168.00	

Total Operating Revenue	\$ 61,947.19	\$ 92,289.83	\$ 92,168.00	\$ 92,168.00
Total Operating Expenses	\$ 53,895.93	\$ 92,289.83	\$ 92,168.00	\$ 92,168.00
NET SURPLUS (DEFICIT)	\$ 8,051.26	0.00	\$ -	\$ -

Shared Facilities Woodridge (SFW)					
Proposed 2018 Operating Budget					
December 31st Year-end					
GL Code	Description	Actual to Sep 30, 2017	Estimated to Dec 31, 2017	2017 Budget	Proposed 2018 Budget
400000	REVENUES				
420000	Contribution - NW1942 Woodridge	16,036.47	21,382.00	21,382.00	31,148.00
420500	Contribution - NW1868 Ashford	7,279.47	9,706.00	9,706.00	14,138.00
421000	Contribution - NW2090 Cypress D	5,686.47	7,582.00	7,582.00	11,044.00
422000	Contribution - NW2050 Cypress	12,053.97	16,072.00	16,072.00	23,412.00
422500	Interest Income - Operating	129.52	125.00	125.00	125.00
499900	TOTAL REVENUES	41,185.90	54,867.00	54,867.00	79,867.00
500000	OPERATING EXPENSES				
510000	ADMINISTRATIVE EXPENSES				
511000	Management Fees	1,575.00	2,100.00	2,100.00	2,100.00
513000	Photos / Postage / Courier	50.43	200.00	200.00	200.00
514200	Insurance Expense	4,649.91	6,200.00	6,200.00	6,500.00
529900	TOTAL ADMINISTRATIVE EXPENSE	6,275.34	8,500.00	8,500.00	8,800.00
530000	UTILITIES				
531100	BC Hydro / Electricity	6,213.65	7,800.00	13,500.00	14,800.00
539900	TOTAL UTILITIES	6,213.65	7,800.00	13,500.00	14,800.00
540000	BUILDING MAINTENANCE				
540800	Janitorial	3,990.00	5,985.00	7,800.00	6,200.00
559900	TOTAL BUILDING MAINTENANCE	3,990.00	5,985.00	7,800.00	6,200.00
580000	RECREATION CENTRE				
580500	Maintenance / Salaries	6,450.03	8,600.00	8,772.00	8,772.00
581500	General Maintenance	561.14	1,500.00	10,195.00	10,195.00
581650	Pool, Jacuzzi & Sauna	948.35	1,000.00	3,000.00	3,000.00
583300	Exercise Equipment	-184.00		2,000.00	2,000.00
584400	Chemicals	0.00	0.00	900.00	900.00
584700	Cleaning / Supplies	0.00	200.00	200.00	200.00
589900	TOTAL RECREATION CENTRE	7,775.52	11,300.00	25,067.00	25,067.00
	Engineering				25000.00
					25000.00
599900	TOTAL OPERATING EXPENSES	24,254.51	33,585.00	54,867.00	79,867.00
600000	BALANCE BEFORE RESERVES & OTHER TRANSFERS	16,931.39	21,282.00	0.00	0.00
800000	NET OPERATING SURPLUS(DEFICIT)	16,931.39	21,282.00	0.00	0.00

Annual Operating Fund Cont.	306,342.82
Annual CRF Contributions	<u>142,400.00</u>
Total Strata Fees	<u><u>448,742.82</u></u>

Total Aggregate 9022

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2017 Monthly Operating Contributions	2017 CRF Contributions	2017 Total Monthly Fees
2	101-7511	83	0.00919973	234.86	109.17	344.03
3	102-7511	95	0.01052982	268.81	124.95	393.76
4	103-7511	82	0.00908889	232.03	107.85	339.88
1	104-7511	97	0.0107515	274.47	127.58	402.05
5	105-7511	73	0.00809133	206.56	96.02	302.58
11	106-7511	85	0.00942141	240.52	111.80	352.32
6	107-7511	83	0.00919973	234.86	109.17	344.03
10	108-7511	85	0.00942141	240.52	111.80	352.32
9	109-7511	88	0.00975393	249.00	115.75	364.75
8	110-7511	84	0.00931057	237.68	110.49	348.17
7	111-7511	90	0.00997562	254.66	118.38	373.04
40	112-7531	90	0.00997562	254.66	118.38	373.04
39	113-7531	63	0.00698293	178.27	82.86	261.13
38	114-7531	88	0.00975393	249.00	115.75	364.75
37	115-7531	84	0.00931057	237.68	110.49	348.17
41	116-7531	84	0.00931057	237.68	110.49	348.17
36	117-7531	84	0.00931057	237.68	110.49	348.17
42	118-7531	73	0.00809133	206.56	96.02	302.58
35	119-7531	90	0.00997562	254.66	118.38	373.04
43	120-7531	82	0.00908889	232.03	107.85	339.88
34	121-7531	84	0.00931057	237.68	110.49	348.17
44	122-7531	109	0.01208158	308.42	143.37	451.79
33	123-7531	63	0.00698293	178.27	82.86	261.13
32	124-7531	88	0.00975393	249.00	115.75	364.75
31	125-7531	64	0.00709377	181.09	84.18	265.27
30	126-7531	90	0.00997562	254.66	118.38	373.04
84	129-7651	87	0.00964309	246.18	114.43	360.61
83	130-7651	83	0.00919973	234.86	109.17	344.03
82	131-7651	92	0.0101973	260.32	121.01	381.33
81	132-7651	71	0.00786965	200.90	93.39	294.29
85	133-7651	106	0.01174906	299.94	139.42	439.36
80	134-7651	86	0.00953225	243.34	113.12	356.46
86	135-7651	82	0.00908889	232.03	107.85	339.88
79	136-7651	84	0.00931057	237.68	110.49	348.17
78	137-7651	88	0.00975393	249.00	115.75	364.75
77	138-7651	85	0.00942141	240.52	111.80	352.32
76	139-7651	90	0.00997562	254.66	118.38	373.04
13	201-7511	83	0.00919973	234.86	109.17	344.03
14	202-7511	95	0.01052982	268.81	124.95	393.76
15	203-7511	82	0.00908889	232.03	107.85	339.88
12	204-7511	97	0.0107515	274.47	127.58	402.05
16	205-7511	73	0.00809133	206.56	96.02	302.58
22	206-7511	85	0.00942141	240.52	111.80	352.32

Annual Operating Fund Cont.	306,342.82
Annual CRF Contributions	<u>142,400.00</u>
Total Strata Fees	<u><u>448,742.82</u></u>

Total Aggregate 9022

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2017 Monthly Operating Contributions	2017 CRF Contributions	2017 Total Monthly Fees
17	207-7511	84	0.00931057	237.68	110.49	348.17
21	208-7511	85	0.00942141	240.52	111.80	352.32
20	209-7511	88	0.00975393	249.00	115.75	364.75
19	210-7511	84	0.00931057	237.68	110.49	348.17
18	211-7511	90	0.00997562	254.66	118.38	373.04
57	212-7531	90	0.00997562	254.66	118.38	373.04
56	213-7531	63	0.00698293	178.27	82.86	261.13
55	214-7531	88	0.00975393	249.00	115.75	364.75
54	215-7531	84	0.00931057	237.68	110.49	348.17
58	216-7531	85	0.00942141	240.52	111.80	352.32
53	217-7531	86	0.00953225	243.34	113.12	356.46
59	218-7531	73	0.00809133	206.56	96.02	302.58
52	219-7531	90	0.00997562	254.66	118.38	373.04
60	220-7531	82	0.00908889	232.03	107.85	339.88
51	221-7531	84	0.00931057	237.68	110.49	348.17
50	222-7531	88	0.00975393	249.00	115.75	364.75
49	223-7531	62	0.00687209	175.43	81.55	256.98
61	224-7531	115	0.01274662	325.40	151.26	476.66
48	225-7531	63	0.00698293	178.27	82.86	261.13
47	226-7531	88	0.00975393	249.00	115.75	364.75
46	227-7531	64	0.00709377	181.09	84.18	265.27
45	228-7531	90	0.00997562	254.66	118.38	373.04
95	229-7651	87	0.00964309	246.18	114.43	360.61
94	230-7651	83	0.00919973	234.86	109.17	344.03
93	231-7651	92	0.0101973	260.32	121.01	381.33
92	232-7651	71	0.00786965	200.90	93.39	294.29
96	233-7651	107	0.0118599	302.76	140.74	443.50
91	234-7651	86	0.00953225	243.34	113.12	356.46
97	235-7651	84	0.00931057	237.68	110.49	348.17
90	236-7651	84	0.00931057	237.68	110.49	348.17
89	237-7651	88	0.00975393	249.00	115.75	364.75
88	238-7651	85	0.00942141	240.52	111.80	352.32
87	239-7651	90	0.00997562	254.66	118.38	373.04
24	301-7511	86	0.00953225	243.34	113.12	356.46
23	302-7511	97	0.0107515	274.47	127.58	402.05
25	303-7511	73	0.00809133	206.56	96.02	302.58
29	304-7511	85	0.00942141	240.52	111.80	352.32
26	305-7511	84	0.00931057	237.68	110.49	348.17
28	306-7511	85	0.00942141	240.52	111.80	352.32
27	307-7511	85	0.00942141	240.52	111.80	352.32
71	312-7531	98	0.01086234	277.30	128.90	406.20
70	313-7531	88	0.00975393	249.00	115.75	364.75
69	314-7531	84	0.00931057	237.68	110.49	348.17
72	315-7531	85	0.00942141	240.52	111.80	352.32

Annual Operating Fund Cont.	306,342.82
Annual CRF Contributions	<u>142,400.00</u>
Total Strata Fees	<u><u>448,742.82</u></u>

Total Aggregate 9022

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2017 Monthly Operating Contributions	2017 CRF Contributions	2017 Total Monthly Fees
68	316-7531	86	0.00953225	243.34	113.12	356.46
73	317-7531	73	0.00809133	206.56	96.02	302.58
67	318-7531	90	0.00997562	254.66	118.38	373.04
74	319-7531	82	0.00908889	232.03	107.85	339.88
66	320-7531	84	0.00931057	237.68	110.49	348.17
65	321-7531	88	0.00975393	249.00	115.75	364.75
64	322-7531	62	0.00687209	175.43	81.55	256.98
75	323-7531	109	0.01208158	308.42	143.37	451.79
63	324-7531	90	0.00997562	254.66	118.38	373.04
62	325-7531	93	0.01030814	263.16	122.32	385.48
104	329-7651	84	0.00931057	237.68	110.49	348.17
103	330-7651	92	0.0101973	260.32	121.01	381.33
102	331-7651	71	0.00786965	200.90	93.39	294.29
105	332-7651	107	0.0118599	302.76	140.74	443.50
101	333-7651	86	0.00953225	243.34	113.12	356.46
106	334-7651	84	0.00931057	237.68	110.49	348.17
100	335-7651	84	0.00931057	237.68	110.49	348.17
99	336-7651	88	0.00975393	249.00	115.75	364.75
98	337-7651	86	0.00953225	243.34	113.12	356.46
Monthly		9022	100%	25,528.43	11,866.81	37,395.24
Annual				306,341.16	142,401.72	448,742.88

STRATA PLAN NW 2050
SUMMARY OF RESERVES
Presented in Accordance with Regulations 6.6 & 6.7 of the Strata Property Act

		Jan. 1, 2014 to Dec. 31, 2014	Jan.1, 2015 to Dec.31, 2015	Jan. 1, 2016 to Dec. 31, 2016	Jan. 1, 2017 to Dec. 31, 2017
CONTINGENCY RESERVE FUND					
Contingency Reserve Balance (Beginning of Year)	\$	121,585.62	\$ 117,105.90	\$ 89,212.97	\$ 194,075.83
Transfer to Contingency Reserve (Current Year)	\$	30,000.00	\$ 44,000.04	\$ 24,300.00	\$ 33,333.30
Painting Reserve	\$	29,049.46			
Cracked Joint Repair	\$	(12,401.85)			
Depreciation Report	\$	(2,157.00)			
Expended from Contingency Reserve					
Transfer to Resolution					
Transfer from Holdback acct					
CRF Loan for Insurance	\$	(12,366.36)	\$ (591.60)	\$ (3,287.97)	\$ (7,824.88)
CRF Loan from NW 2050 RC	\$	(9,648.74)			
Transfer funds from Rooftop Decks			\$ 23.26		
Prior Year Surplus(Deficit)			\$ 7,675.54	\$ (3,720.26)	
GIC Matured(Purchased)			\$ (83,500.00)	\$ 86,002.71	
Transfer remaining Painting Reserve			\$ 361.96		
Contingency Reserve Interest & Service charges (est.)	\$	1,640.74	\$ 726.53	\$ 1,371.41	\$ 2,076.26
TOTAL CONTINGENCY RESERVES (End of Period)	\$	145,701.87	\$ 85,801.63	\$ 193,878.86	\$ 221,660.51
CRF (PIPING)					
Levy Reserve Balance (Beginning of Period)	\$	46,032.79	\$ 64,394.97	\$ 55,773.51	\$ 57,817.09
Transfer to Levy Reserve (Current year - from Strata Fees)	\$	45,000.00	\$ 15,000.00	\$ 2,400.00	\$ 2,000.00
Roynat Lease			\$ (19,885.71)		
Corona Plumbing-plumbing repairs			\$ (4,542.26)	\$ (1,036.29)	
Expended from Re-pipping fund	\$	(27,310.08)			
Levy Reserve Interest (est.)	\$	457.25	\$ 692.20	\$ 622.63	\$ 572.35
Total CRF Piping	\$	64,179.96	\$ 55,659.20	\$ 57,759.85	\$ 60,389.44
CRF (EXTERIOR BUILDING PROJECT)					
Levy Reserve Balance (Beginning of Period)	\$	-	\$ 17,547.33	\$ 22,176.25	\$ 5,876.18
Transfer to Levy Reserve (current Year - from Strata Fees)	\$	24,999.96	\$ 9,999.96	\$ 9,999.96	\$ 8,333.30
Transfer to Resolution	\$	(7,714.80)			
Nedco Electronic-lighting-operating expenses transfer				\$ (15,834.65)	\$ 822.22
Smalley Electrical-replace lighting				\$ (4,830.00)	
Lindahl Aluminum-install stairwell railings				\$ (4,899.30)	
Levy Reserve Interest (est.)	\$	207.34	\$ 238.82	\$ 79.10	\$ 107.06
Total CRF Exterior Building Project	\$	17,492.50	\$ 27,786.11	\$ 6,691.36	\$ 15,138.76
CRF (REMEDIAION PROJECT)					
Levy Reserve Balance (Beginning of Period)	\$	-	\$ 50,358.23	\$ 69,364.08	\$ 204,131.98
Transfer to Levy Reserve (Special Levy)	\$	50,000.04	\$ 75,000.00	\$ 75,000.00	\$ 66,666.70
Transfer in from CRF fund					
Expended from Levy Reserve					
Transfer from(to) GIC			\$ (56,500.00)	\$ 58,193.45	
Levy Reserve interest (est.)	\$	194.43	\$ 373.11	\$ 1,366.54	\$ 2,325.20
Total CRF Remediation Project	\$	50,194.47	\$ 69,231.34	\$ 203,924.07	\$ 273,123.88
Special Levy					
Levy Reserve Balance (Beginning of Period)				\$ -	\$ 5,722.29
Transfer to Levy				\$ 28,000.08	
Expended from Special Levy					
Levy Interest (est.)				\$ 252.92	\$ 55.35
Total Special levy				\$ 28,253.00	\$ 5,777.64
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

SPECIAL RESOLUTION “A”

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

Whereas, the Strata Property Act requires disposition of the Operating Account, therefore the following is a Resolution duly passed by the Strata Corporation ‘The Owners, Strata Plan NW2050’, on the _____ day of _____, 2017.

.....

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve transferring the 2017 year end accumulated deficit/surplus from/to the Contingency Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2017 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 upgrade the fire panels and some of the associated connected sensors in all buildings, therefore the following is a Resolution duly passed by the Strata Corporation ‘The Owners, Strata Plan NW2050’, on the _____ day of _____, 2017.

.....

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve \$26,000 to replace the fire panels in all three buildings to be funded from the Contingency Reserve Fund (CRF).

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2017 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION “C”

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

Since:

- the handling of cheques by the Strata office is time consuming and error prone
- the handling of cheques by our Management Company incurs extra costs, and
- it is time-consuming for the Strata Corporation to pursue unpaid strata fees

.....

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

- bylaw 2.1 included with this Annual General Meeting package be repealed, and
- replaced with the following bylaw

“2.1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate. The strata fees payable include charges for any lockers or parking stalls rented by a resident. The payment of the strata fees must be by automated, pre-authorized bank transfer.”

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2017 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION “D”

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

Since:

- section 119 of the Strata Property Act requires a Strata Corporation to have bylaws, and
- the bylaws of Strata Plan NW2050 need to be updated to be consistent with the Strata Property Act

.....

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

Be it resolved by a ¾ vote resolution that:

- the existing bylaws of Strata Plan NW2050 and the Standard Bylaws under the Strata Property Act be repealed, and
- replaced with the bylaws included with this Annual General Meeting package

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2017 in the presence of:

Strata Council Member

Strata Council Member

INSTRUCTION FOR COMPLETING A PROXY

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

CO-OWNERS

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

PROXIES MAY BE:

Brought to the meeting in person by the appointee;

Faxed/mailed to:

Cypress Point ABC
#338, 7651 Minoru Blvd
Richmond, B.C.
V6Y 1Z3
Fax: 604 279-1553

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

Delivered to a council Member any time prior to the meeting

COMPLETED PROXIES SHOULD BE RECEIVED NO LATER THAN 4: 00 P.M. BY MAIL/FAX ON AND NO LATER THAN 7:00 P.M. IN PERSON AT THE MEETING ON NOVEMBER 29, 2017.

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 November 29, 2017.

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

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 _____ 2017.

CYPRESS POINT RAFFLE

DATE: NOVEMBER 29, 2017

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 #: _____